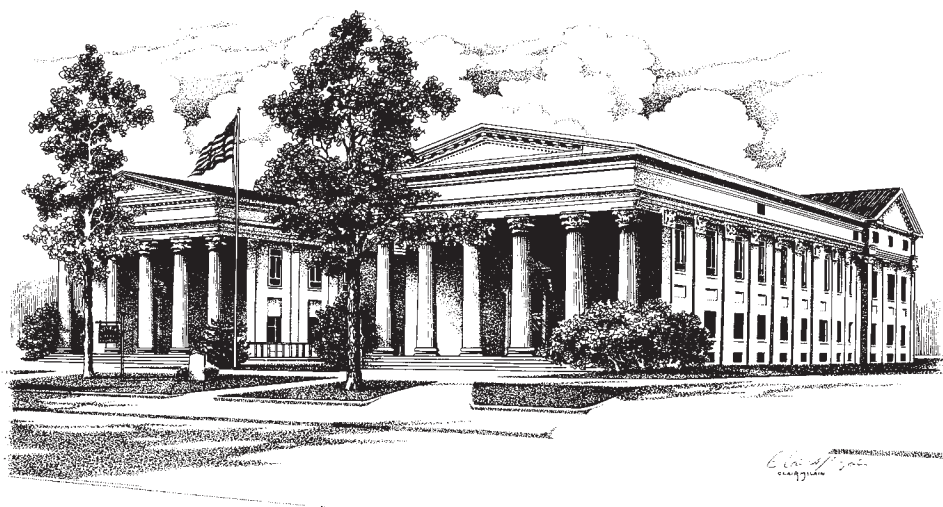


Erie
County
Legal
Journal

July 12, 2019

Vol. 102 No. 28



102 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.

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
BANKRUPTCY COURT	6
COURT OF COMMON PLEAS	
Change of Name Notice	7
Dissolution Notice	7
Fictitious Name Notice	7
Incorporation Notice	7
Sheriff Sales	8
ORPHANS' COURT	
Estate Notices	16
CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	18

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 2019©) 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

TUESDAY, JULY 16, 2019

Senior Lawyers Division Event
Summertime Lunch at the Erie Yacht Club
Noon
\$15/member

TUESDAY, JULY 16, 2019

ECBA Live Seminar
Bridge the Gap
The Will J. Schaaf & Mary B. Schaaf Education Center
1:00 p.m. - 5:00 p.m.
Free for newly admitted attorneys
\$188 (ECBA members)
\$240 (non-members)
4 hours ethics

THURSDAY, JULY 18, 2019

Young Lawyers Division & Family Law Section
Happy Hour
Trackside at The Brewerie
5:00 p.m. - 7:00 p.m.

MONDAY, JULY 22, 2019

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

THURSDAY, JULY 25, 2019

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

TUESDAY, JULY 30, 2019

In-House Counsel Division
Leadership Committee Meeting
Noon
ECBA Headquarters

THURSDAY, AUGUST 1, 2019

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



Erie County Bar
Association



@eriepabar

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

2019 BOARD OF DIRECTORS

Bradley K. Enterline, President

George Joseph, First Vice President
Nicholas R. Pagliari, Second Vice President
Eric J. Purchase, Past President
Matthew B. Wachter, Treasurer
Matthew J. Lager, Secretary

Jennifer K. Fisher
J. Timothy George
Maria J. Goellner
Michael P. Kruszewski

Matthew J. Lager
Joseph P. Martone
Frances A. McCormick

Laura J. Mott
William S. Speros
Jo L. Theisen
William C. Wagner

POSITIONS AVAILABLE – ASSISTANT PUBLIC DEFENDER

The Erie County Court of Common Pleas has both a full time and a part time position available for an Assistant Public Defender. All interested applicants can visit the links below for more detail. https://careers.eriecountypa.gov/job-description/?post_id=243#content or https://careers.eriecountypa.gov/job-description/?post_id=242#content

July 12

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



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



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

UNISHIPPERS

THE SHIPPING COMPANY THAT WORKS FOR YOU.®

Kyle J. Bohrer
Local Franchise Owner

1419 W. 26th Street
Erie, PA 16508

p: 800.713.2111
c: 814.602.2319
kyle.bohrer@unishippers.com

- We partner with mailing & shipping companies. You save money.
- Knowledgeable local staff available to assist you.
- Services: Express, Ground, Air, Freight. Domestic & International.
- Founded in 1987. 7.3 million shipments last year. 290+ franchises strong, nation wide.

BANKRUPTCY NOTICE

In re: Ngwangong Mitti
Chapter 13 Bankruptcy
Case No. 18-10673

NOTICE OF A NON-
EVIDENTIARY HEARING ON
MOTION FOR PRIVATE SALE
OF REAL PROPERTY FREE AND
DIVESTED OF LIENS:

NOTICE IS HEREBY GIVEN THAT the Debtor in the above-referenced Bankruptcy has filed a **Motion for Private Sale of Real Property Free and Divested of Liens** seeking approval to sell the property located at **4013 Zoar Avenue, Erie, Pennsylvania 16509** for the sum of **\$125,000.00** according to the terms set forth in the Motion. A hearing shall take place on **August 7, 2019 at 11:30 a.m.** in the Bankruptcy Courtroom at the United States Courthouse, 17 South Park Row,

Erie, Pennsylvania 16501. The Court will entertain higher offers at the hearing. A successful bidder must deposit hand money of **\$2,000.00** at the time of the approval of the sale by the Court, with the balance due to be paid at closing of this sale. Examination of the property can be obtained by contacting the attorney for the Debtor, listed below. Further information regarding this sale may be found on the Court's EASI Website: <http://www.pawb.uscourts.gov/easi.htm>.

Attorney for Movant/Applicant
Michael S. JanJanin, Esquire
Quinn, Buseck, Leemhuis, Toohey,
& Kroto, Inc.
2222 West Grandview Blvd.
Erie, Pennsylvania 16506
(814) 833-2222
PA ID#38880

July 12



Forensic Accounting Specialists

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



fraud detection, prevention and investigation

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.

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11811-19 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Lucas J. Hunt to Lucas Jordan Kalvelage.

The Court has fixed the 27th day of August, 2019 at 3:30 p.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 12

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders of DENTAL SERVICE CO., a Pennsylvania corporation (the "Corporation"), with a registered address of 135 Orchard Beach Road, North East, PA 16428 have approved a plan and proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1905 of the Pennsylvania Business Corporation Law of 1988,

as amended.

KNOX McLAUGHLIN GORNALL & SENNETT, P.C.

120 West Tenth Street
Erie, Pennsylvania 16501

Attorneys for Dental Services, Inc.

July 12

FICTITIOUS NAME NOTICE

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

FICTITIOUS NAME NOTICE

1. The fictitious name is: ATD Warehouse
2. The address of the principal place of business is: 300 State Street, Suite 300, Erie, PA 16507
3. The name(s) and address(es) of the party to the registration are: David Olsen
4. The application for registration of the fictitious name was filed with the Department of State under the Fictitious Name Act on June 19, 2019
Norman A. Stark, Esq.
The Marsh Law Firm
300 State Street, Suite 300
Erie, PA 16507

July 12

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation-For Profit were filed in the Department of State of The Commonwealth of Pennsylvania for PA RNP, PC under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 12



Northwest

**16 offices to
serve you in
Erie County.**

www.northwest.com

Bank | Borrow | Invest | Insure | Plan

Only deposit products offered by Northwest Bank are Member FDIC.

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 19, 2019
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

June 28 and July 5, 12

SALE NO. 1

**Ex. #10832 of 2019
MARQUETTE SAVINGS
BANK, Plaintiff
v.**

**THERESA VAN DYKE,
Tenant and Heir of WALTER
TARWACKI, Deceased,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2019-10832, Marquette Savings Bank vs. Theresa Van Dyke, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 425 East 11th Street, Erie, Pennsylvania. 41' X 155' X 41' X 155' Assessment Map Number: (15) 2022-114

Assessed Value Figure: \$27,480.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

June 28 and July 5, 12

SALE NO. 2

**Ex. #10538 of 2019
ERIE FEDERAL CREDIT
UNION, Plaintiff**

v.

**ROBERT K. FILIPOWICZ,
Defendant
DESCRIPTION**

By virtue of Writ of Execution filed at No. 10538-2019, Erie Federal Credit Union vs. Robert Filipowicz, owner of the following properties identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 4006 Maxwell Avenue, Erie, Pennsylvania 16504: Assessment Map No.: 18-052-021.0-212.00
Assessed Value Figure: \$11,800.00
Improvement Thereon: Residential Vacant Lot
Assessment Map No.: 18-052-021.0-211.00
Assessed Value Figure: \$15,200.00
Improvement Thereon: Residential Vacant Lot
Assessment Map No.: 18-052-021.0-210.00
Assessed Value Figure: \$92,390.00
Improvement Thereon: Single Family Residential Dwelling
Assessment Map No.: 18-052-021.0-209.00
Assessed Value Figure: \$14,300.00
Improvement Thereon: Residential Vacant Lot
Assessment Map No.: 18-052-021.0-208.00 [erroneously identified as (18)52-21-2218 in Deed at Record Book 1533, Page 1078 and Mortgage at Instrument No. 2016-003577]

Assessed Value Figure: \$14,300.00
Improvement Thereon: Residential Vacant Lot
Assessment Map No.: 18-052-021.0-207.00
Assessed Value Figure: \$14,300.00

Improvement Thereon: Residential Vacant Lot
Assessment Map No.: 18-052-021.0-206.00
Assessed Value Figure: \$14,300.00
Improvement Thereon: Residential Vacant Lot
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

June 28 and July 5, 12

SALE NO. 3

**Ex. #10435 of 2019
Northwest Bank f/k/a Northwest
Savings Bank, Plaintiff
v.**

**Kimberly A. Matha, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2019-10435, Northwest Bank f/k/a Northwest Savings Bank v. Kimberly A. Matha, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 4345 Carney Avenue, Erie, PA. Assessment Map No. (18) 5248-211 Assessed Value Figure: \$88,570.80 Improvement thereon: Residential Mark G. Claypool, Esquire Knox McLaughlin Gornall & Sennett, P.C. 120 West Tenth Street Erie, Pennsylvania 16501 (814) 459-2800

June 28 and July 5, 12

SALE NO. 4

**Ex. #10010 of 2019
CITIZENS BANK OF
PENNSYLVANIA, Plaintiff
v.**

**Charles A.J. Halpin, III, Esquire,
Personal Representative of
the Estate of Richard Flaugh,
Deceased, Defendant
DESCRIPTION**

ALL THAT CERTAIN tract or piece of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, BEING KNOWN AS: 5945 Pilgrim Drive, Erie, PA 16509 PARCEL #33-192-645.0-018.00 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

June 28 and July 5, 12

SALE NO. 5

Ex. #10132 of 2019
PENNYMAC LOAN SERVICES
LLC, Plaintiff

v.

BRIAN P. BLUMISH,
Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the north line of Second Street, one hundred sixty-five (165) feet westwardly from the intersection of the west line of Myrtle Street with the north line of Second Street; THENCE northwardly, parallel with Myrtle Street, eighty-two and one-half (82-1/2) feet to a point; THENCE eastwardly, parallel with Second Street, forty-one and one-quarter (41-1/4) feet to a point; THENCE southwardly, parallel with Myrtle Street, eighty-two and one-half (82-1/2) feet to the north line of Second Street; and THENCE westwardly, along the north line of Second Street, forty-one and one-quarter (41-1/4) feet to the point or place of beginning.

HAVING erected thereon a two-story frame two-family flat and one car garage commonly known as 314-316 West Second Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (17) 4042-129.

Parcel Identifier(s):
17040042012900
PROPERTY ADDRESS: 314-316 West 2nd Street, Erie, PA 16507
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street

Philadelphia, PA 19106
(215) 627-1322
June 28 and July 5, 12

SALE NO. 7

Ex. #10534 of 2019
KEY BANK NA S/B/M FIRST
NIAGARA BANK, N.A., Plaintiff

v.

ROBERT E. JUDE, Defendant(s)
DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF NORTH EAST, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA, BEING PART OF TRACT NO. 167, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE CENTER LINE OF THE EAST MIDDLE ROAD, SAID POINT BEING NORTH SIXTY THREE DEGREES, TWENTY MINUTES (63 DEGREES - 20 MINUTES) EAST, FIVE HUNDRED SEVENTY TWO AND FORTY SEVEN HUNDREDTHS (572.47) FEET MEASURED ALONG THE CENTER LINE OF SAID ROAD FROM ITS INTERSECTION WITH THE WEST LINE OF TRACT NO. 167; THENCE NORTH TWENTY SIX DEGREES, FORTY MINUTES (26 DEGREES - 40 MINUTES) WEST, THREE HUNDRED TWENTY (320.00) FEET TO A POINT; THENCE NORTH SIXTY THREE DEGREES, TWENTY MINUTES (63 DEGREES - 20 MINUTES) EAST, THREE HUNDRED SIXTY NINE AND SIXTY NINE HUNDREDTHS (369.69) FEET TO A POINT IN THE CENTER LINE OF THE DUNCAN ROAD; THENCE SOUTH ZERO DEGREES, FIFTY TWO MINUTES (0 DEGREES - 52 MINUTES) EAST ALONG THE CENTER LINE OF SAID ROAD, THREE HUNDRED FIFTY FIVE AND TWENTY SEVEN HUNDREDTHS (355.27) FEET TO THE CENTER LINE OF THE EAST MIDDLE ROAD; THENCE SOUTH SIXTY THREE DEGREES, TWENTY MINUTES (63 DEGREES - 20 MINUTES)

WEST ALONG THE CENTER LINE OF SAID ROAD, TWO HUNDRED FIFTEEN (215.0) FEET TO THE PLACE OF BEGINNING.
PARCEL NO. 37-015-037.0-013-00
PROPERTY ADDRESS: 11994 Middle Road, 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

June 28 and July 5, 12

SALE NO. 8

Ex. #10154 of 2019
METROPOLITAN LIFE
INSURANCE COMPANY,
Plaintiff

v.

CRAIG D. LINDSEY, DYSA D.
LINDSEY, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the south line of Ninth Street, 82.5 feet west of the intersection of the west line of Plum Street with the south line of Ninth Street; thence southwardly in a line parallel with Plum Street, 165 feet; thence westwardly in a line parallel with Ninth Street, 34 feet; thence northwardly in a line parallel with Plum Street 165 feet to the south line of Ninth Street; thence eastwardly along the south line of Ninth Street, 34 feet to the place of beginning.

HAVING erected thereon a two story brick dwelling and two car garage known as 907 West Ninth Street, Erie, Pennsylvania, and being further identified as Erie County

Tax Parcel Index No. (16) 3047-110.
PROPERTY ADDRESS: 907 West 9th 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

June 28 and July 5, 12

SALE NO. 9

**Ex. #12278 of 2018
BAYVIEW LOAN SERVICING,
LLC, A DELAWARE LIMITED
LIABILITY COMPANY,**

Plaintiff

v.

**The Unknown Heirs of JOHN
R. LUBMAN, Deceased, LISA
DIPLACIDO Solely in Her
Capacity as Heir of JOHN R.
LUBMAN, Deceased, THERESE
GLENNON Solely in Her
Capacity as Heir of JOHN R.
LUBMAN, Deceased, KEVIN
KUPNIEWSKI Solely in His
Capacity as Heir of JOHN R.
LUBMAN, Deceased, CHARLES
LUBMAN Solely in His Capacity
as Heir of JOHN R. LUBMAN,
Deceased, MICHAEL LUBMAN
Solely in His Capacity as Heir of
JOHN R. LUBMAN, Deceased,
ROBERTA LUBMAN Solely
in Her Capacity as Heir of
JOHN R. LUBMAN, Deceased,
JOSEPH R. LUBMAN JR.
Solely in His Capacity as Heir of
JOHN R. LUBMAN, Deceased,**

Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land of situate in the City of Erie, Ward, County of Erie, and State of Pennsylvania bounded and described as follows, to-wit: Beginning at a point on the north line of Thirteenth Street, two hundred six (206) feet and three (3) inches East from the intersection of the same with the East line of Holland Street; thence Northwardly and parallel with Holland Street, one hundred forty-three (143) feet to the South line of an alley; thence Eastwardly along said South line of said alley, and parallel with Thirteenth (13th) Street, forty-one (41) feet and three (3) inches; Thence Southwardly, parallel with Holland Street, one hundred forty-three (143) feet to the North line of Thirteenth Street, and Thence Westwardly, along the North line of Thirteenth Street forty-one (41) feet, and three (3) inches to the point

and place of beginning. Having erected thereon a two (2) story frame dwelling house and being known as 222 East 13th Street, Erie, Pennsylvania. Bearing Erie County Tax Index No. (15) 2013-229. Parcel Identifier(s): 15-020-013.0-229-00
PROPERTY ADDRESS: 222 East 13th Street, Erie, PA 16503
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

June 28 and July 5, 12

SALE NO. 10

**Ex. #10293 of 2019
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**KENNETH H. POTTER,
Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in Tract 154, North East Township, Erie County, Pennsylvania, bounded and described as follows, to wit; Being Lot No. 10 of the Salcone Realty Subdivision No. 3, recorded in Erie County Map Book 17 at Page 9 and revised in July 1981, and known as Plan of Salcone Realty Subdivision No. 3, recorded March 9, 1982, in Erie County Map Book 23 at Page 162.
PARCEL #: 37-039-090.0-0002.00
PROPERTY ADDRESS: 11326 Emily Drive, 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

June 28 and July 5, 12

SALE NO. 11

**Ex. #12309 of 2018
WELLS FARGO BANK
N.A., AS TRUSTEE, FOR
CARRINGTON MORTGAGE
LOAN TRUST, SERIES 2006-
NC3 ASSET-BACKED PASS-**

**THROUGH CERTIFICATES,
Plaintiff**

v.

**DENISE YOST AKA DENIS
[sic] J. YOST, RICHARD YOST
AKA RICHARD J. YOST,**

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the First Ward of the Borough of Union City, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the point where the eastern line of Dowman Street is joined by the northern line of Liberty Street; thence North 12 degrees 02'58" West along the eastern line of Dowman Street for a distance of 5.94 feet to the southern line of East High Street; thence North 64 degrees 40'02" east along the southern line of East High Street; for a distance of 187.30 feet to a point; thence south 12 degrees 02'58" East along the western line of the land of Fox for a distance of 88.08 feet to the northern line of Liberty Street; thence north 89 degrees 56'30" West along the Northern Line of Liberty Street for a distance of 186.44 feet to the place of beginning. Containing .0139 acre, being Parcel 2 as set forth in the Map of Townsend Subdivision No. 1, recorded in Map Book 22, Page 112 in the Erie County Recorder of Deeds Office. Having erected thereon a house and other improvements.
PROPERTY ADDRESS: 136 East High Street, Union City, PA 16438
PARCEL No.: 41-5-46-1
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

June 28 and July 5, 12

SALE NO. 12

**Ex. #10327 of 2019
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
v.
RAYMOND ZAPOLSKI
JR., SUSAN ZAPOLSKI,**

Defendant(s)

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SUMMIT, COUNTY OF ERIE, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE WITHIN DESCRIBED PREMISES AT A POINT IN THE CENTER LINE OF CHERRY STREET EXTENSION, SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTER LINE OF CHERRY STREET EXTENSION AND THE NORTH LINE OF CHERRY HILL SUBDIVISION, AS SAID SUBDIVISION IS PLOTTED IN ERIE COUNTY DEED BOOK NO. 353, PAGE 798; THENCE NORTH 28° 53' 45" WEST, ALONG THE SAID CENTER LINE OF CHERRY STREET EXTENSION, ONE HUNDRED TEN (110) FEET TO A POINT THENCE NORTH 63° 43' EAST, CROSSING AN IRON PIPE, IN THE EAST LINE OF CHERRY STREET EXTENSION, A DISTANCE OF TWO HUNDRED (200) FEET TO A POINT; THENCE SOUTH 28° 53' 45" EAST, ONE HUNDRED TEN (110) FEET TO AN IRON PIPE IN THE NORTH BOUNDARY LINE OF CHERRY HILL SUBDIVISION; THENCE SOUTH 63° 45' WEST ALONG THE NORTH BOUNDARY LINE OF CHERRY HILL SUBDIVISION, 200 FEET TO THE CENTER LINE OF CHERRY STREET EXTENSION, THE POINT OF BEGINNING; AND BEING THE SOUTHERLY ONE HUNDRED TEN (110) FEET FRONTAGE FOR A DEPTH OF TWO HUNDRED (200) FEET, OF PROPERTY CONVEYED TO JEROME U. SAMICK AND MARION E. SAMICK, HIS WIFE, AND FREDERICK PRECHTEL AND VIOLA PRECHTEL, HIS WIFE, BY DEED FROM NESTOR DIMMICK ET UX. - DATED MAY 19, 1958, AND RECORDED IN ERIE COUNTY DEED BOOK NO.

776, PAGE 397.
PROPERTY ADDRESS: 8075 Cherry Street Extension, Erie, PA 16509
PARCEL #: 40-008-069.0-055.00
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

June 28 and July 5, 12

SALE NO. 13

Ex. #13073 of 2018
PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff
v.
JASON A. DARIN, STACEY M. DARIN, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2018-13073, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JASON A. DARIN, STACEY M. DARIN, Defendants Real Estate: 2817 GERMAN STREET, ERIE, PA 16504
Municipality: City of Erie Erie County, Pennsylvania
Dimensions: 33 x IRR
See Instrument #: 2010-031409
Tax I.D. (18) 5079-223
Assessment: \$16,300 (Land)
\$26,500 (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

June 28 and July 5, 12

SALE NO. 15

Ex. #10489 of 2019
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff
v.
ALEX J. DUDAS, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2019-10489, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING

FINANCE AGENCY, Plaintiff vs. ALEX J. DUDAS, Defendants
Real Estate: 1025 NORTHGATE DRIVE, ERIE, PA 16505
Municipality: MILLCREEK TOWNSHIP
Erie County, Pennsylvania
Dimensions: 60 x 197
See Deed Book 1408, page 832
Tax I.D. (33) 19-105-24
Assessment: \$23,900 (Land)
\$72,520 (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

June 28 and July 5, 12

SALE NO. 16

Ex. #12827 of 2017
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff
v.
MICHAEL L. HERMAN AND JENNIFER A. PATTERSON, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12827, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MICHAEL L. HERMAN AND JENNIFER A. PATTERSON, Defendants
Real Estate: 1230 WEST 22ND STREET, ERIE, PA 16502
Municipality: City of Erie Erie County, Pennsylvania
Dimensions: 35 x 135
See Deed Book 2010-015947
Tax I.D. (19) 6201-228
Assessment: \$11,000 (Land)
\$51,490 (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

June 28 and July 5, 12

SALE NO. 17

Ex. #10173 of 2016
PNC Bank, National Association,
Plaintiff

v.

David A. Chrzanowski; Cheryl A. Chrzanowski; The United States of America, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10173-16, PNC Bank National Association vs. David A. Chrzanowski; Cheryl A. Chrzanowski; The United States of America, owner(s) of property situated in The Township of Millcreek, Erie County, Pennsylvania being 4194 Stone Creek Drive, Erie, PA 16506 0.8362

Assessment Map Number: 33174565011000

Assessed Value figure: \$617,470.00
 Improvement thereon: Single Family Dwelling

Justin F. Kobeski, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

June 28 and July 5, 12

SALE NO. 18

Ex. #11860 of 2017
Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust Not Individually but as Trustee for Pretium Mortgage Acquisition Trust, Plaintiff

v.

Jacob Greishaw In His Capacity As Administrator Cta And Devisee Of The Estate Of David A. Greishaw, Deceased And Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under David A. Greishaw, Deceased, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11860-17, Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust Not Individually but as Trustee for Pretium Mortgage Acquisition Trust v. Jacob Greishaw In His Capacity As Administrator Cta And Devisee Of The Estate

Of David A. Greishaw, Deceased And Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under David A. Greishaw, Deceased, Owner(s) of property situated in North East Township, Erie County, Pennsylvania, being 10288 Townline Road, North East, PA 16428

ALL that certain piece or parcel of land situate in Tract 93, North East Township, Erie County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the center line of Legislative Route 25070, also known as Townline Road (as a 50 feet right-of-way), said point being South 89 degrees - 30 minutes East, 1988.57 feet from the intersection of said centerline with the centerline of Legislative Route 25071, also known as Williams Road (as a 50 feet right-of-way); thence North 0 degrees - 10 minutes East, 874.94 feet to a point; thence South 89 degrees - 28 minutes 48 seconds East, 517.98 feet to a point; thence South 2 degrees - 32 minutes - 48 seconds West, 875.30 feet to a point on the centerline of Townline Road; thence along said centerline North 89 degrees - 30 minutes West 481.60 feet to the place of beginning, containing 10.037 acres of land. Having a single family dwelling erected thereon and being more commonly known as 10288 Townline Road, North East, Pennsylvania. Said premises bears Erie County Tax Index Number (37) 33-128-8.05.

The rights and obligations under the oil and gas lease in favor of Pennsylvania Gas Company, now National Fuel Gas Supply Corporation, recorded in Erie County Contract Book 64 at page 151 and Erie County Contract Book 109 at page 49, are specifically transferred to Parties of the Second Part insofar as the land described in this deed affects the lease.

Being the same premises conveyed to Susan L. Mason by Deed dated October 9, 1997 and recorded March 24, 1998 at Erie County

Record Book 549, Page 1568.
 Assessment Map number: 37-033-128.0-008.05
 Assessed Value figure: \$118,800.00
 Improvement thereon: Residential Dwelling
 MARTHA E. VONROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esq / No 52634
 Heather Riloff, Esq / No 309906
 Lorraine Gazzara Doyle, Esq / No 34576
 649 South Ave, Ste 7
 Secane, PA 19018
 (610) 328-2887

June 28 and July 5, 12

SALE NO. 19

Ex. #12996 of 2018
Federal National Mortgage Association ("Fannie Mae"), Plaintiff

v.

Diana L. Robison, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-12996, Federal National Mortgage Association ("Fannie Mae") v. Diana L. Robison, Owner(s) of property situated in Erie County, Pennsylvania, being 2618 Van Buren Avenue, Erie, PA 16504

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the west line of Van Buren Avenue (formerly Lincoln Avenue South), one hundred sixty (160) feet south of the south line of Twenty-sixth Street; THENCE westwardly, parallel with Twenty-sixth Street, eighty-six and one hundred twenty-five thousandths (86.125) feet; THENCE southwardly, parallel with Van Buren Avenue (formerly Lincoln Avenue South), thirty-two (32) feet; THENCE eastwardly parallel with Twenty-sixth Street, eighty-six and one hundred twenty-five thousandths (86.125) feet to the west line of Van Buren Avenue (formerly Lincoln Avenue South); THENCE northwardly, along the west line of Van Buren Avenue

(formerly Lincoln Avenue South), thirty-two (32) feet to the PLACE OF BEGINNING.

HAVING erected thereon a one-family brick and frame dwelling and a one-car garage, known as 2618 Van Buren Avenue, Erie, Pennsylvania.

BEARING Erie County Tax Index No. (18) 5056-212.

BEING the same premises conveyed to Christopher J. Wenzel, Party of the First Part herein, by deed dated January 30, 1998 and recorded February 9, 1998 in Erie County Record Book 541, at Page 1990, et seq.

Assessment Map number: 18-050-056.0-212.00

Assessed Value figure: \$64,500.00
Improvement thereon: Residential Dwelling

MARTHAE.VONROSENSTIEL,P.C. Martha E. Von Rosenstiel, Esq / No 52634

Heather Riloff, Esq / No 309906
Lorraine Gazzara Doyle, Esq / No 34576

649 South Ave, Ste 7
Secane, PA 19018
(610) 328-2887

June 28 and July 5, 12

SALE NO. 20

Ex. #10202 of 2018
LSF10 Master Participation Trust, Plaintiff
v.

Nathan G. Zaczyk aka Nathan Gerid Zaczyk aka Nathan Zaczyk, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10202-18, LSF10 Master Participation Trust v. Nathan G. Zaczyk aka Nathan Gerid Zaczyk aka Nathan Zaczyk, owners of property situated in the Township of North East, Erie County, Pennsylvania being 8615 Route 89 AKA 8615 Station Road, North East, Pennsylvania 16428.

Tax I.D. No. 37029131000200
Assessment: \$125,563.80

Improvements: Residential Dwelling

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

June 28 and July 5, 12

SALE NO. 21

Ex. #11929 of 2017
PennyMac Loan Services, LLC, Plaintiff
v.

Robert L. Pulliam, III, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11929-17, PennyMac Loan Services, LLC vs. Robert L. Pulliam, III, owners of property situated in Erie City, Erie County, Pennsylvania being 3107 Charlotte Street, Erie, PA 16508

1458 Square Feet
Assessment Map number: 19-062-032.0-118.00

Assessed Value figure: \$90,760.00
Improvement thereon: Residential Dwelling

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

June 28 and July 5, 12

SALE NO. 22

Ex. #10519 of 2019
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 2006-Rz3, Plaintiff
v.

Todd M. Beer, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-10519, 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 2006-Rz3 vs. Todd M. Beer

Amount Due: \$52,824.88
Todd M. Beer, owner(s) of property

situated in ERIE CITY, Erie County, Pennsylvania being 1122 West 21ST Street, Erie, PA 16502-2308
Dimensions: 40 X 130

Assessment Map number: 19060034023200

Assessed Value: \$67,700.00
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

June 28 and July 5, 12

SALE NO. 23

Ex. #13340 of 2018
Specialized Loan Servicing LLC, Plaintiff
v.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Nicholas J. Digilio, III, Deceased, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 13340-18, Specialized Loan Servicing LLC vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Nicholas J. Digilio, III, Deceased

Amount Due: \$70,578.39
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Nicholas J. Digilio, III, Deceased, owner(s)

of property situated in NORTH EAST BOROUGH, Erie County, Pennsylvania being 103 East Main Street, North East, PA 16428-1332
Dimensions: 121.45 X 144
Assessment Map number: 36-005-034.0-007.00

Assessed Value: \$122,000.00
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

June 28 and July 5, 12

SALE NO. 24
Ex. #11967 of 2018
Wells Fargo Bank, NA, Plaintiff

v.
Dane C. Evans a/k/a Dane
Lamont Christopher Evans,
Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11967-18, Wells Fargo Bank, NA vs. Dane C. Evans a/k/a Dane Lamont Christopher Evans
 Amount Due: \$35,719.81
 Dane C. Evans a/k/a Dane Lamont Christopher Evans, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2317 Downing Avenue, Erie, PA 16510-6211
 Dimensions: 40 X 132
 Assessment Map number: 18051025031900
 Assessed Value: \$57,090.00
 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

June 28 and July 5, 12

SALE NO. 25
Ex. #10557 of 2019
Wells Fargo Bank, N.A., Plaintiff

v.
Jeffrey L. Frailey, II, Jessica M. Frailey, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10557-19, Wells Fargo Bank, N.A. vs. Jeffrey L. Frailey, II, Jessica M. Frailey
 Amount Due: \$210,107.65
 Jeffrey L. Frailey, II, Jessica M. Frailey, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 2730 Alexandra Drive, Erie, PA 16506-5048
 Dimensions: 60X130
 Assessment Map number: 33140414003400
 Assessed Value: \$197,600.00
 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
 June 28 and July 5, 12

SALE NO. 26
Ex. #11584 of 2014
CitiMortgage, Inc., Successor by Merger With Principal Residential Mortgage, Inc., Plaintiff

v.
Daniel P. Freeburg, Robert L. Freeburg, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11584-14, CitiMortgage, Inc., Successor by Merger With Principal Residential Mortgage, Inc. vs. Daniel P. Freeburg, Robert L. Freeburg
 Amount Due: \$53,342.80
 Daniel P. Freeburg, Robert L. Freeburg, owner(s) of property situated in Erie County, Pennsylvania being 32 Warden Street, Union City, PA 16438-1040
 Dimensions: 118 X 100
 Assessment Map number: (41) 6-14-9
 Assessed Value: \$69,830.00
 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

June 28 and July 5, 12

SALE NO. 27
Ex. #10738 of 2019
Loandepot.Com, LLC, Plaintiff

v.
Brienna S. Richardson, in Her Capacity as Administratrix Cta of The Estate of Darryl J. Hunt a/k/a Darryl Hunt a/k/a Darryl James Hunt, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-10738, Loandepot.Com, LLC vs. Brienna S. Richardson, in Her Capacity as Administratrix Cta of The Estate of Darryl J. Hunt a/k/a Darryl Hunt a/k/a Darryl James Hunt
 Amount Due: \$166,005.20
 Brienna S. Richardson, in Her Capacity as Administratrix Cta

of The Estate of Darryl J. Hunt a/k/a Darryl Hunt a/k/a Darryl James Hunt, owner(s) of property situated in LAWRENCE PARK TOWNSHIP, Erie County, Pennsylvania being 175 Joliette Avenue, Erie, PA 16511-1231
 Dimensions: 77.27 X 130.06
 Square Footage: 1,520
 Assessment Map number: 29001004001000
 Assessed Value: \$134,830.00
 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

June 28 and July 5, 12

SALE NO. 28
Ex. #10477 of 2019
Citizens Bank, N.A., Plaintiff

v.
Michael J. Knotts, Christa M. Knotts a/k/a Christa M. Goodwin, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10477-19, Citizens Bank, N.A. vs. Michael J. Knotts, Christa M. Knotts a/k/a Christa M. Goodwin
 Amount Due: \$177,207.12
 Michael J. Knotts, Christa M. Knotts a/k/a Christa M. Goodwin, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 3835 Grannery Drive, Erie, PA 16510-3101
 Dimensions: 75 X 160 IRR
 Assessment Map number: 27055191001511
 Assessed Value: \$140,340.00
 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

June 28 and July 5, 12

SALE NO. 29
Ex. #10515 of 2019
Home Point Financial Corporation, Plaintiff

v.

James R. Mcduff, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10515-19, Home Point Financial Corporation vs. James R. Mcduff

Amount Due: \$148,383.61

James R. Mcduff, owner(s) of property situated in ALBION BOROUGH, Erie County, Pennsylvania being 5 Collins Drive, Albion, PA 16401-1301
Dimensions: 150 X 80

Assessment Map number: 01-008-035.0-018.00

Assessed Value: \$98,900.00

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

June 28 and July 5, 12

SALE NO. 31

Ex. #12515 of 2018

**CITIMORTGAGE, INC.,
Plaintiff**

v.

**MATTHEW J. FARLEY,
HOLLY L. SHULTZ F/K/A
HOLLY L. FARLEY, Defendants**

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: 3226 WEST 11TH STREET, ERIE, PA 16505
PARCEL # 33-028-072.0-047.00

Improvements: Residential Dwelling.

POWERS KIRN, LLC

Amanda L. Rauer, Esquire
Id. No. 307028

Attorneys for Plaintiff

Eight Neshaminy Interplex
Suite 215

Trevoise, PA 19053

(215) 942-2090

June 28 and July 5, 12

SALE NO. 32

Ex. #12774 of 2018

U.S. Bank N/A et. al, Plaintiff

v.

Jessica L. Edwards, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-12774, U.S. Bank N/A et. al vs. Jessica L. Edwards, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 3422 Devoe Avenue, Erie, PA 16508

60 X 100 1142 Sq Ft Single Family Assessment Map number: 19061063041200

Assessed Value figure: 86,400.00

Improvement thereon: Residential Single Dwelling

Stern & Eisenberg, P.C.

M. Troy Freedman, Esquire

1581 Main Street, Suite 200

Warrington, PA 18976

June 28 and July 5, 12

SALE NO. 33

Ex. #13281 of 2018

**Pennsylvania Housing Finance
Agency, Plaintiff**

v.

**Mary P. McKinley, Robert
A. Martin and Toni V. Hart,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13281-18, Pennsylvania Housing Finance Agency vs. Mary P. McKinley, Robert A. Martin and Toni V. Hart, owners of property situated in the 2nd Ward, Borough of Union City, Erie County, Pennsylvania being:

12 Washington Street, Union City, PA 16438

Dimensions: Square Feet: 1592

Acreage: 0.0979

Assessment Map Number: (42)-015-078.0-015.00

Assess Value figure: \$61,390

Improvement thereon: Single Family Dwelling

Lois M. Vitti, Esquire

Attorney for Plaintiff

333 Allegheny Avenue, Suite 303

Oakmont, PA 15139

(412) 281-1725

June 28 and July 5, 12

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

**ANDERSON, GERALDINE J.,
a/k/a JOYCE McCALL,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Joyce M. Baker, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

**COFFMAN, RUBY M.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Donna J. Gallagher, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**PUZAROWSKI, JOANNE C.,
deceased**

Late of Harborcreek Township, Erie County, Erie, PA
Co-Executors: Judith M. Iesue and Carol J. Cook, 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

**RIGAZZI, JOSEPHINE M.,
a/k/a JOSEPHINE MARTHA
RIGAZZI,
deceased**

Late of City of Erie, County of Erie
Executor: Catherine J. Jeannerat, 5739 Pilgrim Drive, Erie, PA 16509
Attorney: Gene P. Placidi, Esquire, MELARAGNO, PLACIDI, & PARINI, 502 West Seventh Street, Erie, PA 16502

**THELIN, RUSSELL P.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Stephen R. Thelin, 3733 Chapel Hill Drive, Erie, PA 16506
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**VOYDA, BONITA L.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Administrators: Timothy W. Voyda & Michael J. Voyda, c/o Justin L. Magill, Esq., 821 State Street, Erie, PA 16501
Attorney: Justin L. Magill, Esquire, 821 State Street, Erie, PA 16501

SECOND PUBLICATION

**BOYLES, ANDREW D.,
deceased**

Late of the Township of LeBoeuf, County of Erie, and Commonwealth of Pennsylvania
Executor: Andrew R. Boyles, 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

**CHMIELEWSKI, MARGIE,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Marie D. Merski, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**DESIN, MARY F.,
deceased**

Late of City of Erie, County of Erie
Executor: Matthew Desin, c/o Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16506
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16506

**GILES, DAVID L., a/k/a
DAVID GILES,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executor: Bryan D. Giles, c/o 337 West 10th Street, Erie, PA 16502
Attorneys: THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**JONES, MYRON E.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executors: Marlene S. Jones and Thomas P. Sullivan, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506
Attorney: Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

**MARCUS, JACK S., a/k/a
JACK SHERMAN MARCUS,
a/k/a JACK MARCUS,
deceased**

Late of Millcreek Township, Erie County, PA
Administratrix: Adrienne Savitz
Attorney: Steven L. Sablowsky, Esquire, Goldblum Sablowsky, LLC, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120

MARTIN, FLORENCE R., a/k/a FLORENCE MARTIN, deceased

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Randy J. Martin, 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

MARUCA, ANTHONY F., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Samuel Maruca, 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

MIKOLAJCZYK, CAROLYN E., deceased

Late of Lawrence Park, Erie County, Pennsylvania
Executor: Christopher A. Mikolajczyk, c/o Michael A. Fetzner, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

SHUNK, GLENN B., a/k/a GLENN BLAINE SHUNK, deceased

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Scott Shunk, c/o John J. Shimek, III, Esquire, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507
Attorney: John J. Shimek, III, Esquire, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507

STEIN, HAROLD L., a/k/a HAROLD STEIN, deceased

Late of the Township of Wesleyville, County of Erie and Commonwealth of Pennsylvania
Executor: Raymond A. Pagliari, Esq., 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

THOMAS, LINDA M., a/k/a LINDA MAE THOMAS, a/k/a LINDA THOMAS, deceased

Late of the Township of McKean, County of Erie, Commonwealth of Pennsylvania
Executor: Calvin M. Sturtevant, 159 South Liberty Street, Conneaut, Ohio 44030
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

WOJSLAW, THOMAS R., deceased

Late of City of Erie, County of Erie
Executor: Michael Moskalczyk, c/o Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16506
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16506

ZAPHIRIS, WILLIAM J., deceased

Late of City of Erie, County of Erie
Co-Executors: John P. Zaphiris and Peter J. Zaphiris
Attorney: Kari A. Froess, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

THIRD PUBLICATION

ANDRUS, MARY E., deceased

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executor: James F. Andrus
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

CONLEY, ROBERT W., deceased

Late of the City of Erie, County of Erie
Co-Executrices: Laura Conley, 3524 Hamilton Road, Erie, Pennsylvania 16510 and Melinda Conley, 386 Joshua Drive, Apt. 2B, Erie, Pennsylvania 16511
Attorney: Kari A. Froess, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

JOHNSTON, KATHLEEN E., deceased

Late of the City of Erie, County of Erie, Pennsylvania
Executrix: Kathleen M. McCarthy, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506
Attorney: James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

JORDAN, BENJAMIN, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administratrix: Eboni Carson, 2012 Ash Street, Erie, Pennsylvania 16503
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

ANTHONY ANGELONE.....814-454-1600
Law Offices of Gery T. Nietupski, Esquire LLC(f) 814-454-1502
818 State Street
Erie, PA 16501 *Aangelone@sslegalone.com*

EMILY STUTZ ANTOLIK.....814-464-9630
U.S. Federal Court House(f) 814-464-9637
17 South Park Row, Room A280
Erie, PA 16501 *emily_antolik@pawd.uscourts.gov*

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.

LAWPAY IS FIVE STAR!



LawPay has been an essential partner in our firm's growth over the past few years. I have reviewed several other merchant processors and no one comes close to the ease of use, quality customer receipts, outstanding customer service and competitive pricing like LawPay has.

— Law Office of Robert David Malove

LAWPAY[®]

AN AFFINIPAY SOLUTION

THE #1 PAYMENT SOLUTION FOR LAW FIRMS

Getting paid should be the easiest part of your job, and with LawPay, it is! However you run your firm, LawPay's flexible, easy-to-use system can work for you. Designed specifically for the legal industry, your earned/unearned fees are properly separated and your IOLTA is always protected against third-party debiting. Give your firm, and your clients, the benefit of easy online payments with LawPay.

877-506-3498 or visit lawpay.com

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