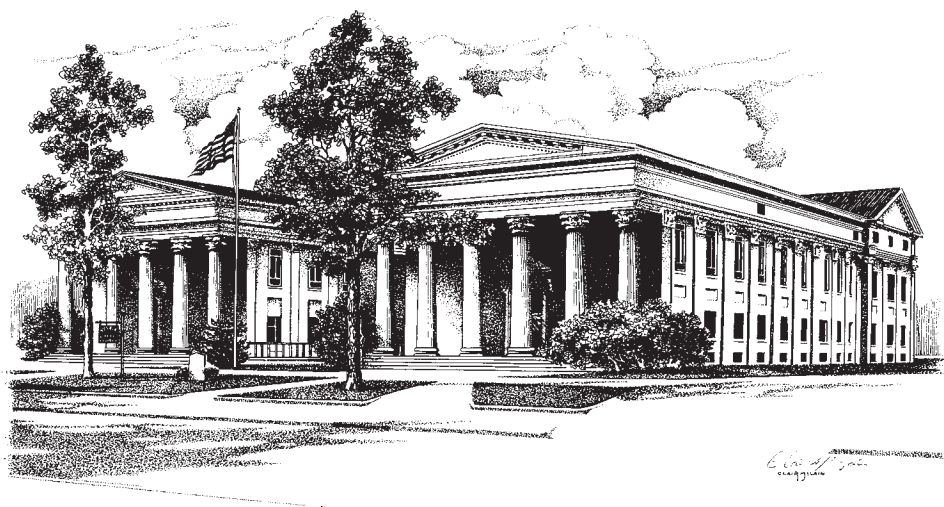


Erie County Legal Journal

November 9, 2018

Vol. 101 No. 45



101 ERIE

Erie County Legal Journal

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

Managing Editor: Megan E. Black

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

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

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

Erie County Bar Association

Calendar of Events and Seminars

MONDAY, NOVEMBER 12, 2018

Veteran's Day Observed
Erie County and Federal Courthouses Closed

MONDAY, NOVEMBER 12, 2018

Budget Committee Meeting
ECBA Headquarters
8:30 a.m.

WEDNESDAY, NOVEMBER 14, 2018

In-House Counsel Meeting
ECBA Headquarters
Noon

FRIDAY, NOVEMBER 16, 2018

Investiture of Susan Paradise Baxter
as a Judge of the United States District Court
Western District of Pennsylvania
United States Courthouse
17 South Park Row
4:00 p.m.

MONDAY, NOVEMBER 19, 2018

ECBA Board of Directors Meeting
ECBA Headquarters
Noon

TUESDAY, NOVEMBER 20, 2018

Family Law Section Meeting
Judge Walsh's Courtroom
Noon

THURSDAY, NOVEMBER 22, 2018

FRIDAY, NOVEMBER 23, 2018

Thanksgiving Holiday
ECBA Office Closed
Erie County and Federal Courthouses Closed

TUESDAY, NOVEMBER 27, 2018

ECBA Live Seminar

Bridge the Gap

ECBA Headquarters

1:00 p.m. - 3:00 p.m.

For those required to attend
4 hours ethics

POSTPONED UNTIL 2019

WEDNESDAY, NOVEMBER 28, 2018

Estate Section Meeting
The Will J. Schaaf & Mary B. Schaaf Education Center
4 p.m.

THURSDAY, NOVEMBER 29, 2018

Defense Bar Only Meeting
ECBA Headquarters
Noon



Erie County Bar
Association



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

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NEW 2019 FEE INFORMATION

New 2019 fee information for the Prothonotary and Clerk of Courts is being published in the PA Bulletin and will be available from the Prothonotary and Clerk of Courts offices in hardcopy, by listserve and on the County website.

Kenneth J. Gamble
Clerk of Records

Nov. 9, 16



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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania, In re: Change of Name of Kaylin Michele Lupole, No. 12779-2018

Notice is hereby given that on October 30, 2018, the Petition of Kaylin Michele Lupole was filed with the above-identified Court, requesting an Order authorizing Petitioner to change her surname from Lupole to Karle. The Court has fixed December 13, 2018 at 3:00 pm before the Honorable Stephanie Domitrovich, Courtroom G, Room 222 of the Erie County Courthouse, Erie, Pennsylvania, as the time and place for hearing on said Petition, when and where all persons interested may appear and show cause, if any, why the prayer of relief of the said Petition should not be granted.

Melissa L. Pagliari, Esquire
Attorney for Petitioner
337 West Tenth Street
Erie, Pennsylvania 16502
(814) 456-6144
Pa. S.Ct. #200239

Nov. 9

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Docket No. 12752-18 Notice is hereby given that on the 25th day of October, 2018, the Petition of Caitlyn Shablowski on behalf of the minor child L.M.M. was filed in the above-named Court, requesting an Order to change his/her name to L.M.S.

The Court has fixed the 3rd day of December, 2018 at 9:00 am in Court Room G., Room 222 of the Erie County Court House, Erie, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request for the Petitioner should not be granted.

Nov. 9

DISSOLUTION NOTICE

LEGAL NOTICE is hereby given by ERIE SPORT STORE, INC. (the "Corporation") of its dissolution. All persons having a claim against the Corporation are required to present

their claims in accordance with this Notice.

1. Claims must be presented in writing and must contain sufficient information to inform the Corporation of the identity of the claim and the substance of the claim.
 2. Claims must be mailed to P.O. Box 3304, Erie, PA 16508.
 3. The deadline by which claims must be given the Corporation is January 31, 2019.
 4. A claim will be barred if not received by the deadline.
 5. The Corporation will make distributions to its Shareholders after the deadline date without further notice to any claimant. .
- KNOX MCLAUGHLIN GORNALL
& SENNETT, P.C.
120 West 10th Street
Erie, PA 16501

Nov. 2, 9

**LEGAL NOTICE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA**

NO. 12493
TERM, 2018
EMINENT DOMAIN
PROCEEDING

IN REM
IN RE: CONDEMNATION
BY THE COMMONWEALTH
OF PENNSYLVANIA,
DEPARTMENT OF
TRANSPORTATION, OF THE
RIGHT-OF-WAY FOR STATE
ROUTE 0090, SECTION
A29 IN THE TOWNSHIP OF
SPRINGFIELD

**NOTICE OF CONDEMNATION
AND DEPOSIT OF
ESTIMATED JUST
COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on September

28, 2018 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on August 17, 2018 a plan entitled Drawings Reestablishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0090 Sec A29 R/W in Erie County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on September 6, 2018, in Erie County Pennsylvania.

The purpose of the condemnation is to acquire property for the completion of the reconstruction of SR0090-A29.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.: 2500834000

Parcel No.: 16

Name: Timothy E. Slocum

Address: 5522 Pond Rd., West Springfield, PA 16443

The power or right of the Secretary of Transportation of the Commonwealth

of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice. FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Greg Hughes

District Right-of-Way Administrator
Engineering District 1-0
Pennsylvania Department
of Transportation

Nov. 9

LEGAL NOTICE

Erie County

Court of Common Pleas

Number: 12329-18

Notice of Action in

Mortgage Foreclosure

HomeBridge Financial Services, Inc.,
Plaintiff v. Sarah Marinelli, Known
Surviving Heir of Alfred F. Marinelli

and Unknown Surviving Heirs of Alfred F. Marinelli, Defendants
TO: Unknown Surviving Heirs of Alfred F. Marinelli. Premises subject to foreclosure: 3004 Auburn Street, Erie, Pennsylvania 16508. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, P.O. Box 1792, Erie, Pennsylvania 16507, (814) 459-4411. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Philadelphia, PA 19109, 215-790-1010

Nov. 9

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY, PA
CIVIL ACTION - LAW
U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE
FOR PENNSYLVANIA HOUSING
FINANCE AGENCY, PLAINTIFF
VS.
RICKAYLAHA ANTIONETTE
RANSOM AND PRECIOUS
REKITA MONIQUE RANSOM
IN THEIR CAPACITY AS
KNOWN HEIRS OF RICHARD
D. RANSOM, DECEASED
AND THE UNKNOWN HEIRS
OF RICHARD D. RANSOM,
DECEASED, DEFENDANTS
MORTGAGE FORECLOSURE
NO. 13520-17
TO: THE UNKNOWN HEIRS

**OF RICHARD D. RANSOM,
DECEASED:**

You are hereby notified that on December 20, 2017, Plaintiff, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, filed a Complaint in Mortgage Foreclosure endorsed with a Notice to Defend against you in the Court of Common Pleas of Erie County, Pennsylvania, docketed to No. 13520-17 wherein Plaintiff seeks to foreclose its mortgage securing your property located at 2614 Warfel Avenue, Erie, PA 16510, whereupon your property would be sold by the Sheriff of Erie County.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Lawyer Referral and
Information Service

P.O. Box 1792
Erie, PA 16507

Phone: (814) 459-4411

Leon P. Haller, Esquire
Attorney ID #15700

1719 North Front Street
Harrisburg, Pa. 17102
717-234-4178

Nov. 9

LEGAL NOTICE

IN THE UNITED STATES
DISTRICT COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA
CIVIL ACTION NO. 1:17-cv-00294
UNITED STATES OF AMERICA,
Plaintiff
vs.

MICHAEL E. WEBER and
CATHERINE J. WEBER,
Defendants

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at Erie County Deed Book Volume 1176, Page 368.

SAID SALE to be held at the Erie County Courthouse, 140 West Sixth Street, Room 209, Erie, PA 16501 at 10:00 a.m. prevailing standard time, on December 12, 2018.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. (28) 5-6.3-15 recorder in Erie County, Pennsylvania, commonly known as: 10314 Rose Street, Lake City, PA 16423. IDENTIFIED as Tax/ Parcel No.: (28) 5-6.3-15 in the Deed Registry Office of Erie County, Pennsylvania. HAVING erected a dwelling thereon known as 10314 ROSE STREET, LAKE CITY, PA 16423. BEING the same premises conveyed to Michael E. Weber and Catherine J. Weber, dated September 22, 2004, and recorded on September 24, 2004 in the office of the Recorder of Deeds in and for Erie County, Pennsylvania. Seized and taken in execution as the property of Michael E. Weber and Catherine J. Weber at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of

Execution as Civil Action No. 1:17-cv-00294.

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

Nov. 9, 16, 23, 30

LEGAL NOTICE

IN THE UNITED STATES
DISTRICT COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA
CIVIL ACTION NO.
1:17-CV-00049-AJS
UNITED STATES OF AMERICA,
Plaintiff
vs.

WILSON & SON FARMS, A
PENNSYLVANIA PARTNERSHIP,
BRADLEY W. WILSON, LORI J.
WILSON (KARNS), GUY LEROY
AND JAMES WINSCHHEL,
Defendants

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Erie County Deed Book Volume 601, Page 2133, and Volume 1522, Page 591.

SAID SALE to be held at the Erie County Courthouse, 140 West Sixth Street, Room 209, Erie, PA 16501 at 10:00 a.m. prevailing standard time, on December 12, 2018.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel Nos. (49)-017-043.0-001.00, (49)-017-043.0-004.00 and (49)-020-044.0-21.00 recorded in Erie County, Pennsylvania, commonly known as: 12135 Turnpike Road, Corry, PA 16407, 18345 King Road, Corry, PA 16407 and 18358 King Road, Corry, PA 16407. IDENTIFIED as Tax/ Parcel Nos.: (49)-017-043.0-001.00, (49)-017-043.0-004.00 and (49)-020-044.0-21.00 in the Deed Registry Office of Erie County, Pennsylvania. HAVING erected a dwelling thereon known as 12135 TURNPIKE ROAD, CORRY, PA 16407, 18345 KING ROAD, CORRY, PA 16407 and 18358 KING ROAD, CORRY, PA 16407.

BEING part of the same land conveyed to Bradley W. Wilson by deed dated September 8, 1998 and recorded in Erie County Deed Book 601, Page 2133, on November 24, 1998, currently known as 12135 Turnpike Road, Corry, PA and bearing Parcel No. (49)-017-043.0-001.00.

AND being part of the same land conveyed to Wilson and Son Farms, A Partnership, consisting of Bernard W. Wilson and Bradley W. Wilson by deed of Bernard W. Wilson and Norma L. Wilson, his wife, dated January 17, 1984 and recorded in Erie County Deed Book 1522, Page 591, on January 18, 1984, currently known as 18345 King Road, Corry, PA and 18358 King Road, Corry, PA and bearing Parcel Nos. (49)-017-043.0-004.00 and (49)-020-

044.0-21.00.

Seized and taken in execution as the property of Wilson & Son Farms, A Pennsylvania Partnership, Bradley W. Wilson, Lori J. Wilson (Karns), Guy Leroy and James Winschel at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:17-cv-00049.

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

bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed

by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

Nov. 9, 16, 23, 30

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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

NOVEMBER 16, 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

Oct. 26 and Nov. 2, 9

SALE NO. 1

Ex. #11779 of 2018

**WALTER R. BENDER, JR.,
trading as Bender Investments,
Plaintiff**

v.

**DARYL W. HOSEY and
OCCUPANT(S), Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-11779, Walter R. Bender, Jr. vs. Daryl W. Hosey, owners of property situate in the Township of Fairview, Erie County, Pennsylvania being: 960 Sirak Drive, Fairview, Pennsylvania. 100' X 207.04' X 100' X 207.04' Assessment Map Number: (21) 11-9-3.01

Assessed Value Figure: \$121,800.00

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

Oct. 26 and Nov. 2, 9

SALE NO. 2

Ex. #11765 of 2018

**NORTHWEST BANK f/k/a
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**WALTER O. WALKER, JR. and
AMY L. WALKER, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-11765, Northwest Bank vs. Walter O. Walker, Jr. and Amy L. Walker, owners of property situate in the Borough of Lake City, Erie County, Pennsylvania being: 1018 Lake Street, Lake City, Pennsylvania.

Approx. 1.524 acres

Assessment Map Number: (28) 4-5-5 and (28) 4-5-6

Assessed Value Figure: \$160,500.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Oct. 26 and Nov. 2, 9

SALE NO. 3

Ex. #13079 of 2014

**DS&K INVESTMENTS, LLC,
Plaintiff**

v.

**ANDREA E. BUBNA, Defendant
DESCRIPTION**

By virtue of Writ of Execution filed at No. 13079-2014, DS&K Investments, LLC v. Andrea E. Bubna, owner of the following properties identified below:

1) Situate in the Borough of Girard, County of Erie, and Commonwealth of Pennsylvania at 217 Penn Avenue, Girard, Pennsylvania 16417:

Assessment Map No.: (23) 12-34-16

Assessed Value Figure: \$71,450.00

Improvement Thereon: Residential House
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222, ext. 1045

Oct. 26 and Nov. 2, 9

SALE NO. 4

Ex. #11540 of 2018

**PAT LYON and MARY LYON,
Plaintiffs**

v.

**JAMES WINSCHER and
BENJAMIN BERLIN and
WINSCHER and BERLIN
BUILDERS, LLC, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-11540, Pat Lyon and Mary Lyon vs. James Winschel, Benjamin Berlin and Winschel and Berlin Builders, Inc., owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1766 East Grandview Boulevard, Erie, Pennsylvania.

Approx. 0.1286 Acre

Assessment Map Number: (18) 5226-100

Assessed Value Figure: \$50,540.00

Improvement Thereon: Residence

Norman A. Stark, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Oct. 26 and Nov. 2, 9

SALE NO. 5

Ex. #11541 of 2018

**PAT LYON and MARY LYON,
Plaintiffs**

v.

**JAMES WINSCHER and
BENJAMIN BERLIN and
WINSCHER and BERLIN
BUILDERS, LLC, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-11541, Pat Lyon and Mary Lyon vs. James Winschel, Benjamin Berlin and Winschel and Berlin Builders, Inc., owners of property situate in the City of Erie, Erie County, Pennsylvania

being: 802 West 8th Street, Erie, Pennsylvania.
 Approx. 0781 Acre
 Assessment Map Number: (17) 4025-100
 Assessed Value Figure: \$50,000.00
 Improvement Thereon: Residence
 Norman A. Stark, Esq.
 Marsh Spaeder Baur Spaeder
 & Schaaf, LLP
 300 State Street, Suite 300
 Erie, Pennsylvania 16507
 (814) 456-5301

Oct. 26 and Nov. 2, 9

SALE NO. 6

Ex. #11996 of 2014

**Beneficial Opportunity Fund,
 LLC, Plaintiff**

v.

**Richard J. Bohrer, Defendant
 DESCRIPTION**

By Virtue of Writ of Execution filed to No. 11996-14, Beneficial Opportunity Fund, LLC vs. Richard J. Bohrer, as Sole Owner, owner(s) of property situated in Fifth Ward, City of Erie, Erie County, Pennsylvania being 314 East 32nd Street, Erie, PA 16504
 0.2178 Acres
 Assessment Map number: 18050080010700
 Assessed figure: 71,900.00
 Improvement thereon: Cape Style, Single Family, Residential Dwelling
 Stephen M. Hladik, Esquire
 289 Wissahickon Avenue
 North Wales, PA 19454
 (215) 855-9521

Oct. 26 and Nov. 2, 9

SALE NO. 7

Ex. #10796 of 2018

**BAYVIEW LOAN SERVICING,
 LLC, Plaintiff**

v.

**The Unknown Heirs of LAMAR
 ANDERSON, Deceased,
 MICHAEL ANDERSON Solely
 in His Capacity as Heir of
 LAMAR ANDERSON, Deceased,
 Defendant(s)
 DESCRIPTION**

The land hereinafter referred to is situated in the City of Erie, County of Erie, State of PA, and is described as follows:
 Beginning at a point in the East

line of Camphausen Avenue three hundred forty (340) feet North of the North line of the Buffalo Road; thence Northwardly along the East line of Camphausen Avenue eighty (80) feet to a point; thence Eastwardly parallel with the Buffalo Road one hundred fifteen and one-fourth (115-1/4) feet to a point; thence Southwardly parallel with the East line of Camphausen Avenue eighty (80) feet to a point; thence Westwardly parallel with the Buffalo Road one hundred fifteen and one-fourth (115-1/4) feet to the East line of Camphausen Avenue and the place of beginning, being Lots Numbered 9 and 10 of the Camphausen Subdivision according to plan of the same as recorded in Erie County, Pennsylvania Map Book 1 Page 351 and more.

APN: 15021010021600
 PROPERTY ADDRESS: 1917 Camphausen 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

Oct. 26 and Nov. 2, 9

SALE NO. 8

Ex. #10325 of 2018

**CITIZENS BANK, N.A., Plaintiff
 v.**

**EILEEN A. COREY AKA
 EILEEN COREY, HAROLD
 E. COREY II AKA HAROLD
 COREY, Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Tract 196, Harborcreek Township, Erie County, Pennsylvania, bounded and described as follows, to-wit:
 BEGINNING at a point on the centerline of Davison Road (as a 50' right-of-way), said point being the southwest corner of land conveyed to James P. Sheridan, et ux by deed recorded in Erie County Deed Book 1626 at page 310 and as shown by a plan of the same as recorded in Erie County Map Book 29 at page 133; THENCE along the south line of the same N. 45 degrees 00 minutes

25 seconds E., passing over an iron survey point at 25.21 feet, a total distance of 398.48 feet to an iron survey point;
 THENCE S. 33 degrees 31 minutes 15 seconds E., 303.58 feet to an iron survey point;
 THENCE S. 45 degrees 00 minutes 25 seconds W., passing over an iron point at 274.29 feet, a total distance of 299.50 feet to a point on the centerline of Davison Road;
 THENCE along said centerline N. 52 degrees 23 minutes 10 seconds W., 300 feet to the place of beginning.

Being Lot No. 2 of Survey for Harold Corey, prepared by James No. Helffrich, Registered Surveyor, recorded in Erie County Map Book 30, at page 188.

PARCEL No.: 27032125001004
 PROPERTY ADDRESS: 1865 Davison Road, Harborcreek, PA 16421

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

Oct. 26 and Nov. 2, 9

SALE NO. 9

Ex. #11752 of 2017

**BAYVIEW LOAN SERVICING,
 LLC, A DELAWARE LIMITED
 LIABILITY COMPANY,
 Plaintiff**

v.

**DONALD A. MCCALMON,
 SHERRILYN L. MCCALMON,
 Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND IN BOROUGH OF ALBION, ERIE COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1019 PAGE 682 ID#1-4-18-13, BEING KNOWN AND DESIGNATED AS A METES AND BOUNDS PROPERTY 59N MAIN ST.
 BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM JOSEPH R CURRY, JR AND KATHLEEN A CURRY HUSBAND AND WIFE TO

DONALD A MCCALMON AND
SHERRILYN L MCCALMON
HUSBAND AND WIFE, DATED
03/28/1970 RECORDED ON
03/31/1970 IN BOOK 1019,
PAGE 682 IN ERIE COUNTY
RECORDS, COMMONWEALTH
OF PA.
PARCEL No.: 01-004-0180-01300
PROPERTY ADDRESS: 59 North
Main Street, Albion, PA 16401
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence
Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Oct. 26 and Nov. 2, 9

SALE NO. 10

Ex. #12631 of 2017
MIDFIRST BANK, Plaintiff
v.

KRIS L. KOSSBIEL AND THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT,
Defendants

DESCRIPTION

By virtue of a Writ of Execution
No. 12631-17, MIDFIRST BANK,
Plaintiff vs. KRIS L. KOSSBIEL
AND THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT, Defendants
Real Estate: 1052 WEST 31ST
STREET, ERIE, PA 16508
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 29.5 x 135
See Deed Book 1499 / 0403
Tax I.D. (19) 6038-232
Assessment: \$16,200 (Land)
\$69,470 (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

Oct. 26 and Nov. 2, 9

SALE NO. 11

Ex. #10983 of 2018
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.
THOMAS L. LOOMIS II,
Defendants

DESCRIPTION

By virtue of a Writ of Execution No.
2018-10983, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. THOMAS L. LOOMIS
II, Defendants
Real Estate: 503 EAST 2ND
STREET, ERIE, PA 16507
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 40 x 80
See Deed Book 1243, page 1143
Tax I.D. (14) 1018-212
Assessment: \$6,600 (Land)
\$28,100 (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

Oct. 26 and Nov. 2, 9

SALE NO. 12

Ex. #11363 of 2018
Wells Fargo Bank, N.A., Plaintiff
v.

Deltheia N. Durah, Defendant

DESCRIPTION

By virtue of a Writ of Execution
file to No. 2018-11363, Wells Fargo
Bank, N.A. vs. Deltheia N. Durah,
owner(s) of property situated in
the City of Erie, County of Erie,
Commonwealth of Pennsylvania
being 2112 McClelland Avenue,
Erie, PA 16510
1176 SQFT
Assessment Map Number:
18051034020300
Assessed Value figure: \$66,410.00
Improvement thereon: Single
Family Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 26 and Nov. 2, 9

SALE NO. 13

Ex. #11155 of 2018
Wells Fargo Bank, NA, Plaintiff
v.

Dung D. Pham, Defendant

DESCRIPTION

By virtue of a Writ of Execution
file to No. 2018-11155, Wells Fargo

Bank, NA vs. Dung D. Pham,
owner(s) of property situated
in the Township of Fairview,
County of Erie, Commonwealth
of Pennsylvania being 7725 West
Ridge Road, Fairview, PA 16415
3.91000
Assessment Map Number:
21080019000400
Assessed Value figure: \$164,000.00
Improvement thereon: Single
Family Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 26 and Nov. 2, 9

SALE NO. 14

Ex. #12836 of 2016
The Bank of New York Mellon
f/k/a The Bank of New York, as
Trustee for the Certificateholders
of CWALT, Inc., Alternative
Loan Trust 2005-10CB, Mortgage
Pass Through Certificates, Series
2005-10CB, Plaintiff

v.

Emily Johnson and Unknown
Heirs, Successors, Assigns and all
Persons, Firms, or Associations
Claiming Right, Title or Interest
from or under Timothy E. Miller,
Deceased and Unknown Heirs,
Successors, Assigns and all
Persons, Firms, or Associations
Claiming Right, Title or Interest
from or under Jonathan Miller,
Deceased, Defendants

DESCRIPTION

By virtue of a Writ of Execution
filed to No. 12836-16, The Bank
of New York Mellon f/k/a The
Bank of New York, as Trustee for
the Certificateholders of CWALT,
Inc., Alternative Loan Trust 2005-
10CB, Mortgage Pass Through
Certificates, Series 2005-10CB,
Plaintiff, v. Emily Johnson and
Unknown Heirs, Successors,
Assigns and all Persons, Firms, or
Associations Claiming Right, Title
or Interest from or under Timothy
E. Miller, Deceased and Unknown
Heirs, Successors, Assigns and all
Persons, Firms, or Associations
Claiming Right, Title or Interest
from or under Jonathan Miller,

Deceased, owner(s) of property situated in Borough of North East, Erie County, Pennsylvania being 26 Park Street, North East, PA 16428
0.0611 Acres
Assessment Map number: 35002016001900
Assessed Value figure: 96,400.00
Improvement thereon: Single Family
Robert W. Williams
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
(856) 429-5507

Oct. 26 and Nov. 2, 9

SALE NO. 16

Ex. #14183 of 2011

Wilmington Savings Fund Society, FSB D/B/A Christiana Trust Not in its Individual Capacity but Solely as Trustee for Winsted Funding Finance Trust 2015-1, Plaintiff

v.

Vincent L. Proctor A/K/A Vincent L. Proctor, II and Melinda D. Proctor, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 14183-11, Wilmington Savings Fund Society, FSB D/B/A Christiana Trust Not in its Individual Capacity but Solely as Trustee for Winsted Funding Finance Trust 2015-1 v. Vincent L. Proctor A/K/A Vincent L. Proctor, II and Melinda D. Proctor

Vincent L. Proctor A/K/A Vincent L. Proctor, II, owner of property situated in the City of Erie, Erie County, Pennsylvania being 933 West 31st Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19 06.0 040.0 116.00
Assessment: \$75,300.00

Improvements: Residential Dwelling
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Oct. 26 and Nov. 2, 9

SALE NO. 17

Ex. #13002 of 2017

PNC BANK, NATIONAL ASSOCIATION, successor in interest to NATIONAL CITY

BANK OF PENNSYLVANIA, Plaintiff

v.

JOHN P. MUROSKY, SUSAN ZEIBER, and THE UNITED STATES OF AMERICA,

Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13002-2017, PNC Bank, National Association, successor in interest to National City Bank of Pennsylvania, Plaintiff vs. John P. Murosky, Susan Zeiber, and The United States of America, Defendants, owner(s) of property situated in the Township of Lawrence Park, Erie County, Pennsylvania being 2300 Lakeside Drive, Erie, PA 16511

60 x 160.7; 2610 SF; 0.2886 acres
Assessment Map number: 29001001004103

Assessed Value figure: \$289,400.00
Improvement thereon: 1 story dwelling

Justin M. Tuskan, Esquire
Metz Lewis Brodman Must
O'Keefe LLC

535 Smithfield Street, Suite 800
Pittsburgh, PA 15222
412.918.1100

Oct. 26 and Nov. 2, 9

SALE NO. 18

Ex. #11105 of 2018

U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-1, Plaintiff

v.

Anita E. Bayle and Timothy R. Bayle, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-11105, U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-1 vs. Anita E. Bayle and Timothy R. Bayle, owners of property situated in Amity Township, Erie County, Pennsylvania being 8163 Welch Road, Union City, PA 16438

1659 Square Feet / 6,4200 Acres
Assessment Map number: 02007016100300

Assessed Value figure: \$77,470.00

Improvement thereon: Residential Dwelling
Roger Fay, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Oct. 26 and Nov. 2, 9

SALE NO. 19

Ex. #13394 of 2017

U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10, Plaintiff

v.

Debra L. Murphy, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-13394, U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10 vs. Debra L. Murphy, owners of property situated in Millcreek Township, Erie County, Pennsylvania being 1620 Clifford Drive, Erie, PA 16506

1,020 Square Feet, 0.4821 Acres
Assessment Map number: 33023127001600

Assessed Value figure: \$95,800.00
Improvement thereon: Residential Dwelling

Roger Fay, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Oct. 26 and Nov. 2, 9

SALE NO. 20

Ex. #10233 of 2018

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff

v.

Justin Pfadt, known heir of Thomas Pfadt a/k/a Thomas J. Pfadt, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Thomas J. Pfadt, Deceased, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-10233, Nationstar

Mortgage LLC d/b/a Mr. Cooper vs. Justin Pfadt, known heir of Thomas Pfadt a/k/a Thomas J. Pfadt, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Thomas J. Pfadt, Deceased, owners of property situated in Millcreek Township, Erie County, Pennsylvania being 4821 Summer Street, Erie, PA 16509
840 Square Feet, 0.2313 Acres
Assessment Map number: 33098421001400
Assessed Value figure: \$92,650.00
Improvement thereon: Residential Dwelling
Roger Fay, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Oct. 26 and Nov. 2, 9

SALE NO. 22

Ex. #10714 of 2013

**Bank of America, N.A., as
Successor by Merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP, Plaintiff
v.
Jason R. Lloyd, Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10714-13, Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Jason R. Lloyd Amount Due: \$136,514.03
Jason R. Lloyd, owner(s) of property situated in WATERFORD BOROUGH, Erie County, Pennsylvania being 509 Cherry Street, Waterford, PA 16441-7815
Dimensions: 77.5 X 82.5
Acreage: 0.1486
Assessment Map number: 46006016001500
Assessed Value: \$97,440.00
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

Oct. 26 and Nov. 2, 9

SALE NO. 23

Ex. #11227 of 2018

**Nationstar Mortgage LLC d/b/a
Champion Mortgage Company,
Plaintiff
v.**

**Michael Vargo, in His Capacity
as Heir of Robert J. Vargo,
Deceased, Brenda Klett, in Her
Capacity as Heir of Robert J.
Vargo, Deceased, Andrew Vargo
a/k/a Andrew Anthony Vargo, in
His Capacity as Heir of Robert
J. Vargo, Deceased, Matthew
Vargo, in His Capacity as Heir of
Robert J. Vargo, Deceased, John
Vargo, in His Capacity as Heir
of Robert J. Vargo, Deceased,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Robert J. Vargo, Deceased,
Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-11227, Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Michael Vargo, in His Capacity as Heir of Robert J. Vargo, Deceased, Brenda Klett, in Her Capacity as Heir of Robert J. Vargo, Deceased, Andrew Vargo a/k/a Andrew Anthony Vargo, in His Capacity as Heir of Robert J. Vargo, Deceased, Matthew Vargo, in His Capacity as Heir of Robert J. Vargo, Deceased, John Vargo, in His Capacity as Heir of Robert J. Vargo, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert J. Vargo, Deceased, The United States of America C/O The United States Attorney for The Western District of PA
Amount Due: \$65,197.85
Michael Vargo, in His Capacity as Heir of Robert J. Vargo, Deceased, Brenda Klett, in Her Capacity as Heir of Robert J. Vargo, Deceased, Andrew Vargo a/k/a Andrew Anthony Vargo, in His Capacity as Heir of Robert J. Vargo, Deceased, Matthew Vargo, in His Capacity as Heir of Robert J. Vargo, Deceased, John Vargo, in His Capacity as

Heir of Robert J. Vargo, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert J. Vargo, Deceased, The United States of America C/O The United States Attorney for The Western District of PA, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 2610 Parker Avenue, Erie, PA 16510-2038
Dimensions: 60 X 125
Assessment Map number: 27-052-161.0-002.00
Assessed Value: \$84,700.00
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

Oct. 26 and Nov. 2, 9

SALE NO. 25

Ex. #11178 of 2017

**PENNYMAC LOAN SERVICES,
LLC, Plaintiff
v.**

**TERRY L. BARRETT, JR.,
ERICA L. KOVACH, Defendants
DESCRIPTION**

ALL THAT CERTAIN PIECE OF PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 1642 E 42ND STREET, ERIE, PA 16510
PARCEL # (18) 5252-203
Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC Amanda L. Rauer, Esquire Id. No. 307028
Attorneys for Plaintiff
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090

Oct. 26 and Nov. 2, 9

SALE NO. 26

Ex. #10184 of 2016

**PENNYMAC LOAN SERVICES,
LLC, Plaintiff
v.**

**MATHEW P. TURNER,
Defendant**

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 1561 W 40TH STREET, ERIE, PA 16509
PARCEL # 190-610-680-21200

Improvements: Residential Dwelling.

POWERS KIRN & ASSOCIATES, LLC

Amanda L. Rauer, Esquire

Id. No. 307028

Attorneys for Plaintiff

Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053

(215) 942-2090

Oct. 26 and Nov. 2, 9

SALE NO. 27

Ex. #10200 of 2018

**Carrington Mortgage Services,
LLC, Plaintiff
v.**

**Jeffrey S. Maloney and Catherine
E. Walsh, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-10200, Carrington Mortgage Services, LLC vs. Jeffrey S. Maloney and Catherine E. Walsh, owner(s) of property situated in Borough of Edinboro, Erie County, Pennsylvania being 102 Gibson Lane, Edinboro, PA 16412

0.3567
Assessment Map number: (11) 14-48-21

Assessed Value figure: \$79,260.00
Improvement thereon: a residential dwelling

Daniel T. Lutz, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

(610) 278-6800

Oct. 26 and Nov. 2, 9

SALE NO. 28

Ex. #11831 of 2018

**Nationstar Mortgage LLC d/b/a
Mr. Cooper, Plaintiff
v.**

Raymond S. Zapolski and Susan

**M. Zapolski, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2018-11831, Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Raymond S. Zapolski and Susan M. Zapolski, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1215 West 24th Street, Erie, PA 16502

0.0826

Assessment Map number:
19062002020400

Assessed Value figure: \$60,800.00

Improvement thereon: a residential dwelling

Daniel T. Lutz, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Oct. 26 and Nov. 2, 9

SALE NO. 29

Ex. #11682 of 2018

**Velocity Commercial Capital,
LLC, Plaintiff
v.**

**Beach Investors, LLC, by Sally
C. Barbour, Managing Member,
Defendant**

DESCRIPTION

By virtue of Writ of Execution No. 11682-2018, Velocity Commercial Capital, LLC v. Beach Investors, LLC, by Sally C. Barbour, Managing Member, 208 Freepoint Road, Township of North East, PA 16428, Tax Parcel No. (37) 6-6-35. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$166,728.23.

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

Oct. 26 and Nov. 2, 9

SALE NO. 30

Ex. #10336 of 2018

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
v.**

**DANIEL E. MITCHELL
AND ANNE B. MITCHELL,**

**Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10336-2018, PNC BANK, NATIONAL ASSOCIATION vs. DANIEL E. MITCHELL AND ANNE B. MITCHELL, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 5856 Forest Crossing, Erie, PA 16506

0.2663 acre

Assessment Map number:
33174565112800

Assessed Value figure: \$320,460.00
Improvement thereon: single family dwelling

Michael C. Mazack, Esquire
Kevin J. Cummings, Esquire
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222

(412) 566-1212

Oct. 26 and Nov. 2, 9

SALE NO. 31

Ex. #12884 of 2017

**Pennsylvania Housing Finance
Agency, Plaintiff
v.**

**David Miller, Steven Miller and
All Other Heirs of Janet Miller,
Deceased, Known or Unknown,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12884-17, Pennsylvania Housing Finance Agency vs. David Miller, Steven Miller and All Other Heirs of Janet Miller, Deceased, Known or Unknown, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being.

Dimensions: Square feet - 1,714
Acreage - .0930

Assessment Map Number: 19-060-010.0-122.00

Assessed Value figure: 77,950.00
Improvement thereon: Single Family Dwelling

Lois M. Vitti, Esquire
Attorney for Plaintiff
333 Allegheny Avenue, Suite 303
Oakmont, PA 15139

(412) 281-1725

Oct. 26 and Nov. 2, 9

SALE NO. 32
Ex. #10403 of 2018
Pennsylvania Housing Finance
Agency, Plaintiff

v.

Robert J. Trojanowski and
Bridget C. Trojanowski,
Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10403-18, Pennsylvania Housing Finance Agency vs. Robert J. Trojanowski and Bridget C. Trojanowski, owners of property situated in Township of Greene, Erie County, Pennsylvania being:

Dimensions: Square feet - 1344
 Acreage - 1.1479
 Assessment Map Number: 25-010-029.0-055.00 and 25-010-029.0-056.01
 Assess Value figure: \$108,900.00
 Improvement thereon: Single Family Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 333 Allegheny Avenue, Suite 303
 Oakmont, PA 15139
 (412) 281-1725

Oct. 26 and Nov. 2, 9

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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

**BEAN, ALICE H.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

Executor: Thomas J. Bean, c/o 2222 West Grandview Blvd., Erie, PA 16506

Attorney: Thomas E. Kuhn, Esquire, QUINN, BUSECK, LEEMHUIS, TOOHEY & KROTO, INC., 2222 West Grandview Blvd., Erie, PA 16506

**CADY, GAYLE L.,
deceased**

Late of North East Township, County of Erie, Commonwealth of Pennsylvania

Co-Administrators: Kory S. Cady and Matthew D. Cady, c/o Leigh Ann Orton, Esq., Orton & Orton, 68 E. Main St., North East, PA 16428

Attorney: Leigh Ann Orton, Esq., Orton & Orton, 68 E. Main St., North East, PA 16428

**DiMATTIO, MARY H., a/k/a
MARY HELEN DiMATTIO, a/k/a
MARY DiMATTIO,
deceased**

Late of the Township of Millcreek
Executrix: Margaret A. Popeski
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**FIORETTI, FRANCESCO,
a/k/a FRANK FIORETTI, a/k/a
FRANCESCO A. FIORETTI,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania

Administratrix: Linda Ann Kemper, 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

**HUTCHINSON, WATESAH M.,
deceased**

Late of Erie County, North East, PA

Co-Executors: Marianne Phillips and Donald Hutchinson, 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

**LILLEY, HAL D.,
deceased**

Late of North East, Erie County
Executor: Victoria O. Lilley, 8323 Ox Bow Road, North East, PA 16428

Attorney: John C. Melaragno, Esquire, MELARAGNO, PLACIDI, PARINI & VEITCH, 502 West Seventh Street, Erie, PA 16502

**LYNCH, MARY F., a/k/a
MARY LYNCH,
deceased**

Late of Erie County, Pennsylvania
Executor: Judy Montgomery, 3228 Holmes Street, Erie, PA 16504

Attorney: William T. Morton, Esquire, 2225 Colonial Ave., Suite 206, Erie, PA 16506

**MAURER, JAMES I.,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Administrator CTA: Donald G. Maurer, c/o Gary D. Bax, Attorney at Law, 2525 West 26th Street, Erie, PA 16506

Attorney: Gary D. Bax, Attorney at Law, 2525 West 26th Street, Erie, PA 16506

**PAMULA, FLORA F.,
deceased**

Late of Township of Millcreek
Executor: Phillip H. Millimaci, 6326 Heidler Road, Fairview, PA 16415

Attorney: Michael A. Fetzner, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**POHL, JANET, a/k/a
JANET MCCALL POHL,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

Executor: Eric Douglas Pohl, c/o Kurt L. Sundberg, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: Kurt L. Sundberg, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**SIMON, MICHAEL H.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania

Executrix: Susan M. Simon, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**TACCONI, CHARLES C.,
deceased**

Late of Erie County, North East, PA
Executrix: Rebecca L. Taccone,
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

**TOFEL, PATRICIA LOU, a/k/a
PATRICIA L. TOFEL, a/k/a
PATRICIA TOFEL,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executor: Ronald A. Walker, Jr.,
c/o 504 State Street, Suite 300,
Erie, PA 16501
Attorney: Alan Natalie, Esquire,
504 State Street, Suite 300, Erie,
PA 16501

TRUST NOTICES

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

**IRWIN, ALVIN L.,
deceased**

Late of the Township of Millcreek,
County of Erie and Commonwealth
of Pennsylvania
Successor Trustee: Audrey R.
Irwin, 308 Voyageur Drive, Erie,
PA 16505-5428
Attorneys: MacDonald, Illig, Jones
& Britton LLP, 100 State Street,
Suite 700, Erie, Pennsylvania
16507-1459

SECOND PUBLICATION

**BATTAGLIA, CHARLES
FRANKLIN,
deceased**

Late of Harborcreek Township,
City of Erie
Administratrix: Sandra Battaglia
Attorney: John F. Mizner, 311 West
Sixth Street, Erie, PA 16507

**BERZONSKI, HELEN V.,
deceased**

Late of Millcreek Township, City
of Erie
Executrix: Helen A. Behrendsen
Attorney: John F. Mizner, 311 West
Sixth Street, Erie, PA 16507

**BRISSEY, GEORGE EDWARD,
a/k/a GEORGE E. BRISSEY,
deceased**

Late of Harborcreek Township,
Erie County, Pennsylvania
Co-Executors: Debra DeSantis
and Brian Brissey, 1074 Hobbs
Lane, Waterford, PA 16441
Attorney: James P. Shields, Esq.,
Elder Law Offices of Shields &
Boris, 109 VIP Drive, Suite 102,
Wexford, PA 15090

**HILLS, HAROLD N.,
deceased**

Late of City of Edinboro, Erie
County, PA
Executor: Steven Hills, 13638
Shartle Ave., Meadville, PA 16335
Attorney: Brian T. Cagle, Esq.,
Pepicelli, Youngs and Youngs PC,
363 Chestnut Street, Meadville,
PA 16335

**JANKOWSKI, THEODORE J.,
a/k/a THEODORE JANKOWSKI,
a/k/a TED JANKOWSKI,
deceased**

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

**LOPEZ, PETRINA V.,
deceased**

Late of the City of Erie, County
of Erie and State of Pennsylvania
Executrix: Frances M. Pustelak,
c/o Denis W. Krill, P.C., 309
French Street, Erie, Pennsylvania
16507-1542
Attorney: Denis W. Krill, Esquire,
Denis W. Krill, P.C., 309 French
Street, Erie, Pennsylvania 16507-
1542

**REED, JEAN D.,
deceased**

Late of the Township of Millcreek,
County of Erie and Commonwealth
of Pennsylvania
Executrix: Joy R. McGaughran,
c/o William J. Schaaf, Esq., Suite
300, 300 State Street, Erie, PA
16507
Attorney: William J. Schaaf, Esq.,
MARSH, SPAEDER, BAUR,
SPAEDER & SCHAAF, LLP.,
Suite 300, 300 State Street, Erie,
PA 16507

**SALUSKY, TIMOTHY A., a/k/a
TIMOTHY ALAN SALUSKY,
deceased**

Late of Waterford Township,
County of Erie and Commonwealth
of Pennsylvania
Administratrix: Mary Ann Olson,
c/o William J. Schaaf, Esq., Suite
300, 300 State Street, Erie, PA
16507
Attorney: William J. Schaaf, Esq.,
MARSH, SPAEDER, BAUR,
SPAEDER & SCHAAF, LLP.,
Suite 300, 300 State Street, Erie,
PA 16507

**SCHAAL, WILLIAM A., SR.,
deceased**

Late of Millcreek Township,
Erie County, Commonwealth of
Pennsylvania
Co-Executors: Edwin L. R.
McKean and Thomas A. Tupitza,
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

**SCHWAB, RAYMOND F., JR.,
deceased**

Late of the Township of Millcreek,
County of Erie, Commonwealth of
Pennsylvania
Executrix: Cindy A. Schwab,
c/o Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506
Attorney: Melissa A. Larese,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

**SPANGENTHAL, ELLA,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Debra S. Hurwitz, c/o VLAHOS LAW FIRM, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508
Attorney: Darlene M. Vlahos, Esq., Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508

**STAFFORD, DANIEL R., a/k/a
DANIEL ROBERT STAFFORD,
deceased**

Late of North East Township, Erie County, North East, PA
Executrix: Jeanne A. Stafford, c/o 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., Knox, McLaughlin, Gornall & Sennett, P.C., 33 East Main Street, North East, Pennsylvania 16428

THIRD PUBLICATION

**BRIDGER, MARY ANN,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: William A. Bridger, 3223 West 25th Street, Erie, Pennsylvania 16506
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**COUGHLIN, DANIEL T., SR.,
a/k/a DANIEL T. COUGHLIN,
a/k/a DANIEL COUGHLIN, a/k/a
DANIEL THOMAS COUGHLIN,
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania
Executrix: Margaret Huggins, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**DOBRUK, DARLENE SYLVIA,
deceased**

Late of the Township of Greene, Erie County, Pennsylvania
Administratrix: Christine Dobruk, c/o Nathaniel K. Conti, Esq., 234 West 6th Street, Erie, PA 16507
Attorney: Nathaniel K. Conti, Esq., Bernard Stuczynski Barnett & Lager, PLLC, 234 West 6th Street, Erie, PA 16507

**HASENHUETTL, HELEN M.,
deceased**

Late of the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania
Executor: Helen M. Velez, c/o 300 State Street, Suite 300, Erie, PA 16507
Attorney: Thomas V. Myers, Esquire, Marsh Spaeder Baur Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**LIGHT, ROBERT W.,
deceased**

Late of the Township of Greene, Erie County, Pennsylvania
Executrix: Judy Light, c/o Nathaniel K. Conti, Esq., 234 West 6th Street, Erie, PA 16507
Attorney: Nathaniel K. Conti, Esq., Bernard Stuczynski Barnett & Lager, PLLC, 234 West 6th Street, Erie, PA 16507

**MANKOWSKI, CHARLOTTE T.,
deceased**

Late of Erie County, Erie, PA
Executor: David R. Mankowski, 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

**PESKORSKI, FRANCIS
EUGENE, a/k/a FRANCIS E.
PESKORSKI,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executor: Scott A. Peskorski, 3355 Bridgeport Drive, North Olmsted, OH 44070
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SALVIA, ANNA C.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Lucia T. Salvia, 5060 Wolf Run Drive, Erie, PA 16505
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SUROVIEC, EDWARD J.,
deceased**

Late of Waterford Borough, Erie County, Pennsylvania
Executrix: Sandra J. Turi, 209 Youkers Road, Butler, PA 16001
Attorney: James F. Nowalk, Esquire, The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227

**WHITING, THOMAS A., a/k/a
THOMAS ALLEN WHITING,
deceased**

Late of Summit Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Beverly A. Whiting, c/o Eugene C. Sundberg Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Eugene C. Sundberg Jr., Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

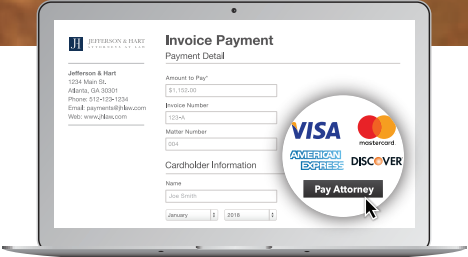
**WISINSKI, HELEN R., a/k/a
HELEN ROSE WISINSKI,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Joseph Wisinski, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506



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