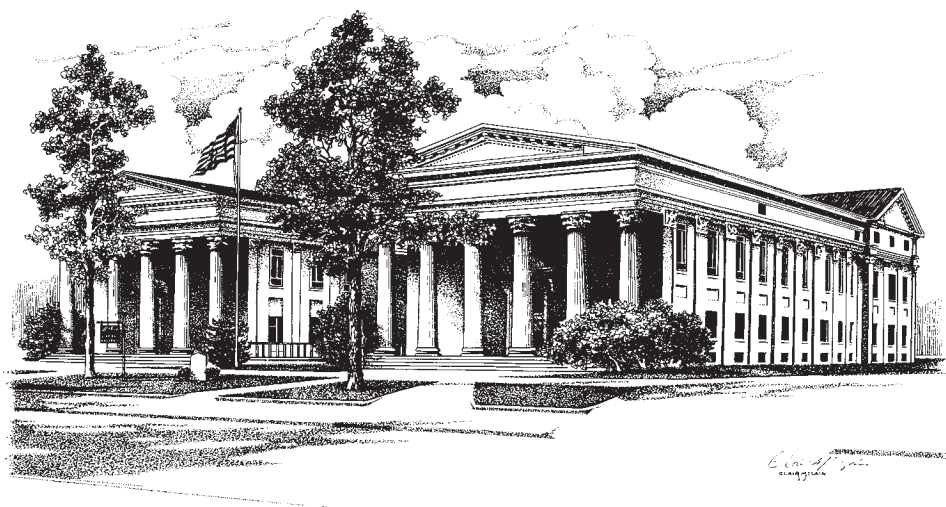


Erie County Legal Journal

July 13, 2018

Vol. 101 No. 28



101 ERIE 83 - 88
Commonwealth v. Joint-Shapiro

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.

The *Erie County Legal Journal* makes no representation as to the quality of services offered by an advertiser in this publication. Advertisements in the *Erie County Legal Journal* do not constitute endorsements by the Erie County Bar Association of the parties placing the advertisements or of any product or service being advertised.

INDEX

NOTICE TO THE PROFESSION	4
OPINION	6
COURT OF COMMON PLEAS	
Change of Name Notices	12
Notice of Disbarment.....	12
Legal Notice	12
Sheriff Sales.....	15
ORPHANS' COURT	
Estate Notices	28
CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	31

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

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

FRIDAY, JULY 20, 2018

Senior Lawyers Division Event

Chautauqua Institution Lecture Series

The Future is History:

How Totalitarianism Reclaimed Russia

Chautauqua Institution Amphitheater

10:45 a.m.

(9:15 a.m. breakfast at Athanaeum Hotel

on Chautauqua's grounds - cost on your own;

Lunch immediately following lecture

at Jim & Alison Steadman's cottage)

FRIDAY, JULY 20, 2018

Young Lawyers Division Event

Wobbly Pirate Cruise

Scallywags Pirate Adventures, 2 State St.

5:45 p.m. - 8:15 p.m.

\$12/person

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.

FRIDAY, AUGUST 3, 2018

ECBA Live Lunch-n-Learn Seminar

What's your E-IQ?

Helpful hints from some best-selling authors!

The Will J. & 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

MONDAY, AUGUST 6, 2018

Bench Bar Conference Committee Meeting

4:30 p.m.

ECBA Headquarters



Erie County Bar
Association



@eriepabar

To view PBI seminars visit the events calendar
on the ECBA website

<http://www.eriebar.com/public-calendar>

2018 BOARD OF DIRECTORS

Eric J. Purchase, President

Bradley K. Enterline, First Vice President

George Joseph, Second Vice President

Craig Murphey, Past President

Matthew B. Wachter, Treasurer

Matthew J. Lager, Secretary

Jennifer K. Fisher

J. Timothy George

Khadija W. Horton

Joseph P. Martone

Frances A. McCormick

Laura J. Mott

Nicholas R. Pagliari

Mary Alfieri Richmond

Jo L. Theisen

William C. Wagner

OFFICE SPACE AVAILABLE

Professional office space available for solo practitioner in downtown Erie area, on Walnut Street, adjacent to West Sixth Street. Utilities and security system included; private driveway for parking; furnished \$850.00/month; unfurnished \$800.00/month. References required. Contact Firm Administrator at (814) 456-5318 or lbuchanan@tmgattys.com.

June 29 and July 6, 13

Erie County Bar Association

Videoconferencing Services

ECBA ——— *Your connection to the world of communication.*

WHAT IS VIDEOCONFERENCING?

Videoconferencing, sometimes called teleconferencing, brings together people at different locations around the country and around the world. Our videoconferencing site can connect with one location or with multiple locations, providing an instantaneous connection to facilitate meetings, interviews, depositions and much more.



WHY USE VIDEOCONFERENCING?

Business can be conducted without the expense and inconvenience of travel, overnight accommodations and time out of the office.

RATES:

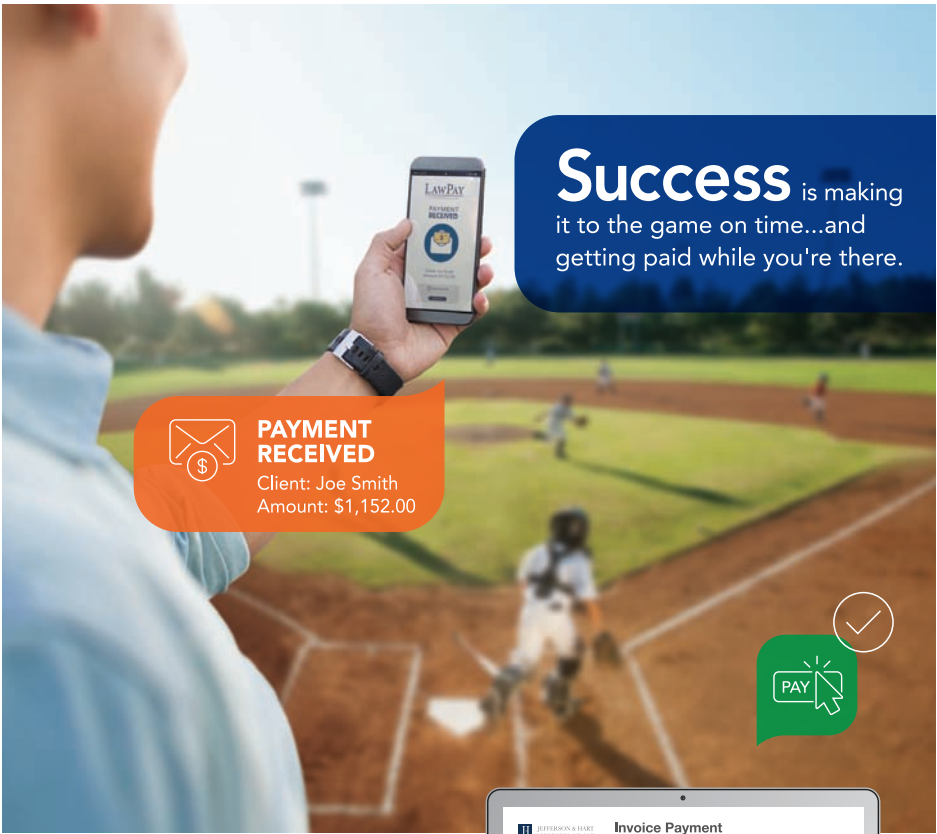
Non-ECBA Members:

\$185/hour - M-F, 8:30 a.m. - 5:00 p.m.
\$235/hour - M-F, All other times; weekends

ECBA Members:

\$150/hour - M-F, 8:30 a.m. - 5:00 p.m.
\$200/hour - M-F, all other times, weekends





Success is making it to the game on time...and getting paid while you're there.



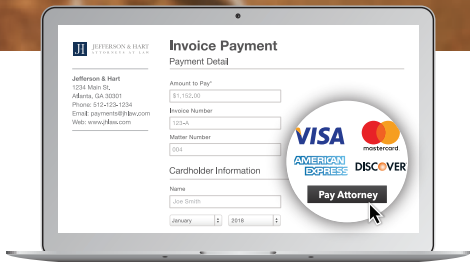
PAYMENT RECEIVED

Client: Joe Smith
Amount: \$1,152.00



Have the best of both worlds

LawPay was developed to simplify the way attorneys get paid, allowing you to run a more efficient practice and spend more time doing what you love. Our proven solution adheres to ABA rules for professional conduct and IOLTA guidelines. Because of this, LawPay is recommended by 47 of the 50 state bars and trusted by more than 50,000 lawyers.



LAWPAY[®]
AN AFFINIPAY SOLUTION

The experts in legal payments

lawpay.com | 855-462-1795

LawPay is a registered ISO of Merrick Bank, South Jordan, UT

COMMONWEALTH OF PENNSYLVANIA**v.****ANNE JOINT-SHAPIRO, Defendant*****CRIMINAL PROCEDURE / PRE-TRIAL MOTIONS / SUPPRESSION MOTIONS***

At a hearing on a motion to suppress evidence, the Commonwealth has the burden of moving forward with the evidence and establishing the challenged evidence was not obtained in violation of the defendant's rights. Pa.R.Crim.P. 581(H).

CRIMINAL PROCEDURE / PRE-TRIAL MOTIONS / SUPPRESSION MOTIONS

At a hearing on a motion to suppress evidence, the suppression court's role as factfinder is to pass on the credibility of witnesses and the weight given to their testimony.

CRIMINAL PROCEDURE / WARRANTLESS SEARCHES OF PERSON

The administration of a blood test constitutes a search under both the United States and Pennsylvania Constitutions if performed by an agent of or at the direction of the government.

CRIMINAL PROCEDURE / WARRANTLESS SEARCHES OF PERSON

The United States Supreme Court held in *Birchfield* that the Fourth Amendment of the federal Constitution does not permit warrantless blood tests incident to arrests for drunk driving. *Birchfield v. North Dakota*, — U.S. —, 136 S.Ct. 2160 (2016).

CRIMINAL PROCEDURE / WARRANTLESS SEARCHES OF PERSON / CONSENT

Without valid, implied consent, trial courts are required to evaluate a defendant's actual consent based on the totality of the circumstances. Whether consent has been voluntarily given is a question of fact which must be determined from the totality of the circumstances. A trial court must also consider the coercive nature of an officer's advisory of the potential for enhanced criminal penalties.

CRIMINAL PROCEDURE / WARRANTLESS SEARCHES OF PERSON / CONSENT

Implied consent to a blood test cannot lawfully be based on the threat of enhanced criminal penalties.

CRIMINAL PROCEDURE / WARRANTLESS SEARCHES OF PERSON

The Pennsylvania Superior Court has held where consent to a blood test was obtained after a police officer read the DL-26 form, which contains warnings about the potential for enhanced criminal penalties, the trial court did not err in suppressing the results of the blood test.

CRIMINAL PROCEDURE / AMENDMENT OF CRIMINAL INFORMATION

Under Pa.R.Crim.P. 564, a court may allow an information to be amended, provided the information as amended does not charge offenses arising from a different set of events and that the amended charges are not so materially different from the original charge that the defendant would be unfairly prejudiced.

CRIMINAL LAW / DRIVING UNDER THE INFLUENCE / GENERAL IMPAIRMENT

The offense of driving under the influence (DUI) of alcohol, general impairment, requires the Commonwealth prove the following elements: the accused was driving, operating, or in actual physical control of the movement of a vehicle during the time when he or she was rendered incapable of safely doing so due to the consumption of alcohol.

CRIMINAL LAW / DRIVING UNDER THE INFLUENCE / GENERAL IMPAIRMENT

Blood alcohol content is not an element of the offense of driving under the influence (DUI) of alcohol, general impairment; therefore, DUI, general impairment does not require evidence of blood alcohol content. *See Commonwealth v. Mobley*, 14 A.3d 887 (Pa. Super. 2011).

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CRIMINAL DIVISION
NO. CR 3105 of 2017

Appearances: Anthony B. Andrezeski, Esq., for Defendant Anne Joint-Shapiro
Grant T. Miller, Assistant District Attorney, for the Commonwealth

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Domitrovich, J.

June 28, 2018

After thorough consideration of the testimony and argument regarding Defendant's Motion to Suppress Evidence, as well as the evidence presented during the Suppression Hearing held on June 18, 2018, and after review of the relevant statutory and case law, and pursuant to Pa.R.Crim.P. 581(I), this Trial Court hereby enters the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. On May 15, 2017, City of Erie Police Officer Anthony Quinn ("Officer Quinn") was working second shift when he was dispatched at approximately 10:11 p.m. to a motor vehicle accident involving a vehicle which had struck another unoccupied parked vehicle.
2. Upon Officer Quinn's arrival at the scene of the collision, the vehicle, situated in the lane of traffic, was still in contact with the parked vehicle.
3. Officer Quinn spoke with the driver of the vehicle, who was identified as Anne Joint-Shapiro ("Defendant").
4. Officer Quinn observed that Defendant's speech was slurred, Defendant's breath smelled of alcohol, and when asked to step out of the vehicle, Defendant had an unsteady gait.
5. Additionally, Defendant admitted at least one time to Officer Quinn that Defendant had been drinking.
6. In response, Officer Quinn instructed Defendant to perform three separate field sobriety tests on Defendant, including (1) the nine step walk-and-turn, (2) one leg stand, (3) and finger dexterity.
7. At first, Defendant was uncooperative with performing the field sobriety tests but did agree to perform the tests. After Officer Quinn explained to Defendant how to perform said tests, Defendant stated she understood how to perform the tests.
8. Defendant failed the nine step walk-and-turn since she only walked eight steps. Defendant did not perform a heel-to-toe-walk. Defendant then turned around and again walked eight steps without performing a heel-to-toe-walk.
9. Defendant also failed the one leg stand. First, Defendant attempted to stand on her left leg and raise her right leg six inches from the ground; however, she stated to Officer Quinn that her left ankle had once been broken in the past. Officer Quinn allowed her instead to stand on her right leg and raise her left leg; Defendant was only able to do these for three seconds. Officer Quinn determined Defendant failed since Defendant could not raise her left leg for the requisite thirty seconds at six inches above the ground.
10. Defendant also failed the finger dexterity test since, when asked to perform this test, she began doing a different test by touching her finger to her nose three times.

11. Officer Quinn has handled fifty to one hundred cases involving individuals driving under the influence of alcohol.
12. Based on Officer Quinn's training and experience as a police officer for six years, Officer Quinn determined Defendant was impaired and could not safely operate a motor vehicle.
13. Officer Quinn then requested two Erie Police officers to transport Defendant to the Hospital for a blood test.
14. City of Erie Police Officer William Goozdich arrived with another officer to transport Defendant to Saint Vincent Hospital.
15. Upon arrival at the Saint Vincent Hospital, Officer Goozdich read the Section 1547 Blood Test Warnings from one of the versions of the Pennsylvania Department of Transportation's DL-26 form.
16. Furthermore, Officer Goozdich cannot recall whether he read the improper enhanced criminal penalty warnings contained in original form DL-26 or whether he read the proper form without the enhanced criminal penalty warnings from the DL-26B.
17. The medical staff at Saint Vincent Hospital drew Defendant's blood, and Officer Goozdich was present when Defendant's blood was drawn.
18. On November 20, 2018, the District Attorney's Office of Erie County filed a Criminal Information charging Defendant with both: (1) Driving Under the Influence, Highest Rate of Alcohol, BAC 0.16% or greater, First Offense, in violation of 75 Pa.C.S. § 3802(c); and (2) Careless Driving, in violation of 75 Pa.C.S. § 3714(a).
19. A hearing on Defendant's Suppression Motion was held on June 18, 2018, at which Defendant appeared and was represented by her counsel, Anthony B. Andrezeski, Esquire. Assistant District Attorney Grant Miller appeared on behalf of the Commonwealth. During the hearing, this Trial Court heard credible testimony from City of Erie Police Officers Anthony Quinn and William Goozdich. Defendant also chose to testify at said hearing. Defendant testified she could not remember anything regarding the incident that occurred on the night of May 15, 2017, and the last memory Defendant recalls is waking up in a jail cell the following day when the officer told her she previously refused to leave her jail cell two hours earlier upon being told she was free to leave.
20. At the conclusion of said hearing, the Commonwealth orally requested to amend the charge of Driving Under the Influence, Highest Rate of Alcohol, BAC 0.16% or greater, First Offense to a charge of Driving Under the Influence, General Impairment, Accident. Counsel for Defendant objected to this amendment.
21. On June 21, 2018, Defendant's counsel filed Defendant's Motion for Reconsideration wherein Defendant requested this Trial Court to "reconvene the Suppression Hearing for closing arguments or in the alternative suppress the blood alcohol evidence." However, by Order dated June 22, 2018, this Trial Court dismissed Defendant's Motion for Reconsideration without prejudice as being prematurely filed since this Trial Court had not yet issued these written Findings of Facts and Conclusions of Law pursuant to Pa.R.Crim.P. 581(I).
22. On June 25, 2018, the Commonwealth filed its Motion to Amend Information requesting this Trial Court permit the Commonwealth to amend the charge of Driving Under the Influence, Highest Rate of Alcohol, First Offense in violation of 75 Pa.C.S. § 3802(c) to

- a charge of Driving Under the Influence, General Impairment, Second Offense, Accident in violation of 75 Pa.C.S. § 3802(a)(1).
23. Said Motion indicates that “[s]ince no DL-26 form was filed with the police incident report for this case, it is uncertain whether or not any warnings relating to enhanced criminal penalties for refusing to submit to chemical testing were read to Defendant.” (See Motion to Amend Information at ¶ 5).
 24. By Order dated June 27, 2018, this Trial Court granted the Commonwealth’s Motion to Amend Information and authorized the Commonwealth to amend the Information in this case as set forth above. Defense counsel objected to said amendment.

CONCLUSIONS OF LAW

Under Pennsylvania Rule of Criminal Procedure 581, the Commonwealth has the burden of moving forward with the evidence and establishing the challenged evidence was not obtained in violation of the defendant’s rights. Pa.R.Crim.P. 581(h). The Commonwealth’s burden is by a preponderance of the evidence. *Commonwealth v. Bonasorte*, 486 A.2d 1361, 1368 (Pa.Super.1984). Moreover, “[i]t is within the suppression court’s sole province as factfinder to pass on the credibility of witnesses and the weight to be given their testimony.” *Commonwealth v. Dutrieville*, 932 A.2d 240, 242 (Pa. Super. 2007).

Under the Fourth Amendment of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution, citizens are protected from unreasonable searches and seizures. *Commonwealth v. Evans*, 153 A.3d 323, 327 (Pa. Super. 2016). A search will be deemed unreasonable and therefore constitutionally impermissible unless an established exception applies. *Commonwealth v. Strickler*, 757 A.2d 884, 888 (Pa. 2000). The administration of a blood test constitutes a search under both the United States and Pennsylvania Constitutions if performed by an agent of or at the direction of the government. *Commonwealth v. Kurtz*, 172 A.3d 1153, 1159 (Pa. Super. 2017); *see also Birchfield v. North Dakota*, — U.S. —, 136 S.Ct. 2160, 2185 (2016) (“[W]e conclude that a breath test, but not a blood test, may be administered as a search incident to a lawful arrest for drunk driving”). The United States Supreme Court held in *Birchfield* that the Fourth Amendment of the federal Constitution does not permit warrantless blood tests incident to arrests for drunk driving. *Birchfield*, 136 S.Ct. at 2185.

Without valid, implied consent, trial courts are required to evaluate a defendant’s actual consent based on the totality of the circumstances. *Id.* (citing *Commonwealth v. Danforth*, 395 Pa.Super. 1, 576 A.2d 1013, 1022 (1990) (en banc) (“[w]hether consent has been voluntarily given is a question of fact [to be] determined in each case from the totality of the circumstances.”)). The Supreme Court of Pennsylvania has held:

In determining the validity of a given consent, the Commonwealth bears the burden of establishing that a consent is the product of an essentially free and unconstrained choice—not the result of duress or coercion, express or implied, or a will overborne—under the totality of the circumstances. The standard for measuring the scope of a person’s consent is based on an objective evaluation of what a reasonable person would have understood by the exchange between the officer and the person who gave the consent. Such evaluation includes an objective examination of the maturity, sophistication and mental or emotional state of the defendant. Gauging the scope of a

defendant's consent is an inherent and necessary part of the process of determining, on the totality of the circumstances presented, whether the consent is objectively valid, or instead the product of coercion, deceit, or misrepresentation.

Commonwealth v. Smith, 77 A.3d 562, 573 (Pa. 2013). A trial court must also consider the coercive nature of an officer's "advisory of the potential for enhanced criminal penalties." *Kurtz*, 172 A.3d at 1160. The Pennsylvania Superior Court has held where consent to a blood test was obtained after an officer read the DL-26 form, which contains warnings about the potential for enhanced criminal penalties, the trial court did not err in suppressing the results of the blood test. *Id.* (citing *Commonwealth v. Ennels*, 167 A.3d 716, 724 (Pa. Super. 2017) ("[I]mplied consent to a blood test cannot lawfully be based on the threat of such enhanced penalties.")).

In the instant case, the blood test in question undoubtedly constituted a search under both the United States and Pennsylvania Constitutions as the test was administered at the direction of Officer Goozdich, a government agent. Furthermore, Officer Goozdich cannot recall whether he read the warnings contained in form DL-26, which warns defendants that they may potentially face enhanced criminal penalties if defendants refuse blood tests, or whether Officer Goozdich read the proper warnings contained in DL-26B, which does not contain such a warning regarding criminal penalties as stated by Assistant District Attorney Miller in his Motion to Amend Information. As Officer Goozdich cannot recall warning Defendant that she could potentially face enhanced criminal penalties and cannot say so with certainty, a possibility exists Officer Goozdich could have read to Defendant the warnings contained in the original form DL-26. Furthermore, the actual form read to Defendant, whether DL-26 or DL-26B, was not made part of the record. Therefore, Defendant did not provide voluntary consent for the blood draw. *See Ennels*, 167 A.3d at 724; *see also Kurtz*, 172 A.3d at 1160. As such, pursuant to *Birchfield*, this Trial Court finds and concludes the blood test in this case is suppressible as the test was obtained without a warrant and Defendant did not voluntarily consent to the blood draw.

Moreover, the Commonwealth amended Count One of the Criminal Information from Driving Under the Influence, Highest Rate of Alcohol, BAC 0.16% or greater, First Offense to a charge of Driving Under the Influence, General Impairment, Second Offense, Accident in violation of 75 Pa.C.S. § 3802(a)(1). See reasons stated by Assistant District Attorney Grant Miller in his Motion to Amend Criminal Information. Under the General Impairment provision of Driving Under the Influence statute:

An individual may not drive, operate or be in actual physical control of the movement of a vehicle after imbibing a sufficient amount of alcohol such that the individual is rendered incapable of safely driving, operating or being in actual physical control of the movement of the vehicle.

75 Pa.C.S. § 3802(a)(1). Notably, this charge under the Driving Under the Influence statute does not require evidence of a defendant's blood alcohol content. Although the blood test results in this case are suppressible, the Motion to Suppress the blood test results, despite being involuntary, does not apply to the amended General Impairment Charge, Second

Offense. Therefore, said Motion to Suppress Evidence is dismissed as being rendered moot.

Accordingly, consistent with the forgoing, this Trial Court issues the following Order of Court:

ORDER

AND NOW, to-wit, this 28th day of June, 2018, upon thorough consideration of Defendant's Motion to Suppress Evidence wherein Defendant requests this Trial Court to suppress the blood test results obtained from Defendant, and after review of the testimony and evidence presented during the June 18, 2018 Suppression Hearing, as well as a review of relevant statutory and case law, and this Trial Court's accompanying Findings of Fact and Conclusions of Law, incorporated herein pursuant to Pa.R.Crim.P. 581; and also in view that the Commonwealth amended Count One of the Criminal Information from Driving Under the Influence, Highest Rate of Alcohol, BAC 0.16% or greater, First Offense to the charge of Driving Under the Influence, General Impairment, Second Offense, Accident in violation of 75 Pa.C.S. § 3802(a)(1), which does not require evidence of Defendant's blood alcohol content, it is hereby **ORDERED, ADJUDGED AND DECREED** that the Commonwealth's Motion to Suppress Evidence is **DISMISSED** as being rendered moot.

BY THE COURT

/s/ **Stephanie Domitrovich, Judge**

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11738-18 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Mary Grace Cirillo to Marygrace Cirillo.

The Court has fixed the 16th day of August, 2018 at 9:30 a.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.

July 13

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11735-18 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Paul King to Paul Kafando. The Court has fixed the 8th day of August, 2018 at 8:50 a.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.

July 13

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated June 29, 2018, John Edwin Cooper, of Erie County, is Disbarred on Consent from the Bar of this Commonwealth, effective July 29, 2018.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the Supreme Court of Pennsylvania

July 13

LEGAL NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY

**DOCKET NO.: 12836-16
NOTICE OF SHERIFF
SALE PURSUANT TO
PENNSYLVANIA RULE OF
CIVIL PROCEDURE 3129**

THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF CWTAL, INC.,
ALTERNATIVE LOAN TRUST
2005-10CB, MORTGAGE PASS
THROUGH CERTIFICATES,
SERIES 2005-10CB, Plaintiff
vs.

EMILY JOHNSON, AS
ADMINISTRATRIX OF
THE ESTATE OF TIMOTHY
E. MILLER, DECEASED;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER TIMOTHY
E. MILLER, DECEASED;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER JONATHAN
MILLER, DECEASED,
Defendants

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors,
Assigns, and all Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Jonathan
Miller, Deceased, 26 Park Street,
North East, PA 16428

Unknown Heirs, Successors
Assigns, and all Persons, Firms, or
Associations Claiming Right, Title
or Interest from or under Timothy
E. Miller, Deceased, 26 Park Street,
North East, PA 16428

Your house (real estate) at 26 Park
Street, North East, PA 16428 is
scheduled to be sold at the Sheriff's
Sale on September 21, 2018, at 10:00
a.m. at the Erie County Courthouse,
140 West 6th Street, Erie, PA, 16501
to enforce the court judgment of
\$103,205.54 obtained by the Plaintiff
against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE**

**TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale, you
must take immediate action:

1. The sale will be canceled if you
pay to Plaintiff the back payments,
late charges, costs, and reasonable
attorney's fees due. To find out how
much you must pay, you may call
Mattleman, Weinroth & Miller, P.C.,
at (856) 429-5507.
2. You may be able to stop the sale
by filing a petition asking the Court
to strike or open the judgment, if the
judgment was improperly entered.
You may also ask the Court to
postpone the sale for good cause.
3. You may also be able to stop the
sale through other legal proceedings.
You may need an attorney to assert
your rights. The sooner you contact
one, the more chance you will have of
stopping the sale. (See the following
notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE
TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER
RIGHTS**

1. If the Sheriff's Sale is not stopped,
your property will be sold to the
highest bidder. You may find out
the price bid by calling Mattleman,
Weinroth & Miller, P.C., at (856)
429-5507.
2. You may be able to petition the
Court to set aside the sale if the
bid price was grossly inadequate
compared to the value of your
property.
3. The sale will go through only if
the buyer pays the Sheriff the full
amount due on the sale. To find out
if this has happened, you may call
Mattleman, Weinroth & Miller, P.C.,
at (856) 429-5507.
4. If the amount due from the buyer
is not paid to the Sheriff, you will
remain the owner of the property as
if the sale never happened.
5. You have a right to remain in
the property until the full amount
due is paid to the Sheriff and the
Sheriff gives a deed to the buyer. At
that time, the buyer may bring legal
proceedings to evict you.
6. You may be entitled to a share
of the money which was paid for
your real estate. A schedule of
distribution of the money bid for

your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with his schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER 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 REDUCED FEE OR NO FEE.

Lawyer Referral Service
Erie County Lawyer
& Information Service
P.O. Box 1792
Erie, PA 16507
(814) 459-4411

July 13

Structured Settlements.

Financial Planning.

Special Needs Trusts.

Settlement Preservation
Trusts.

Medicare Set-Aside Trusts.

Settlement Consulting.

Qualified Settlement
Funds.

800-229-2228

www.NFPStructures.com



Structured
Settlements

WILLIAM S. GOODMAN

Certified Structured Settlement Consultant

- 27 Years of Experience in Structured Settlements, Insurance and Financial Services
- One of the Nation's Top Structured Settlement Producers Annually for the Past 20 Years
- Nationally Prominent and a Leading Authority in the Field
- Highly Creative, Responsive and Professional Industry Leader
- NFP is ranked by *Business Insurance* as the 5th largest global benefits broker by revenue, and the 4th largest US-based privately owned broker

The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

- Lawyers Professional Liability
- Business Insurance
- Medical & Dental
- Life Insurance
- Disability Insurance



AFFINITY
www.usiaffinity.com

Call 1.800.327.1550 for your FREE quote.

We provide **Financial Balance.**

Commercial Banking Division
2035 Edinboro Road • Erie, PA 16509
Phone (814) 868-7523 • Fax (814) 868-7524
www.ERIEBANK.bank

ERIEBANK®
A division of CNB Bank

Our Commercial Bankers are experienced, dedicated, and committed to providing exceptional service.

Working in partnership with legal professionals, we provide financial insight and flexible solutions to fulfill your needs and the needs of your clients.

Contact us today to learn more.

MEMBER
FDIC



Attorney time is **VALUABLE**. Your livelihood depends on **BILLABLE HOURS** and **QUALITY** legal work. Stop running in circles and make **EVERY MINUTE** count.

LET T2 SQUARE UP YOUR BUSINESS.

T2 MANAGEMENT SOLUTIONS^{LLC}

- CLIENT DEVELOPMENT
- HUMAN RESOURCES
- FINANCIAL MANAGEMENT
- PRODUCTIVE PROCESSES

814.572.2294 ▪ tsp@t2management.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

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

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

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

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

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
MARTHAE. 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

**BROWER, ANTHONY E.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Douglas A. Brower, 304 California Dr., Erie, PA 16505
Attorney: None

**CROSS, NANCY M.,
deceased**

Late of City of Erie, Erie County, Commonwealth of Pennsylvania
Co-Executors: Robert M. Cross and Timothy C. Cross, 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

**FISH, MARY S., a/k/a
MARY FISH,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Deborah F. Lane, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kevin M. Monahan, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAFF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**GOODALL, MARGARET A.,
deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Carolyn A. Sabolcik & Susan Grace Norris, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**GRAHAM, MARGARET M.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Michael G. Graham, c/o 6350 Meadowrue Lane, Erie, PA 16505-1027
Attorney: Scott E. Miller, Esquire, 6350 Meadowrue Lane, Erie, PA 16505-1027

**KINSELLA, SUZANNE R.,
deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Lynne K. Doyle, c/o Thomas C. Hoffman, II, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MURDOCK, SHANE I.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Administratrix: Stephanie M. Murdock, 3015 El Corto Way, Erie, PA 16506-1601
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**PANITZKE, CAROL D.,
deceased**

Late of the Township of McKean, County of Erie and Commonwealth of Pennsylvania
Executor: Chris T. Panitzke
Attorney: James H. Richardson, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**PHILLIPS, STELLA R., a/k/a
STELLA PHILLIPS, a/k/a
STELLAROGOSKYPHILLIPS,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Mary Phillips Hecht, 252 Tillbrook Rd., Irwin, PA 15642
Attorney: None

**ROPIECKI, NORBERT F.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Daniel Palkovic, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Micheal J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**SINGER, ELSIE J.,
deceased**

Late of the City of Erie, County of Erie
Executor: Nancy J. Grau, 15 Canfield Terrace, Orchard Park, NY 14127
Attorney: John C. Melaragno, Esquire, MELARAGNO, PLACIDI, PARINI & VEITCH, 502 West Seventh Street, Erie, PA 16502

**ZMYSLINSKI, STEPHEN M.,
deceased**

Late of North East Township, Erie County, North East, PA
Executor: Richard Zmyslinski, 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

SECOND PUBLICATION

**ALEKSANDROWICZ,
BERNARD,
deceased**

Late of Township of Millcreek,
Erie County, Pennsylvania
Executor: Carol Rodgers, c/o
Martone & Peasley, 150 West Fifth
Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone,
Esquire, Martone & Peasley,
150 West Fifth Street, Erie,
Pennsylvania 16507

**FULLER, GLADYS E., a/k/a
GLADYS ELIZABETH FULLER,
deceased**

Late of the Township of McKean,
County of Erie and State of
Pennsylvania
Executor: Charles W. Fuller, c/o
Justin L. Magill, Esq., 821 State
Street, Erie, PA 16501
Attorney: Justin L. Magill, Esquire,
821 State Street, Erie, PA 16501

**JORDAN, DOROTHY E.,
deceased**

Late of the Township of Wayne,
County of Erie, Commonwealth
of Pennsylvania
Executrix: Sharon A. Beezub, 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

**MUSCARO, RICHARD M.,
deceased**

Late of Millcreek Township, Erie
County, Pennsylvania
Executrix: Janice Lawrence, c/o
Jeffrey D. Scibetta, Esq., 120 West
Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**RASTATTER, LUCILLE V.,
deceased**

Late of Erie County, Erie, PA
Executrix: Marleen L. Bohrer, 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

**SPEIER, WILLIAM F., JR.,
deceased**

Late of Millcreek Township,
Erie County, Commonwealth of
Pennsylvania
Executor: David T. Speier, c/o
Thomas C. Hoffman, II, Esq., 120
West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**SPIRINGER, FLORENCE A.,
deceased**

Late of the City of Erie, Erie
County, Commonwealth of PA
Co-Executors: Janice M.
Luthringer and Diane L. Wiler,
c/o Jerome C. Wegley, Esq., 120
West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**STEWART, THOMAS M.,
deceased**

Late of the Township of
Harborcreek, County of Erie,
Commonwealth of Pennsylvania
Administrator: Shelley Stewart,
c/o The McDonald Group, L.L.P.,
456 West 6th Street, Erie, PA
16507-1216
Attorney: Valerie H. Kuntz,
Esquire, The McDonald Group,
L.L.P., 456 West 6th Street, Erie,
PA 16507-1216

THIRD 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

**BUczynski, 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



Forensic Accounting Specialists

fraud detection, prevention and investigation

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

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

MALONEY, REED, SCARPITTI & COMPANY, LLP

Certified Public Accountants and Business Advisors

www.mrs-co.com



Joseph P. Maloney, CPA, CFE • James R. Scarpitti, CPA
Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

Confidential inquiries by phone or email to mrsinfo@mrs-co.com.

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

JAMES D. CAIRNS, III.....888-863-9115
3256 West 26th Street, Suite 1(f) 215-789-6953
Erie, PA 16506

MATTHEW B. WACHTER.....814-572-7467
VP Finance & Development
Erie Downtown Development Corporation
417 State Street
Erie, PA 16501 matthew.wachter@erieddc.org

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**.*

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF PENNSYLVANIA'S LEGAL JOURNALS?



► Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.

► It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

When we talk about IT, we mean business.

featuring:

IT Services
Internet
Voice
HDTV

Matt Wiertel
Director of Sales & Marketing

VNET
velocity network

With our vast fiber optic network, we deliver scalable internet, voice services, and HDTV to empower businesses to compete in a global market.

And with our team's broad range of expertise and cutting-edge solutions, we offer IT assurance to business owners across the region allowing them to focus on one thing – running their business.

Contact us at (814) 833-9111 or sales@velocitynetwork.net