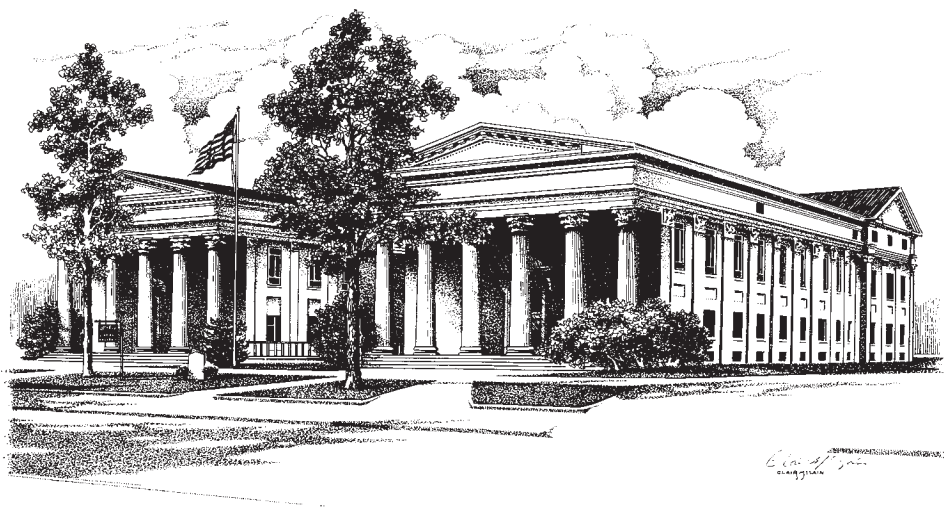


Erie  
County  
Legal  
Journal

June 29, 2018

Vol. 101 No. 26



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In the Superior Court of Pennsylvania  
Commonwealth v. Santiago

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# Erie County Legal Journal

*Reporting Decisions of the Courts of Erie County  
The Sixth Judicial District of Pennsylvania*

Managing Editor: Megan E. Black  
Administrator of Publications: Paula J. Gregory

**PLEASE NOTE: NOTICES MUST BE RECEIVED AT THE ERIE COUNTY BAR ASSOCIATION OFFICE BY 3:00 P.M. THE FRIDAY PRECEDING THE DATE OF PUBLICATION.**

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Erie County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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ERIE COUNTY LEGAL JOURNAL is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2018©) 429 West 6th St., Erie, PA 16507 (814/459-3111). POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 429 West 6th St., Erie, PA 16507-1215.

# Erie County Bar Association Calendar of Events and Seminars

## WEDNESDAY, JULY 4, 2018

Fourth of July Holiday  
ECBA Office Closed  
Erie County and Federal Courthouses Closed

## TUESDAY, JULY 10, 2018

ECBA Lunch-n-Learn Seminar  
*Sorting Out SORNA*  
The Will J. Schaaf & Mary B. Schaaf Education Center  
12:15 p.m. - 1:15 p.m.  
(11:30 a.m. registration/lunch)  
\$47 (ECBA members/their non-attorney staff)  
\$60 (non-members)  
1 hour substantive CLE/CJE credit

## THURSDAY, JULY 19, 2018

ECBA Mid-Year Membership Meeting and CLE  
*The True Story Behind "Evil Genius"*  
11:45 a.m. - Lunch/Registration  
12:15 - 12:45 p.m. - Business Meeting  
12:45 p.m. - 1:45 p.m. - Seminar  
Bayfront Convention Center  
\$47 (ECBA members/their non-attorney staff)  
\$60 (non-members)  
1 hour substantive CLE/CJE credit

## MONDAY, JULY 23, 2018

ECBA Board of Directors Meeting  
Noon  
ECBA Headquarters

## TUESDAY, JULY 31, 2018

Criminal Defense Meeting  
4:00 p.m.  
ECBA Headquarters

## THURSDAY, AUGUST 2, 2018

AKT Kid Konnection Event  
Group Shopping at the Millcreek Mall  
5:30 p.m. - 7:00 p.m.



Erie County Bar  
Association



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To view PBI seminars visit the events calendar  
on the ECBA website  
<http://www.eriebar.com/public-calendar>

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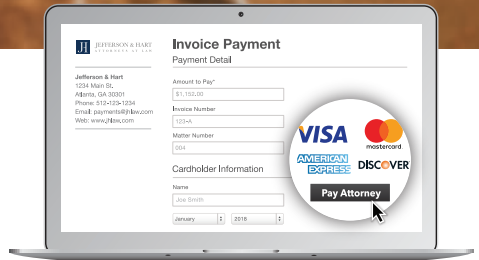
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**COMMONWEALTH OF PENNSYLVANIA v. ANGEL M. SANTIAGO**  
**Appeal from the Decree Entered September 28, 2017 at Docket No. CR 94 of 2017**  
**in the Court of Common Pleas of Erie County**

**Honorable Stephanie Domitrovich**

Appearances: Stephen J. Lagner III, Esq., & Emily E. Merski, Esq., for Appellant  
Angel M. Santiago  
John H. Daneri, Erie County District Attorney, & Elizabeth A. Hirz, First  
Assistant District Attorney, for Appellee Commonwealth of Pennsylvania

*CRIMINAL PROCEDURE / APPEALS / ANDERS WITHDRAWAL ON APPEAL*

Direct appeal counsel seeking to withdraw under *Anders* must file a petition averring that, after an examination of the record, counsel finds the appeal to be wholly frivolous. Counsel must also file an *Anders* brief setting forth issues that might arguably support the appeal along with any other issues necessary for the effective appellate presentation thereof. *Anders* counsel must also provide a copy of the *Anders* petition and brief to the appellant, advising the appellant of the right to retain new counsel, proceed *pro se*, or raise any additional concerns worthy of the Pennsylvania Superior Court's attention.

*CRIMINAL PROCEDURE / APPEALS / ANDERS WITHDRAWAL ON APPEAL*

If counsel does not comply with the technical requirements of *Anders*, the Pennsylvania Superior Court will deny the petition to withdraw and remand the case with appropriate instructions.

*CRIMINAL PROCEDURE / APPEALS / ANDERS WITHDRAWAL ON APPEAL*

If counsel's petition and brief satisfy *Anders*, the Pennsylvania Superior Court will undertake an independent review of the appeal to determine if the appeal is wholly frivolous. If the appeal is frivolous, the Pennsylvania Superior Court will grant the withdrawal petition and affirm the judgment of sentence. However, if non-frivolous issues exist, the Pennsylvania Superior Court will deny the petition and remand the case for the filing of an advocate's brief.

*CRIMINAL PROCEDURE / APPEALS / ANDERS WITHDRAWAL ON APPEAL*

In the *Anders* brief that accompanies court-appointed counsel's petition to withdraw, counsel must: (1) provide a summary of the procedural history and facts, with citations to the record; (2) refer to anything in the record that counsel believes arguably supports the appeal; (3) set forth counsel's conclusion that the appeal is frivolous; and (4) state counsel's reasons for concluding that the appeal is frivolous. Counsel should articulate the relevant facts of record, controlling case law, and/or statutes on point that have led to the conclusion that the appeal is frivolous. *Commonwealth v. Santiago*, 978 A.2d 349, 361 (Pa. Super. 2009).

*CRIMINAL PROCEDURE / APPEALS OF SENTENCES*

Sentencing is a matter vested in the sound discretion of the sentencing judge. A sentence will not be disturbed on appeal absent a manifest abuse of discretion.

*CRIMINAL PROCEDURE / APPEALS OF SENTENCES*

An abuse of discretion is not shown by mere error in judgment. Rather, the appellant must establish, by reference to the record, that the sentencing court ignored or misapplied the law, exercised its judgment for reasons of partiality, prejudice, bias, or ill will, or arrived at a manifestly unreasonable decision.

*CRIMINAL PROCEDURE / APPEALS OF SENTENCES*

When imposing a sentence, a trial court is required to consider the particular circumstances of the offense and the character of the defendant. In considering these factors, the court should refer to the defendant’s prior criminal record, age, personal characteristics, and potential for rehabilitation.

*CRIMINAL PROCEDURE / APPEALS OF SENTENCES*

An appellant is not entitled to the review of challenges to the discretionary aspects of a sentence as of right. Rather, an appellant challenging the discretionary aspects of his sentence must invoke Pennsylvania Superior Court’s jurisdiction.

*CRIMINAL PROCEDURE / APPEALS OF SENTENCES*

The Pennsylvania Superior Court determines whether an appellant has invoked the Superior Court’s jurisdiction by considering the following four factors: (1) whether appellant has filed a timely notice of appeal, see Pa.R.A.P. 902 and 903; (2) whether the issue was properly preserved at sentencing or in a motion to reconsider and modify sentence, see Pa.R.Crim.P. 720; (3) whether appellant’s brief has a fatal defect, Pa.R.A.P. 2119(f); and (4) whether there is a substantial question that the sentence appealed from is not appropriate under the Sentencing Code, 42 Pa.C.S.A. § 9781(b).

*CRIMINAL PROCEDURE / APPEALS OF SENTENCES*

A claim of inadequate consideration of mitigating factors does not raise a substantial question for the Pennsylvania Superior Court’s review.

*CRIMINAL PROCEDURE / APPEALS OF SENTENCES*

Even if Appellant’s claim presented a substantial question in light of the mitigating factors present, Appellant was not entitled to relief since the sentencing court had the benefit of a presentence investigation and thus is presumed to have considered all relevant information.

**NON-PRECEDENTIAL DECISION – SEE SUPERIOR COURT I.O.P. 65.37**

**COMMONWEALTH OF PENNSYLVANIA, Appellee**

**v.**

**ANGEL LOUIS SANTIAGO, Appellant**

IN THE SUPERIOR COURT OF PENNSYLVANIA

No. 1731 WDA 2017

Appeal from the Judgment of Sentence September 28, 2017

in the Court of Common Pleas of Erie County

Criminal Division at No(s): CP-25-CR-0000094-2017

BEFORE: BENDER, P.J.E., STABILE, and STRASSBURGER,\* JJ.

MEMORANDUM BY STRASSBURGER, J.:

FILED JUNE 06, 2018

Angel Louis Santiago (Appellant) appeals from his September 28, 2017 aggregate judgment of sentence of eight and one-half to twenty-nine years of imprisonment entered after he

---

\* Retired Senior Judge assigned to the Superior Court.

pled no contest to involuntary deviate sexual intercourse with a person less than 16 years of age (IDSI), statutory sexual assault, and unlawful contact with a minor. Counsel has filed a petition to withdraw and a brief pursuant to *Anders v. California*, 386 U.S. 738 (1967). We affirm Appellant's judgment of sentence and grant counsel's petition to withdraw.

We glean the following facts from the record. Appellant, then 27 years of age, had an ongoing sexual relationship with his girlfriend's daughter, A.S., then 13 years of age, in the residence he shared with A.S.'s mother. N.T., 6/19/2017, at 5-6; N.T., 9/28/2017, at 26. Further, Appellant exchanged sexually explicit text messages with A.S. N.T., 9/28/2017, at 18, 24-25. Appellant had been a presence in A.S.'s life since she was a very young child and she had referred to him as "dad." N.T., 9/28/2017, at 19, 21, 24, 26.

Appellant entered his no contest plea to the aforementioned charges on June 19, 2017. He was sentenced on September 28, 2017 to five and one-half to twelve years of incarceration for IDSI, two to twelve years of incarceration for statutory sexual assault, and one to five years of incarceration for unlawful contact with a minor. All sentences were in the standard range and were to be served consecutively, resulting in the aggregate sentence of eight and one-half to twenty-nine years.

Appellant timely filed a post-sentence motion seeking a sentence reduction and timely filed a notice of appeal following the denial of that motion. The trial court ordered the filing of a statement of errors complained of on appeal pursuant to Pa.R.A.P. 1925(b). Counsel complied by filing a statement of intent to file an *Anders* brief pursuant to Pa.R.A.P. 1925(c)(4).

In this Court, counsel has filed both an *Anders* brief and a petition to withdraw as counsel. Accordingly, the following principles guide our review.

Direct appeal counsel seeking to withdraw under *Anders* must file a petition averring that, after a conscientious examination of the record, counsel finds the appeal to be wholly frivolous. Counsel must also file an *Anders* brief setting forth issues that might arguably support the appeal along with any other issues necessary for the effective appellate presentation thereof....

*Anders* counsel must also provide a copy of the *Anders* petition and brief to the appellant, advising the appellant of the right to retain new counsel, proceed *pro se* or raise any additional points worthy of this Court's attention.

If counsel does not fulfill the aforesaid technical requirements of *Anders*, this Court will deny the petition to withdraw and remand the case with appropriate instructions (*e.g.*, directing counsel either to comply with *Anders* or file an advocate's brief on Appellant's behalf). By contrast, if counsel's petition and brief satisfy *Anders*, we will then undertake our own review of the appeal to determine if it is wholly frivolous. If the appeal is frivolous, we will grant the withdrawal petition and affirm the judgment of sentence. However, if there are non-frivolous issues, we will deny the petition and remand for the filing of an advocate's brief.

*Commonwealth v. Wrecks*, 931 A.2d 717, 720-21 (Pa. Super. 2007) (citations omitted). Further, our Supreme Court has specified the following requirements for the *Anders* brief:



[I]n the *Anders* brief that accompanies court-appointed counsel’s petition to withdraw, counsel must: (1) provide a summary of the procedural history and facts, with citations to the record; (2) refer to anything in the record that counsel believes arguably supports the appeal; (3) set forth counsel’s conclusion that the appeal is frivolous; and (4) state counsel’s reasons for concluding that the appeal is frivolous. Counsel should articulate the relevant facts of record, controlling case law, and/or statutes on point that have led to the conclusion that the appeal is frivolous.

*Commonwealth v. Santiago*, 978 A.2d 349, 361 (Pa. Super. 2009).

Based upon our examination of counsel’s petition to withdraw and *Anders* brief, we conclude that counsel has substantially complied with the technical requirements set forth above.<sup>1</sup> Thus, we now have the responsibility “to make a full examination of the proceedings and make an independent judgment to decide whether the appeal is in fact wholly frivolous.” *Commonwealth v. Flowers*, 113 A.3d 1246, 1249 (Pa. Super. 2015) (quoting *Santiago*, 978 A.2d at 354 n.5).

In his *Anders* brief, counsel presents the following as an issue which arguably supports an appeal: “Whether [Appellant’s] sentence is manifestly excessive, clearly unreasonable[,] and inconsistent with the objectives of the [s]entencing [c]ode[.]” *Anders* Brief at 3.

We consider this issue mindful of the following.

Sentencing is a matter vested in the sound discretion of the sentencing judge, and a sentence will not be disturbed on appeal absent a manifest abuse of discretion. In this context, an abuse of discretion is not shown merely by an error in judgment. Rather, the appellant must establish, by reference to the record, that the sentencing court ignored or misapplied the law, exercised its judgment for reasons of partiality, prejudice, bias or ill will, or arrived at a manifestly unreasonable decision.

\* \* \*

When imposing sentence, a court is required to consider the particular circumstances of the offense and the character of the defendant. In considering these factors, the court should refer to the defendant’s prior criminal record, age, personal characteristics[,] and potential for rehabilitation.

*Commonwealth v. Antidormi*, 84 A.3d 736, 760-61 (Pa. Super. 2014) (internal citations and quotation marks omitted).

An appellant is not entitled to the review of challenges to the discretionary aspects of a sentence as of right. Rather, an appellant challenging the discretionary aspects of his sentence must invoke this Court’s jurisdiction. We determine whether the appellant has invoked our jurisdiction by considering the following four factors:

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<sup>1</sup> Appellant has not filed a response to counsel’s petition to withdraw.

(1) whether appellant has filed a timely notice of appeal, *see* Pa.R.A.P. 902 and 903; (2) whether the issue was properly preserved at sentencing or in a motion to reconsider and modify sentence, *see* Pa.R.Crim.P. 720; (3) whether appellant’s brief has a fatal defect, Pa.R.A.P. 2119(f); and (4) whether there is a substantial question that the sentence appealed from is not appropriate under the Sentencing Code, 42 Pa.C.S.A. § 9781(b).

*Commonwealth v. Samuel*, 102 A.3d 1001, 1006-07 (Pa. Super. 2014) (some citations omitted).

Here, Appellant filed a notice of appeal after preserving the issue by filing a motion to modify sentence, and the *Anders* brief contains a statement pursuant to Pa.R.A.P. 2119(f). We thus consider whether Appellant has raised a substantial question.

Appellant contends that his sentence is manifestly excessive, clearly unreasonable, and inconsistent with the objectives of the sentencing code in light of the mitigating factors present: his youth, his lack of prior criminal record, his acknowledgement of responsibility, his record of employment, and his family support. *Anders* Brief at 7-8. This amounts to a claim that the sentencing court failed to give as much weight as Appellant would have wished to mitigating factors. Such a claim does not present a substantial question for our review.<sup>2</sup> *Commonwealth v. Disalvo*, 70 A.3d 900, 903 (Pa. Super. 2013) (“[A] claim of inadequate consideration of mitigating factors does not raise a substantial question for our review.” (citation and quotation marks omitted)).

Thus, we agree with counsel that Appellant’s issue regarding the length of his sentence is frivolous. Moreover, we have conducted “a full examination of the proceedings” and conclude that “the appeal is in fact wholly frivolous.”<sup>3</sup> *Flowers*, 113 A.3d at 1248. Accordingly, we affirm the judgment of sentence and grant counsel’s petition to withdraw.

Judgment of sentence affirmed. Petition to withdraw granted.

Judgment Entered.

/s/ Joseph D. Seletyn, Esq.  
Prothonotary

Dated: 6/6/2018

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<sup>2</sup> Compare *Commonwealth v. Raven*, 97 A.3d 1244, 1253 (Pa. Super. 2014) (holding a sentencing court’s failure to consider altogether the mitigating factors presents a substantial question). Even if this claim presented a substantial question, Appellant would not be entitled to relief because the sentencing court here had the benefit of a presentence investigation report and thus is presumed to have considered all relevant information. N.T., 9/28/2017, at 27; *Commonwealth v. Boyer*, 856 A.2d 149, 154 (Pa. Super. 2004). Furthermore, the sentencing court stated on the record that it considered the evidence Appellant offered at the sentencing hearing, including his acceptance of responsibility. N.T., 9/28/2017, at 28-29.

<sup>3</sup> We reviewed the record mindful of the fact that by entering a no contest plea, Appellant waived all claims and defenses other than the jurisdiction of the court, the validity of the plea, the legality of his sentence, and the discretionary aspects of his sentence not set by plea agreement. *Commonwealth v. Thomas*, 506 A.2d 420, 422 (Pa. Super. 1986); *Commonwealth v. Eisenberg*, 98 A.3d 1268, 1275 (Pa. 2014); *Commonwealth v. Titus*, 816 A.2d 251, 254 n.3 (Pa. Super. 2003).

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**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania 11543-18 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Charlotte Devries to Charlotte Marr de Vries.

The Court has fixed the 9th day of August, 2018 at 1:30 p.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

June 29

**INCORPORATION NOTICE**

ERIE URBAN ENTREPRENEUR PROJECT, INC. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

KNOX, McLAUGHLIN,  
GORNALL & SENNETT, P.C.  
120 West Tenth Street  
Erie, PA 16501

June 29

**LEGAL NOTICE**

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS OF ERIE COUNTY,  
PENNSYLVANIA

CIVIL ACTION - LAW  
No. 11187-2018

DITECH FINANCIAL LLC,  
Plaintiff  
vs.

FAWN R. YOST, in her capacity  
as Administratrix and Heir  
of the Estate of CLAUDE C.  
PROPER A/K/A CLAUDE  
CARLYLE PROPER, JR,  
STEPHANIE A. FAHEY, in her  
capacity as Heir of the Estate of  
CLAUDE C. PROPER A/K/A  
CLAUDE CARLYLE PROPER,  
JR, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER CLAUDE

C. PROPER, DECEASED,  
Defendants

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER CLAUDE C.  
PROPER, DECEASED

You are hereby notified that on May 4, 2018, Plaintiff, DITECH FINANCIAL LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ERIE County Pennsylvania, docketed to No. 11187-2018. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1132 WEST 32ND STREET, ERIE, PA 16508 whereupon your property would be sold by the Sheriff of ERIE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Notice to Defend:

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Erie, PA 16507

Telephone (814) 459-4411

June 29

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 339 Woodcock Drive, Girard, PA 16417 more particularly described in Erie County Deed Book 71, Page 1451. SAID SALE to be held in the Erie County Courthouse, Room 209, 140 West Sixth Street, Erie, PA 16501 at 10:00 a.m. prevailing, standard time, on July 10, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 23013041002207 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Karen R. Albrew, at the suit of the United States of America, acting through the Rural Housing Service, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:18-CV-00049. TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after

the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

June 15, 22, 29 and July 6

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 325 Main Street, Girard, PA 16417 more particularly described in Erie County Deed Book 1580, Page 2374. SAID SALE to be held in the Erie County Courthouse, Room 209, 140 West Sixth Street, Erie, PA 16501 at 10:00 a.m. prevailing, standard time, on July 10, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 23015048002000 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Tammy-Rae M. Faraj, at the suit of the United States of America, acting through the Rural Housing Service, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:17-CV-00296. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to

the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

June 15, 22, 29 and July 6

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 835 Tilden Drive, Girard, PA 16417 more particularly described in Erie County Deed Book 93, Page 1771. SAID SALE to be held in the Erie County Courthouse, Room 209, 140 West Sixth Street, Erie, PA 16501 at 10:00 a.m. prevailing, standard time, on July 10, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 23013042001300 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Colleen A. Long, at the suit of the United States of America, acting through the Rural Housing Service, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:18-CV-00023. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the

property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

June 15, 22, 29 and July 6

**LEGAL NOTICE**

IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA  
 CIVIL NO. 1:17-CV-00304-CB  
 UNITED STATES OF AMERICA,  
 Plaintiff  
 vs.  
 ROBERT L. BROOKS and  
 DEBRA L. BROOKS, Defendants  
**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Erie County Deed Book Volume 89, Page 2147. SAID SALE to be held at the Erie

County Courthouse, 140 West Sixth Street, Room 209, Erie, PA 16501 at 10:00 a.m. prevailing standard time, on July 10, 2018.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel Nos. (07) 034-0590-001.01 and (07) 034-0590-003.00 recorded in Erie County, Pennsylvania, commonly known as: 708 West Washington Street, Corry, Pennsylvania 16407. IDENTIFIED as Tax/Parcel Nos.: (07) 034-0590-001.01 and (07) 034-0590-003.00 in the Deed Registry Office of Erie County, Pennsylvania. HAVING erected a dwelling thereon known as 708 WEST WASHINGTON STREET, CORRY, PA 16407. BEING the same premises conveyed to Robert L. Brooks and Debra L. Brooks, dated June 15, 1989, and recorded on June 19, 1989 in the office of the Recorder of Deeds in and for Erie County, Pennsylvania. Seized and taken in execution as the property of Robert L. Brooks and Debra L. Brooks at the suit of the United States of America, acting through the Under Secretary of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:17-cv-00304.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to

such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

June 8, 15, 22, 29



Forensic Accounting Specialists

3703 West 26<sup>th</sup> St.  
Erie, PA 16506  
814/833-8545

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113 Meadville St.  
Edinboro, PA 16412  
814/734-3787

## MALONEY, REED, SCARPITTI & COMPANY, LLP

Certified Public Accountants and Business Advisors

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Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

Confidential inquiries by phone or email to [mrsinfo@mrs-co.com](mailto:mrsinfo@mrs-co.com).

**SHERIFF SALES**

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**JULY 20, 2018  
AT 10 A.M.**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they MUST possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

John T. Loomis  
Sheriff of Erie County

Jun. 29 and Jul. 6, 13

**SALE NO. 1**

**Ex. #10462 of 2018  
DAVID M. SHAFFER and  
PATRICIA M. SHAFFER,  
Plaintiffs**

v.

**JUSTIN MITCHELL,  
Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-10462, David M. Shaffer and Patricia M. Shaffer vs. Justin Mitchell, owner of property situate in the Borough of Girard, Erie County, Pennsylvania being: 205 Olin Avenue, Girard, Pennsylvania.

Approx. 0.2718 acres  
Assessment Map Number: (23) 12-32-22

Assessed Value Figure: \$64,910.00  
Improvement Thereon: Residence  
Eugene C. Sundberg, Jr., Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Jun. 29 and Jul. 6, 13

**SALE NO. 2**

**Ex. #13363 of 2017  
VINCENT P. HAIBACH and  
DOMINIQUE M. HAIBACH,  
Plaintiffs**

v.

**JAMIL GRANDBERRY, SR. and  
ERIKA A. GRANDBERRY,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 13363-17, Vincent P. Haibach and Dominique M. Haibach vs. Jamil Grandberry, Sr. and Erika A. Grandberry, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 750 Rosedale Avenue, Erie, Pennsylvania.

32' X 70' X 32' X 70'  
Assessment Map Number: (14) 1022-238

Assessed Value Figure: \$32,900.00  
Improvement Thereon: Residence  
Eugene C. Sundberg, Jr., Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Jun. 29 and Jul. 6, 13

**SALE NO. 3**

**Ex. #12049 of 2017  
Northwest Bank f/k/a Northwest  
Savings Bank, Plaintiff**

v.

**Zoey Properties LLC, a  
Pennsylvania limited liability  
company, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-12049, Northwest Bank f/k/a Northwest Savings Bank v. Zoey Properties LLC, a Pennsylvania limited liability company, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly

known as 1755 E. 26th Street, Erie, PA 16510 with 1,344 square footage and 0.1327 acreage.

Assessment Map No. (18) 5125-205

Assessed Value Figure: \$78,750  
Improvement thereon: Two-story dwelling

Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501

Jun. 29 and Jul. 6, 13

**SALE NO. 4**

**Ex. #31159 of 2017  
Northwest Bank f/k/a Northwest  
Savings Bank, Plaintiff**

v.

**Donald Crenshaw, Toni C.  
Crenshaw, and Zac Associates,  
LLC, a Pennsylvania limited  
liability company, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 31159-2017, Northwest Bank f/k/a Northwest Savings Bank v. Donald Crenshaw, Toni C. Crenshaw, and Zac Associates, LLC, a Pennsylvania limited liability company, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2332 Buffalo Road, Erie, PA with 1,098 square footage and 0.1102 acreage.

Assessment Map No. (15) 021-0330-13900  
Assessed Value Figure: \$22,050  
Improvement thereon: Bungalow

By virtue of a Writ of Execution filed at No. 31159-2017, Northwest Bank f/k/a Northwest Savings Bank v. Donald Crenshaw, Toni C. Crenshaw, and Zac Associates, LLC, a Pennsylvania limited liability company, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2324 Buffalo Road, Erie, PA with 1,098 square footage and 0.1102 acreage.

Assessment Map No. (15) 021-0330-13700  
Assessed Value Figure: \$27,510  
Improvement thereon: Bungalow

By virtue of a Writ of Execution filed at No. 31159-2017, Northwest Bank f/k/a Northwest Savings Bank v. Donald Crenshaw, Toni C. Crenshaw, and Zac Associates, LLC, a Pennsylvania limited liability company, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2366 Buffalo Road, Erie, PA with 1,098 square footage and 0.2148 acreage. Assessment Map No. (15) 021-330-14200  
Assessed Value Figure: \$22,680  
Improvement thereon: Bungalow

By virtue of a Writ of Execution filed at No. 31159-2017, Northwest Bank f/k/a Northwest Savings Bank v. Donald Crenshaw, Toni C. Crenshaw, and Zac Associates, LLC, a Pennsylvania limited liability company, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2320 Buffalo Road, Erie, PA with 1,098 square footage and 0.1102 acreage. Assessment Map No. (15) 021-0330-13600  
Assessed Value Figure: \$22,050  
Improvement thereon: Bungalow

By virtue of a Writ of Execution filed at No. 31159-2017, Northwest Bank f/k/a Northwest Savings Bank v. Donald Crenshaw, Toni C. Crenshaw, and Zac Associates, LLC, a Pennsylvania limited liability company, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2316 Buffalo Road, Erie, PA with 1,098 square footage and 0.1186 acreage. Assessment Map No. (15) 021-0330-10600  
Assessed Value Figure: \$22,050  
Improvement thereon: Bungalow  
Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800  
Jun. 29 and Jul. 6, 13

**SALE NO. 5**  
**Ex. #12951 of 2017**  
**Tina V. Griggs, Trustee Under Trust Agreement with TBL Trust Dated March 19, 2003, Plaintiff v. Winschel and Berlin Builders, LLC, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-12951, Tina V. Griggs, Trustee Under Trust Agreement with TBL Trust Dated March 19, 2003 v. Winschel and Berlin Builders, LLC, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 4208 Fargo Street, Erie, PA with 0.1789 of acreage. Assessment Map No. 18052034021700  
Assessed Value Figure: \$23,730  
Improvement thereon: Residential Vacant  
Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800  
Jun. 29 and Jul. 6, 13

**SALE NO. 6**  
**Ex. #12041 of 2017**  
**Northwest Bank f/k/a Northwest Savings Bank, Plaintiff v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2506 Cameron Road, Erie, PA with 1,240 square footage and 0.1149 acreage. Assessment Map No. 18051025010100  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family dwelling

By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1733 East 26th Street, Erie, PA with 1,056 square footage and 0.1404 acreage. Assessment Map No. 18051021020800  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family dwelling

By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2623 Pear Street, Erie, PA with 1,344 square footage and 0.1489 acreage. Assessment Map No. 18051021021700  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family dwelling

By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1737 East 26th Street, Erie, PA with 1,056 square footage and 0.1404 acreage. Assessment Map No. 8051021020700  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family dwelling

By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being



commonly known as 1918 East 26th Street, Erie, PA with 1,248 square footage and 0.1221 acreage.  
 Assessment Map No. 18051028042100  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

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 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1914 East 26th Street, Erie, PA with 1,248 square footage and 0.1221 acreage.

Assessment Map No. 1805102804200  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

-----  
 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2048 Glendale Avenue, Erie, PA with 1,344 square footage and 0.2066 acreage.

Assessment Map No. 18051032043200  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

-----  
 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1835 Linwood Avenue, Erie, PA with 1,344 square footage and 0.1162 acreage.

Assessment Map No. 18051025030900  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1843 Linwood Avenue, Erie, PA with 1,344 square footage and 0.1162 acreage.

Assessment Map No. 18051025030700  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

-----  
 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1847 Linwood Avenue, Erie, PA with 1,344 square footage and 0.1162 acreage.

Assessment Map No. 18051025030600  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

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 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1744 East 27th Street, Erie, PA with 1,056 square footage and 0.1457 acreage.

Assessment Map No. 18051021022500  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

-----  
 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being

commonly known as 2418 Cameron Road, Erie, PA with 1,395 square footage and 0.1102 acreage.

Assessment Map No. 18051025020000  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

-----  
 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2527 McCain Avenue, Erie, PA with 1,480 square footage and 0.2626 acreage.

Assessment Map No. 18051032010400  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

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 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1840-1846 East 26th Street, Erie, PA with 8,320 square footage and 0.3817 acreage.

Assessment Map No. 18051025012300  
 Assessed Value Figure: \$105,000  
 Improvement thereon: Apartment complex

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 By virtue of a Writ of Execution filed at No. 2017-12041, Northwest Bank f/k/a Northwest Savings Bank v. Aaron Michael Associates Limited Partnership, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1861 Woodlawn Avenue, Erie, PA with 1,120 square footage and 0.1149 acreage.

Assessment Map No. 18051025012600  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single

family dwelling  
Mark G. Claypool, Esquire  
Knox McLaughlin Gornall  
& Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

Jun. 29 and Jul. 6, 13

**SALE NO. 7**

**Ex. #31164 of 2017**  
**Northwest Bank f/k/a Northwest**  
**Savings Bank, Plaintiff**  
**v.**

**Royal Homes Associates**  
**Limited, a Pennsylvania limited**  
**partnership, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1803 Woodlawn Ave., Erie, PA with 1,056 square footage and 0.1360 acreage.  
Assessment Map No.  
18051025011700  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1807 Woodlawn Ave., Erie, PA with 1,056 square footage and 0.1360 acreage.

Assessment Map No.  
18051025011500  
Assessed Value Figure \$26,250  
Improvement thereon: Single family

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County,

Pennsylvania being commonly known as 2514-2522 McCain Ave., Erie, PA with 5,060 square footage and 0.2686 acreage.

Assessment Map No.  
18051028010000  
Assessed Value Figure: \$105,000  
Improvement thereon: Apartment complex

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1930 Glendale Ave., Erie, PA with 1,008 square footage and 0.1148 acreage.

Assessment Map No.  
1805128032800  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family dwelling

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1926 Glendale Ave., Erie, PA with 1,008 square footage and 0.1148 acreage.

Assessment Map No.  
18051028032700  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family dwelling

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1922 Linwood Ave., Erie, PA with 1,104 square footage and 0.1317 acreage.

Assessment Map No.  
18051027014100  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1914 Linwood Ave., Erie, PA with 1,008 square footage and 0.1313 acreage.

Assessment Map No.  
18051027012400  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1918 Linwood Ave., Erie, PA with 1,008 square footage and 0.1313 acreage.

Assessment Map No.  
18051027012500  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1926 Linwood Ave., Erie, PA with 1,008 square footage and 0.1317 acreage.

Assessment Map No.  
18051027014200  
Assessed Value Figure: \$26,250  
Improvement thereon: Single family

By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1922 Glendale Ave., Erie, PA with 1,008 square footage and

0.1148 acreage.  
 Assessment Map No.  
 18051028032600  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family dwelling

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 By virtue of a Writ of Execution filed at No. 31164-2017, Northwest Bank f/k/a Northwest Savings Bank v. Royal Homes Associates Limited, a Pennsylvania limited partnership, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1811 Woodlawn Ave., Erie, PA with 1,056 square footage and 0.1360 acreage.

Assessment Map No.  
 18051025012500  
 Assessed Value Figure: \$26,250  
 Improvement thereon: Single family  
 Mark G. Claypool, Esquire  
 Knox McLaughlin Gornall & Sennett, P.C.  
 120 West Tenth Street  
 Erie, Pennsylvania 16501  
 (814) 459-2800

Jun. 29 and Jul. 6, 13

**SALE NO. 8**

**Ex. #12951 of 2017**  
**Tina V. Griggs, Trustee Under Trust Agreement with TBL Trust Dated March 19, 2003, Plaintiff**  
 v.  
**Winschel and Berlin Builders, LLC, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-12951, Tina V. Griggs, Trustee Under Trust Agreement with TBL Trust Dated March 19, 2003 v. Winschel and Berlin Builders, LLC, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 539 East 26th Street, Erie, PA with 2,186 square footage and 0.0985 acreage.  
 Assessment Map No.  
 18050068020800  
 Assessed Value Figure: \$45,360  
 Improvement thereon: Two family dwelling

-----  
 By virtue of a Writ of Execution filed at No. 2017-12951, Tina

V. Griggs, Trustee Under Trust Agreement with TBL Trust Dated March 19, 2003 v. Winschel and Berlin Builders, LLC, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1149-1151 West Sixth Street, Erie, PA with 3,305 square footage and 0.1553 acreage.

Assessment Map No.  
 17040034020500  
 Assessed Value Figure: \$83,286  
 Improvement thereon: Two family dwelling  
 Mark G. Claypool, Esquire  
 Knox McLaughlin Gornall & Sennett, P.C.  
 120 West Tenth Street  
 Erie, Pennsylvania 16501  
 (814) 459-2800

Jun. 29 and Jul. 6, 13

**SALE NO. 9**

**Ex. #10112 of 2018**  
**CITIZENS BANK, N.A., F/K/A RBS CITIZENS, N.A., Plaintiff**  
 v.  
**Carol R. Zacks, Defendant**  
**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania.  
 BEING KNOWN AS: 435 Blackstone Drive, Erie, PA 16505  
 PARCEL #33-006-023.0-011.00  
 Improvements: Residential Dwelling.  
 Gregory Javardian, Esquire  
 Id. No. 55669  
 Attorneys for Plaintiff  
 1310 Industrial Boulevard  
 1st Floor, Suite 101  
 Southampton, PA 18966  
 (215) 942-9690

Jun. 29 and Jul. 6, 13

**SALE NO. 10**

**Ex. #11813 of 2017**  
**MB FINANCIAL BANK, N.A., Plaintiff**  
 v.  
**Michael W. Barndollar, Defendant**  
**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the

Township of Millcreek, County of Erie and Commonwealth of Pennsylvania.

BEING KNOWN AS: 5548 King Road, Erie, PA 16509  
 PARCEL #33-145-511.0-004.00  
 Improvements: Residential Dwelling.  
 Gregory Javardian, Esquire  
 Id. No. 55669  
 Attorneys for Plaintiff  
 1310 Industrial Boulevard  
 1st Floor, Suite 101  
 Southampton, PA 18966  
 (215) 942-9690

Jun. 29 and Jul. 6, 13

**SALE NO. 12**

**Ex. #13341 of 2017**  
**DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff**  
 v.  
**MARY N. BURTON A/K/A MARY NELL BURTON, OSCAR MCGREW, Defendant(s)**  
**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and being Lot 7 in Block 9 of the Riblet Subdivision of Reserve Tract No. 53, as recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 1, pages 96 and 97.  
 Having erected thereon a dwelling house known as 1551 Prospect Avenue, Erie, Pennsylvania, and being the same premises conveyed to the Grantors herein by deed recorded July 2, 1965 in Erie County Deed Book 919 at page 435. Being the same premises conveyed to Mary Nell Burton and Oscar McGrew, as joint tenants with the right of survivorship to the entirety in the survivor thereof by deed from John Fidorra and Betty J. Fidorra, his wife, dated 5/10/1978 and recorded 5/11/1978 in Book 1304 page 246.  
 Parcel Number - 18051013010700  
 PROPERTY ADDRESS: 1551 Prospect Avenue, Erie, PA 16510  
 KML Law Group, P.C.  
 Attorney for Plaintiff  
 Suite 5000 - BNY Independence Center, 701 Market Street

Philadelphia, PA 19106  
(215) 627-1322

Jun. 29 and Jul. 6, 13

**SALE NO. 13**

**Ex. #10453 of 2018**  
**FRANKLIN AMERICAN**  
**MORTGAGE COMPANY,**  
**Plaintiff**

v.

**KELLY A. JONES, Defendant(s)**  
**DESCRIPTION**

All that certain piece or parcel of land situate in the Borough of North East, County of Erie and Commonwealth of Pennsylvania, to-wit: BEGINNING at the Southeast corner of the lot herein described at a point on the North side of Clay Street, said point being located South 63 degrees 30 minutes West, 58.1 feet from the Northwest corner of the intersection of Clay Street and Blaine Street; then along the North side of Clay Street, South 63 degrees 30 minutes West, 52.9 feet to a point on the line of land now or formerly of Leon Foster; thence North 12 degrees 0 minutes West, 120.6 feet to a point on the line of lands now or formerly of Lee Bemiss; thence South 88 degrees 25 minutes East, 47.4 feet; thence South 3 degrees 07 minutes 41.5 feet; thence South 23 degrees 30 minutes East, 56.5 feet to a point, the place of beginning, according to a survey of E.I. Sprague, Registered Engineer, dated April, 1951.

Having erected thereon a two-story brick dwelling with detached garage and being more commonly known as 84 Clay Street, North East, Pennsylvania. Bearing Erie County Tax Index No. 36-005-039.0-011.00.

Being the same premises conveyed from MICHAEL D. STRICKLAND AND KIMBERLY M. STRICKLAND, HUSBAND AND WIFE, to KELLY A. JONES, dated 10/28/15, recorded 12/3/15 in Instrument number 2015-026527.

Property Address: 84 Clay Street, North East, PA 16428  
Parcel Number: 36005039001100  
PROPERTY ADDRESS: 84 Clay Street, North East, PA 16428  
KML Law Group, P.C.

Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

Jun. 29 and Jul. 6, 13

**SALE NO. 14**

**Ex. #10316 of 2018**  
**M&T BANK, Plaintiff**  
v.  
**ERNEST L. MORROW,**  
**Defendant(s)**  
**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot Number Six (6) in its entirety, the easterly 10 feet of Lot Number Five (5) and the westerly 20 feet of Lot Number Seven (7) in Block "F" of CHESTNUT HILLS SUBDIVISION as per plat recorded in Erie County, Pennsylvania Map Book 2, pages 328-9; HAVING erected thereon a dwelling being commonly known as 1152 West Gore Road, Erie, Pennsylvania 16509 and bearing Erie County Tax index No.: (33) 100-446-13; BEING the premises conveyed to Ernest L. Morrow by Gordon E. Wunch and Carol Ann Wunch, recorded on April 22, 2013 as Instrument Number 2013-009590, of Official Records.

Property Address: 1152 West Gore Road, Erie, PA 16509  
Parcel Number: 33100446001300  
PROPERTY ADDRESS: 1152 West Gore Road, Erie, PA 16509  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

Jun. 29 and Jul. 6, 13

**SALE NO. 15**

**Ex. #13091 of 2017**  
**NATIONSTAR MORTGAGE**  
**LLC D/B/A MR COOPER,**  
**Plaintiff**  
v.  
**KRISTA L. SIPES, Defendant(s)**

**DESCRIPTION**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF ERIE:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF CONCORD, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE INTERSECTION OF LANDS OF HIRAM AND LOUISE M. JOHNSON AND THE WARREN-WATERFORD ROAD; THENCE SOUTH SEVEN (7) RODS AND NINE (9) FEET TO A POST; THENCE IN A WESTERLY DIRECTION THIRTEEN (13) RODS AND TEN (10) FEET TO THE COUNTY LINE ROAD; THENCE IN A NORTHERLY DIRECTION TO THE WARREN-WATERFORD ROAD; THENCE IN AN EASTERLY DIRECTION ALONG SAID ROAD TO THE PLACE OF BEGINNING.

Being the same premises conveyed to Krista L. Spies, single woman, by David L. Wade, joined by Ivy Wade, husband and wife, by deed dated 04/06/2007, recorded on 04/13/2007, instrument number 2007-010581 and Book number 1408, page 1177.

Parcel Number - 03019028000100  
PROPERTY ADDRESS: 12505 Route 89, Corry, PA 16407  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

Jun. 29 and Jul. 6, 13

**SALE NO. 17**

**Ex. #12925 of 2017**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**  
v.  
**JENNIFER D. DOBBS FKA**  
**JENNIFER D. WOODS,**  
**Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being part of In Lot No. 1837, in Square No. 41, bounded and described as follows, to-wit: Commencing at a point at the intersection of the north line of Seventh Street with the east line of Liberty Street; thence north along the east line of Liberty Street, sixty (60) feet to a point; thence eastwardly and parallel with Seventh Street, forty-one and one-fourth (41 1/4) feet to a point; thence southwardly and parallel with Liberty Street, sixty (60) feet to the north line of Seventh Street; thence westwardly along the north line of Seventh Street, forty-one and one-fourth (41 1/4) feet to the place of beginning, with the buildings thereon.

Said premises have erected thereon a dwelling commonly known as 732 West 7th Street, Erie, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (17) 4022-211.

Being the same premises conveyed to Jennifer D. Woods by deed from Matthew T. Trepal, Single, dated 8/8/2007 and recorded 8/14/2007 in Book 1439 Page 920.

Parcel Number - 17040022021100  
PROPERTY ADDRESS: 732 West 7th Street, Erie, PA 16502

KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

Jun. 29 and Jul. 6, 13

**SALE NO. 18**

**Ex. #10263 of 2018**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**  
**v.**

**CHARLES BATISTA AND ERIN**  
**R. FREITAS, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2018-10263, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CHARLES BATISTA AND ERIN R. FREITAS,

Defendants

Real Estate: 3006 HAZEL STREET, ERIE, PA 16508

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 40 x 125.5

See Deed Book 2012-020750

Tax I.D. (19) 6044-315

Assessment: \$11,100 (Land)

\$48,920 (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Jun. 29 and Jul. 6, 13

**SALE NO. 19**

**Ex. #10184 of 2018**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**  
**v.**

**LUZBEL CRUZ LOZADA,**  
**Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 10184-18, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. LUZBEL CRUZ LOZADA, Defendant

Real Estate: 3118 MAPLE STREET, ERIE, PA 16508

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 33.33 x 95

See Deed Book 1253 / 976

Tax I.D. (19) 6044-202

Assessment: \$10,100 (Land)

\$49,470 (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Jun. 29 and Jul. 6, 13

**SALE NO. 20**

**Ex. #13521 of 2017**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**  
**v.**

**DWIGHT A. SMITH SR.,**  
**ADMINISTRATOR OF THE**  
**ESTATE OF GLORIA J.**  
**SMITH, DECEASED, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-13521, PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff vs. DWIGHT A. SMITH SR., ADMINISTRATOR OF THE

ESTATE OF GLORIA J. SMITH, DECEASED, Defendant

Real Estate: 2425 KILPATRICK AVENUE, ERIE, PA 16503

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 40 x 139.44

See Deed Book 955 / 275

Tax I.D. (18) 5112-117

Assessment: \$17,600 (Land)

\$47,010 (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Jun. 29 and Jul. 6, 13

**SALE NO. 21**

**Ex. #10376 of 2018**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**  
**v.**

**SALLY L. KIRKPATRICK**  
**F/K/A SALLY L. TRAYER**  
**AND THE SECRETARY OF**  
**HOUSING AND URBAN**  
**DEVELOPMENT, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2018-10376, PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff vs. SALLY L. KIRKPATRICK F/K/A SALLY L.

TRAYER AND THE SECRETARY OF HOUSING AND URBAN

DEVELOPMENT, Defendants

Real Estate: 1140 WEST 22ND STREET, ERIE, PA 16502

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 40 x 130

See Deed Book 2012-018764

Tax I.D. (19) 6034-133

Assessment: \$11,100 (Land)

\$69,260 (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104  
(717) 234-4178

Jun. 29 and Jul. 6, 13

**SALE NO. 22**

**Ex. #10618 of 2018**  
**PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**  
**v.**  
**ANDREW B. TINGLEY AND CRYSTAL M. WILLEY, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2018-10618, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ANDREW B. TINGLEY AND CRYSTAL M. WILLEY, Defendants  
Real Estate: 1215 EAST 31ST STREET, ERIE, PA 16504  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 34 x 110  
See Deed Book 2015-007721  
Tax I.D. (18) 5046-215 and (18) 5046-207  
Assessment: #(18) 5046-215

\$16,800 (Land)  
\$47,700 (Bldg)  
#(18) 5046-207  
\$6,400 (Land)  
\$0 (Bldg)

Improvement thereon: a residential dwelling house as identified above  
Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

Jun. 29 and Jul. 6, 13

**SALE NO. 23**

**Ex. #10616 of 2018**  
**PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**  
**v.**

**CHRISTINA M. ARTZ AND CODY A. HEIM, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2018-10616, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CHRISTINA M. ARTZ AND CODY A. HEIM, Defendants  
Real Estate: 10328 CRANE STREET (aka 10328 West Crane Street), CRANESVILLE, PA 16410  
Municipality: Borough of

Cranesville  
Erie County, Pennsylvania  
Dimensions: 60 x 288.5  
See Deed Book 1426 / 1807  
Tax I.D. (9) 5-2-8

Assessment: \$12,700 (Land)  
\$66,320 (Bldg)  
Improvement thereon: a residential dwelling house as identified above  
Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

Jun. 29 and Jul. 6, 13

**SALE NO. 24**

**Ex. #12950 of 2017**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**  
**v.**

**MARY E. BOWERS, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-12950, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MARY E. BOWERS, Defendant  
Real Estate: 1160 EAST 28TH STREET, ERIE, PA 16504  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 105 x 95  
See Deed Book 1305 / 2410  
Tax I.D. (18) 5044-100  
Assessment: \$19,100 (Land)  
\$86,470 (Bldg)

Improvement thereon: a residential dwelling house as identified above  
Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

Jun. 29 and Jul. 6, 13

**SALE NO. 25**

**Ex. #12767 of 2015**  
**U.S. Bank National Association as Successor by Merger of U.S. Bank National Association ND, Plaintiff**  
**v.**

**Ena Sampson, known heir of**

**Normasell Gore, deceased; Katherine Woodard, known heir of Normasell Gore, deceased; Rita Thornton, known heir of Normasell Gore, deceased; Deborah Riley, known heir of Normasell Gore, deceased; Karen Gore, known heir of Normasell Gore, deceased; Christine Gore, known heir of Normasell Gore, deceased; Chelsa Grey, known heir of Normasell Gore, deceased;**

**Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Normasell Gore, deceased,**

**Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution file to No. 2015-12767, U.S. Bank National Association as Successor by Merger of U.S. Bank National Association ND vs. Ena Sampson, known heir of Normasell Gore, deceased; Katherine Woodard, known heir of Normasell Gore, deceased; Rita Thornton, known heir of Normasell Gore, deceased; Deborah Riley, known heir of Normasell Gore, deceased; Karen Gore, known heir of Normasell Gore, deceased; Christine Gore, known heir of Normasell Gore, deceased; Chelsa Grey, known heir of Normasell Gore, deceased; Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Normasell Gore, deceased, owner(s) of property situated in The Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania being 5702 Lunger Road, Erie, PA 16510  
1.4 acres

Assessed Value figure: \$152,990.00  
Improvement thereon: Single Family Dwelling  
Kimberly J. Hong, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Jun. 29 and Jul. 6, 13

**SALE NO. 26**

**Ex. #10421 of 2018**  
**Corry Federal Credit Union,**

**Plaintiff**

v.

**Carol A. Meerhoff, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10421-18, Corry Federal Credit Union v. Carol A Meerhoff, Owner(s) of property situated in City of Corry, Erie County, Pennsylvania, being 12 East Congress Street, Corry, PA 16407

ALL THAT CERTAIN piece or parcel of land situate in the Second Ward of the City of Corry, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of East Congress Street at a point Seventy-eight (78) feet east of the intersection of the south line of East Congress Street with the east line of North Center Street; THENCE south parallel to the east line of North Center Street Eighty-nine and eight-tenths (89.8) feet to a point. THENCE east along the north line of land formerly of C.P. Rogers, Jr. Forty-one and one hundred eighty-five thousandths (41.185) feet, be the same more or less, to the southwest corner of land conveyed to Mary W. Auer by deed recorded in Erie County Deed Book 168, page 499; THENCE north along the east line of said land formerly of Mary W. Auer, Eighty-nine and eight-tenths (89.8) feet to a point in the south line of East Congress Street; THENCE west along the south line of East Congress Street Forty-one and seven hundred fifty-three thousandths (41.753) feet, be the same more or less, to the place of beginning.

COMMONLY known as 12 East Congress Street, Corry, Pennsylvania, bearing Erie County Tax Index Number (6) 22-30-2.

BEING the same premises conveyed to Corry Federal Credit Union, by deed dated April 30, 2012 and recorded in Erie County Recorder of Deeds under instrument #2012-011919 on May 10, 2012.

Assessment Map number: 06-022-030.0-002.00

Assessed Value figure: \$68,900.00

Improvement thereon: Residential Dwelling  
 MARTHA E. VONROSENSTIEL, P.C.  
 Martha E. Von Rosenstiel, Esq / No 52634  
 Heather Riloff, Esq / No 309906  
 Tyler J. Wilk, Esq / No 322247  
 649 South Ave, Ste 7  
 Secane, PA 19018  
 (610) 328-2887

Jun. 29 and Jul. 6, 13

**SALE NO. 27**

**Ex. #11840 of 2017**

**LSF10 Master Participation Trust, Plaintiff**

v.

**Margaret Ross and United States of America, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11840-17, LSF10 Master Participation Trust v. Margaret Ross and United States of America, Owner(s) of property situated in Union, Erie County, Pennsylvania being 8585 Union Amity Road, Union City, PA 16438 All that certain piece or parcel of land situate in the Township of Union, County of Erie and State of Pennsylvania, being part of Tract No. 120, bounded and described as follows, to-wit: BEGINNING in the center line of the public highway being the Township Line Road between the Township of Amity and Union, said point being 1005 feet west of the center line of the public highway leading from Union City to Wattsburg and commonly known as the Smiley Hill Road; Thence south on a line at right angles to the center line of the said Township Line Road, 225 foot to a point; THENCE west on a line parallel to the center line of the said Town Line Road and 225 foot distance therefrom, 200 foot to a point; THENCE north on a line parallel to the first course herein and at right angles to the center line of the said Town Line Road, 225 foot to a point in the center line of the said Town Line Road; THENCE east along the center line of the said Town Line Road, 200 feet to the place of beginning.

Also all that certain piece or parcel of land situate in the Township of

Union, County of Erie and State of Pennsylvania, being part of Tract No. 120, bounded and described as follows, to-wit: BEGINNING in the center line of the public highway being the Township Line Road between the Townships of Amity and Union, said point being the northeast corner of land heretofore conveyed by John A. McNulty, et ux, to Frank Yurisc, et ux, by deed recorded in the Recorder's Office of Erie County, Pennsylvania, in Deed Book 1054, Page 375, on October 7, 1971; THENCE south on a line at right angles to the center line of the said Township Line Road and along the west line of land of the said Frank Yurisc, et ux, 225 feet to a point in the southwest corner of land of the said Frank Yurisc, et ux, THENCE west on a line parallel to the center line of the said Township Line Road and 225 feet distant therefrom, 100 feet to a point; THENCE north on a line parallel to the first course herein and the west line of land of the said Frank Yurisc, et ux, 225 feet to a point in the center line of the said Township Line Road; THENCE east along the center line of the said Township Line Road, 100 feet to a point, the northwest corner of land of the said Frank Yurisc, et ux, and the place of beginning.

Being, the same two parcels conveyed unto Grantors herein by deed dated October 4, 1976 and recorded on October 6, 1976 in Erie County Deed Book 1239 at page 0337.

Also all that certain piece or parcel of land situate in the Township of Union, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a survey marker set in the south line of Union-Amity Road, located at the northwest corner of land of Frank P. Dylewski, et ux, described in Erie County Deed Book 1239, Page 337; THENCE due south, along the west line of said line of Dylewski, 200 feet to a survey marker set at the southwest corner of said land of Dylewski; THENCE due west, parallel with the south line of Union-Amity

Road 150 feet to a survey marker; Thence due north, parallel with the first course, 200 feet to a survey marker set in the south line of Union-Amity Road, 150 feet to the place of beginning, containing, 889 acres and being Parcel 1, shown on McNulty Subdivision No. 1, recorded of record in Map Book 14, page 118.

Also all that certain piece or parcel of land situate in the Township of Union, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a survey marker set at the southwest corner of the foregoing described parcel of land designated as Parcel 1; THENCE due east, along the south line of the foregoing parcel of land and continuing along the south line of land of Frank P. Dylewski, et ux, described in Erie County Deed Book 1239, Page 337, for a total distance of 450 feet to a survey marker set at the southeast corner of said land of Dylewski, described in Erie County Deed Book 1239, Page 337; THENCE due south, at right angle, 100 feet to a survey marker; THENCE due west, parallel with the first course, 450 feet to a survey marker; THENCE due north, parallel with the second course, 100 feet to the place of beginning, containing 1.03 acres and being Parcel 2 as shown on McNulty Subdivision No. 1, recorded of record in Map Book 14, Page 118. Being, the same two parcels conveyed unto Grantors herein by deed dated April 27, 1977 and recorded on May 4, 1977 in Erie County Deed Book 1261 at page 0517.

The four parcels described above are collectively referred to by Erie County Tax Index Numbers (43) 2-6-0-2.01, (43) 2-6-0-2.02 and (43) 2-6-0-2.03

Assessment Map number: 43-002-006.0-002.01, 43-002-006.0-002.02, 43-002-006.0-002.03

Assessed Value figure: Parcel No. 43-002-006.0-002.01: \$ 104,900.00; Parcel No. 43-002-006.0-002.02: \$13,300.00; Parcel No. 43-002-006.0-002.03: \$15,700.00

Improvement thereon: Residential Dwelling  
 MARTHA E. VONROSENSTIEL, P.C.  
 Martha E. Von Rosenstiel, Esq / No 52634  
 Heather Riloff, Esq / No 309906  
 Tyler J. Wilk, Esq / No 322247  
 649 South Ave, Ste 7  
 Secane, PA 19018  
 (610) 328-2887

Jun. 29 and Jul. 6, 13

**SALE NO. 28**

**Ex. #10236 of 2018**

**Caliber Home Loans, Inc.,  
 Plaintiff**

**v.**

**Crescent A. Schlosser,**

**Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10236-18, Caliber Home Loans, Inc. vs. Crescent A. Schlosser

Amount Due: \$172,294.84  
 Crescent A. Schlosser, owner(s) of property situated in LAWRENCE PARK TOWNSHIP, Erie County, Pennsylvania being 608 Nagle Road, Erie, PA 16511-2107  
 Dimensions: 75 X 141.98  
 Assessment Map number: (29) 13-25-45.16  
 Assessed Value: \$145,700.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 29**

**Ex. #10339 of 2018**

**Ditech Financial LLC f/k/a Green Tree Servicing LLC, Plaintiff**

**v.**

**Anthony M. Piglowski, Pamela S. Piglowski, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10339-2018, Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Anthony M. Piglowski, Pamela S. Piglowski  
 Amount Due: \$53,605.94  
 Anthony M. Piglowski, Pamela S. Piglowski, owner(s) of property

situated in ERIE CITY, Erie County, Pennsylvania being 941 West 37th Street, a/k/a 941 West 37 Street, Erie, PA 16508

Dimensions: 48 X 151  
 Acreage: 0.1664  
 Assessment Map number: 19061014010700  
 Assessed Value: \$86,000.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 30**

**Ex. #12459 of 2017**

**Ditech Financial LLC f/k/a Green Tree Servicing LLC, Plaintiff**

**v.**

**Ralph R. Braswell, Sandra K. Braswell, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12459-17, Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Ralph R. Braswell, Sandra K. Braswell  
 Amount Due: \$32,581.22  
 Ralph R. Braswell, owner(s) of property situated in CORRY CITY, 1ST, Erie County, Pennsylvania being 11 Seventh Street, Corry, PA 16407  
 Dimensions: 56 X 199  
 Square Footage: 834  
 Assessment Map number: 05032164000400  
 Assessed Value: \$31,200.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 31**

**Ex. #10057 of 2018**

**Lsf10 Master Participation Trust, Plaintiff**

**v.**

**Lloyd Davis, Valerie Davis, Defendant(s)**

**DESCRIPTION**



By virtue of a Writ of Execution filed to No. 10057-18, Lsf10 Master Participation Trust vs. Lloyd Davis, Valerie Davis  
 Amount Due: \$90,140.28  
 Lloyd Davis, Valerie Davis, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3408 Maple Street, Erie, PA 16508-2615  
 Dimensions: 42 X 120  
 Acreage: 0.1157  
 Assessment Map number: 19-061-006.0-215-00

Assessed Value: \$63,660.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 32**

**Ex. #13403 of 2017**  
**Matrix Financial Services Corporation, Plaintiff**

v.

**Patty Reash a/k/a Patty Laniewicz, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13403-17, Matrix Financial Services Corporation vs. Patty Reash a/k/a Patty Laniewicz  
 Amount Due: \$58,919.16  
 Patty Reash a/k/a Patty Laniewicz, owner(s) of property situated in WESLEYVILLE BOROUGH, Erie County, Pennsylvania being 2226 Eastern Avenue, Erie, PA 16510-1718  
 Dimensions: 40 X 120  
 Assessment Map number: 50004027000800

Assessed Value: \$85,600.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 33**

**Ex. #10439 of 2018**  
**The Bank of New York Mellon**

**Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-Rp2, Plaintiff**

v.

**June A. Wygant, Eric D. Wygant, Defendant(s)**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2018-10439, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-Rp2 vs. June A. Wygant, Eric D. Wygant  
 Amount Due: \$41,687.37

June A. Wygant, Eric D. Wygant, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3111 Marvin Avenue, Erie, PA 16504  
 Dimensions: 33 X 165  
 Assessment Map number: 18-050-074.0-120.00  
 Assessed Value: \$60,280.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 34**

**Ex. #10096 of 2018**  
**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff**

v.

**KAREN A. WERTH, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2018-10096, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. KAREN A.

WERTH, owner(s) of property situated in WATERFORD, Erie County, Pennsylvania being 684 BENSON ROAD, WATERFORD, PA 16441  
 2.240 acres and Lot  
 Assessment Map number: 47009024000507  
 Assessed Value figure: \$162,670.00  
 Improvement thereon: \$131,370.00  
 Brandon Pack, Esq.  
 133 Gaither Dr, Ste F  
 Mt Laurel, NJ 08054  
 855-225-6909

Jun. 29 and Jul. 6, 13

**SALE NO. 35**

**Ex. #12193 of 2017**  
**JPMorgan Chase Bank, National Association, Plaintiff**

v.

**Julie M. Pero, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-12193, JPMorgan Chase Bank, National Association vs. Julie M. Pero, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2113 Cascade Street, Erie, PA 16502 0.0901  
 Assessment Map number: 19060026012200  
 Assessed Value figure: \$84,400.00  
 Improvement thereon: a residential dwelling  
 Samantha Gable, Esquire  
 Shapiro & DeNardo, LLC  
 Attorney for Movant/Applicant  
 3600 Horizon Drive, Suite 150  
 King of Prussia, PA 19406  
 (610) 278-6800

Jun. 29 and Jul. 6, 13

**SALE NO. 36**

**Ex. #12659 of 2017**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY HOME EQUITY LOAN TRUST SERIES 2006-3 c/o Ocwen Loan Servicing, LLC, Plaintiff**

v.

**Armand P. Pommer and Penny L. Pommer f/k/a Penny L. Korynoski, Defendants**  
**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the

Township of Harborcreek, County of Erie and State of Pennsylvania being known as Lot No. 5 of the Henry Manney Subdivision as shown in Erie County Map Book 3, page 373. Said property is subject to restrictions and obligations as recorded in a deed dated and recorded April 19, 1947 in Erie County Deed Book 488 at page 35. Parties of the First Part hereby convey all the interest obtained in said Deed Book. Having erected thereon a dwelling being more commonly known as 7103 East Lake Road, Erie, Pennsylvania and being further identified by Erie County Tax Index No. (27) 25-31-6. Subject to all restrictions, easements, rights of way, building liens, leases, oil and gas leases of record, and to all easements and rights of way visible and discoverable upon an inspection of the premises.

PROPERTY ADDRESS: 7103 East Lake Road, Erie, PA 16511  
 PARCEL 27025031000600  
 BEING the same premises which Armand P. Pommer and Penny L. Korynoski, now by marriage, Penny L. Pommer, husband and wife, by Deed dated August 9, 2004, and recorded August 18, 2004, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1165, Page 0334, granted and conveyed unto Armand P. Pommer and Penny L. Pommer, husband and wife.

Jessica N. Manis, Esquire  
 Stern & Eisenberg, PC  
 1581 Main Street, Suite 200  
 The Shops at Valley Square  
 Warrington, PA 18976  
 (215) 572-8111

Jun. 29 and Jul. 6, 13

**SALE NO. 37**

**Ex. #10175 of 2018**  
**Northwest Bank, Plaintiff**  
 v.

**Gerald L. Mercer, Defendant**  
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10175-18, Northwest Bank v. Gerald L. Mercer, owners of property situated in the Borough of Union City, Erie County, Pennsylvania being 49 South Street,

Union City, Pennsylvania 16438.  
 Tax I.D. No. 42007026001500  
 Assessment: \$57,268.91  
 Improvements: Residential Dwelling  
 McCabe, Weisberg and Conway, LLC  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109  
 215-790-1010

Jun. 29 and Jul. 6, 13

**SALE NO. 38**

**Ex. #12817 of 2017**  
**PNC BANK, NATIONAL ASSOCIATION, Successor by Merger to National City Bank, Plaintiff**  
 v.

**JEAN B. CHIMENTI AND WILLIAM M. CHIMENTI, Defendants**  
DESCRIPTION

By virtue of a Writ of Execution filed to No. 12817-17, PNC BANK, NATIONAL ASSOCIATION, Successor by Merger to National City Bank vs. JEAN B. CHIMENTI AND WILLIAM M. CHIMENTI, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1355 WEST 29TH STREET, ERIE, PENNSYLVANIA 16508  
 0.17 Acres

Assessment Map number: 19062023041700  
 Assessed Value figure: \$64,000.00  
 Improvement thereon: single family dwelling

Brett A. Solomon, Esquire  
 Michael C. Mazack, Esquire  
 1500 One PPG Place  
 Pittsburgh, PA 15222  
 (412) 566-1212

Jun. 29 and Jul. 6, 13

**SALE NO. 39**

**Ex. #13236 of 2017**  
**Corry Federal Credit Union, Plaintiff**  
 v.

**Robert E. Presloid, Defendant**  
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-13236, Corry Federal Credit Union vs. Robert E. Presloid, owner(s) of property situated in City of Corry, Erie County, Pennsylvania being 603

Mead Avenue, Corry, PA 16407  
 Square feet 1,247; acreage 0.3430,  
 1920 Conventional Aluminum/Vinyl, 82.27 X 175  
 Assessment Map number: 07014045000900  
 Assessed Value figure: \$55,600.00  
 Improvement thereon: single family dwelling  
 Kevin J. Cummings, Esquire  
 PA ID#209660  
 Weltman, Weinberg & Reis  
 436 7th Avenue, Suite 2500  
 Pittsburgh, PA 15219  
 (412) 434-7955

Jun. 29 and Jul. 6, 13

**SALE NO. 40**

**Ex. #10767 of 2014**  
**The Huntington National Bank, Plaintiff**  
 v.

**Vaughn Lee Raup and Kimberley S. Raup, Defendant**  
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10767-2014, The Huntington National Bank vs. Vaughn Lee Raup and Kimberley S. Raup, owner(s) of property situated in Washington Township, Erie County, Pennsylvania being 5452-54 Linden Avenue, Edinboro, PA 16412

Square feet 2,976; acreage 0.3510,  
 2001 Twin Aluminum/Vinyl; 88 x 207.01 IRR

Assessment Map number: 45016029000302

Assessed Value figure: \$194,800.00  
 Improvement thereon: two family dwelling  
 Kevin J. Cummings, Esquire  
 PA ID#209660

Weltman, Weinberg & Reis  
 436 7th Avenue, Suite 2500  
 Pittsburgh, PA 15219  
 (412) 434-7955

Jun. 29 and Jul. 6, 13

**SALE NO. 41**

**Ex. #11553 of 2016**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST, assignee from Bank of American, N.A., Plaintiff**

v.

**JOSEPH A. SUMMERS,**

**Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11553-16, Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not Individually but as trustee for Hilldale Trust vs. Joseph A. Summers, owner of property situated in the Borough of Lake City, Erie County, Pennsylvania being 2295 Elk St., Lake City, PA 16423  
 1,188 square feet, 0.1815 acres  
 Assessment Map number: 28014029002000  
 Assessed Value figure: 65,750.00  
 Improvement thereon: Residential  
 Jill M. Fein, Esquire  
 Attorney I.D. 318491  
 Hill Wallack LLP  
 777 Township Line Rd, Suite 250  
 Yardley, PA 19067  
 (215) 579-7700

Jun. 29 and Jul. 6, 13

**ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

**FIRST PUBLICATION****BOOTES, SANDRA M.,  
deceased**

Late of City of Erie, Erie County, Commonwealth of Pennsylvania  
*Administrator:* Christopher Nicholson, c/o 120 W. 10th Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**BUZYNSKI, JOSEPH R., a/k/a  
JOSEPH ROBERT BUCZYNSKI,  
deceased**

Late of the Township of Harborcreek, Commonwealth of Pennsylvania  
*Executor:* Joseph H. Buczynski, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**BURTON, JOSEPH MICHAEL,  
a/k/a JOSEPH M. BURTON,  
deceased**

Late of City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Erik Michael Burton, c/o E. James Lucht, Esquire, 1001 State Street, Suite 303, Erie, PA 16501  
*Attorney:* E. James Lucht, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

**HOLDOS, VERONICA,  
deceased**

Late of the City of Erie, Erie County, Erie, PA  
*Administratrix:* Sister Mary Kevin Berdis, c/o 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Robert J. Jeffery, Esq., Knox, McLaughlin, Gornall & Sennett, P.C., 33 East Main Street, North East, Pennsylvania 16428

**KIENHOLZ, INES M.,  
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania  
*Co-Administrators:* Logan C. Kienholz and Mark A. Kienholz, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**MARKS, KATRINA,  
deceased**

Late of Lawrence Park Township, Erie County  
*Administratrix:* Sara K. Ester  
*Attorney:* Joseph Aguglia, Esq., 1001 State St., Suite 303, Erie, PA 16501

**SINNOTT, JOHN G.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Joseph E. Sinnott, Esq., 516 West Tenth Street, Erie, PA 16502  
*Attorney:* Christopher J. Sinnott, Esq., Marnen, Mioduszewski, Bordonaro, Wagner & Sinnott, LLC, 516 West Tenth Street, Erie, PA 16502

**SECOND PUBLICATION****BAER, ANNA MARIA,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Barry Baer, c/o 210 West Sixth Street, Erie, PA 16507  
*Attorney:* Joseph T. Messina, Esquire, 210 West Sixth Street, Erie, PA 16507

**BROWN, MARY ANN,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Co-Executors:* Eugene A. Brown, Jr. and Marianne G. Schneider, c/o Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508  
*Attorney:* Darlene M. Vlahos, Esq., Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508

**CALAO, RAE B.,  
deceased**

Late of the Township of Greene, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Melinda Calao-Koeth, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507  
*Attorney:* Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**DeCECCO, LAWRENCE R.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Ronald Cuzzola, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508  
*Attorney:* Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**DELAVERN, JACK EDWARD, a/k/a JACK E. DELAVERN, a/k/a JACK DELAVERN, deceased**

Late of the Township of Girard, County of Erie, State of Pennsylvania  
*Executrix:* Joan R. Delavern, 8951 Francis Road, Girard, PA 16417  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**DOMBROWSKI, BERNARD C., deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Administrator:* David Dombrowski, c/o Mary Alfieri Richmond, Esq., Jones School Square, First Floor, 150 East 8th Street, Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond, Esq., Jones School Square, First Floor, 150 East 8th Street, Erie, PA 16501

**HEISLER, VICTORIA, deceased**

Late of the City of Erie  
*Executor:* Raymond C. Heisler, 504 Hillcrest Ave., Erie, PA 16509  
*Attorney:* Michael A. Fetzner, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HOOKS, MICHAELA., deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania  
*Co-Executors:* Mary I. Bello and Virginia A. Bello  
*Attorney:* Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**JAKUBOWSKI, JOSEPH, a/k/a JOSEPH A. JAKUBOWSKI, deceased**

Late of Township of Millcreek, Erie County, Commonwealth of Pennsylvania  
*Executor:* Ronald J. Jakubowski, c/o 120 W. 10th Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**MILES, FRANCES J., deceased**

Late of Harborcreek Township, Erie County, Harborcreek, PA  
*Executor:* David Mc. Schreckengost, c/o 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Robert J. Jeffery, Esq., Knox, McLaughlin, Gornall & Sennett, P.C., 33 East Main Street, North East, Pennsylvania 16428

**NEHREBECKI, JASON, deceased**

Late of the Township of Greenfield, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Michael Nehrebecki  
*Attorney:* David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**SHUFESKY, MYRON T., a/k/a MYRON THEODORE SHUFESKY, deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania  
*Executor:* Thomas J. Shufesky, c/o 6350 Meadowrue Lane, Erie, PA 16505-1027  
*Attorney:* Scott E. Miller, Esquire, 6350 Meadowrue Lane, Erie, PA 16505-1027

**SMITH, JOAN S., deceased**

Late of North East Borough  
*Co-Executors:* Gregory Potthoff and Dayle Weidle, c/o Leigh Ann Orton, Esq., 68 E. Main St., North East, PA 16428  
*Attorney:* Leigh Ann Orton, Esq., 68 E. Main St., North East, PA 16428

**SRNKA, RICHARD W., a/k/a RICHARD SRNKA, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Mark Srnka, 3720 Kane Hill Rd., Erie, PA 16510  
*Attorney:* Natalie M. Ruschell, Esq., Ruschell & Associates, LLC, P.O. Box 577, Midway, PA 15060

**STEINER, KENNETH C., deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Scott L. Steiner, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**TRONETTI, MARGARET E., deceased**

Late of Erie, PA  
*Administratrix:* Ann Williams, c/o William T. Krzton, Esq., PO Box 5, Tarentum, PA 15084  
*Attorney:* William T. Krzton, Esq., PO Box 5, Tarentum, PA 15084

**WISER, GEORGE V., deceased**

Late of the Borough of Girard, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Christopher Hetz, 1700 Ewing Circle, Pittsburgh, PA 15241  
*Attorney:* Matthew T. Logue, Esq., Quinn Logue LLC, 200 First Avenue, Pittsburgh, PA 15222

**TRUST NOTICES**

Notice is hereby given of the administration of the Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are required to make payment without delay to the trustees or attorneys named below:

**GILDERSLEEVE, ELLA H., a/k/a ELLA HALLORAN GILDERSLEEVE, deceased**

Late of North East Township, Erie County, North East, Pennsylvania  
*Co-Executors and Successor Trustees:* Frank L. Gildersleeve and Fred D. Gildersleeve, c/o 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Robert J. Jeffery, Esq., Knox, McLaughlin, Gornall & Sennett, P.C., 33 East Main Street, North East, Pennsylvania 16428

**THIRD PUBLICATION**

**DEDINSKY, LAURENCE J., a/k/a LAWRENCE J. DEDINSKY, a/k/a LAURENCE JOSEPH DEDINSKY, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Thomas Dedinsky, 9492 Sprague Dr., Ripley, NY 14775  
*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**FITCH, DOROTHY J., deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Executor:* William A. Fitch, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**GILSON, CLARENCE E., deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Executor:* William L. Gilson, 756 East 43rd Street, Erie, PA 16504  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**HARMAN, ALLEN W., deceased**

Late of the Township of Greene, County of Erie, Pennsylvania  
*Executor:* Christopher A. Harman, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506  
*Attorney:* James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**LOZIER, NORMA G., deceased**

Late of the Township of Amity, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Darrell L. Lozier, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**MEYER, RUTH G., deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Executrix:* Rose McLaren, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**OSIECKI, SOPHIE, a/k/a SOPHIE C. OSIECKI, a/k/a SOPHIA OSIECKI, a/k/a SOPHIA C. OSIECKI, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Rebecca Piasecki, 1823 West 33rd Street, Erie, PA 16508  
*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**OTT, EMMA M., deceased**

Late of Waterford, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Jeffrey M. Ott, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**REJZER, ANNA, deceased**

Late of the Borough of Union City, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Arlene Washick, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**SHAFFER, DAVID WILLIAM, deceased**

Late of McKean, County of Erie and Commonwealth of Pennsylvania  
*Administrator:* Daniel Miano, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* Eugene C. Sundberg, Jr., Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAFF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**SPENCER, TANYA L., a/k/a TANYA LYNN SPENCER, deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executor:* Joshua J. Cornman, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506  
*Attorney:* James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS**

EFFECTIVE JULY 1, 2018

CATHERINE M. DOYLE .....814-870-1238  
Assistant City Solicitor .....(f) 814-455-9438  
626 State Street, Room 505  
Erie, PA 16501 .....*cdoyle@erie.pa.us*

**ATTENTION ALL ATTORNEYS**

Are you or an attorney you know dealing with personal issues related to drug or alcohol dependency, depression, anxiety, gambling, eating disorders, sexual addiction, other process addictions or other emotional and mental health issues?

**— YOU ARE FAR FROM BEING ALONE! —**

*You are invited and encouraged to join a small group of fellow attorneys who meet informally in Erie on a monthly basis. Please feel free to contact ECBA Executive Director Sandra Brydon Smith at 814/459-3111 for additional information. Your interest and involvement will be kept **strictly confidential**.*

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