

Erie County Legal Journal

July 5, 2019

Vol. 102 No. 27



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	7
COURT OF COMMON PLEAS	
Certificate of Authority	8
Change of Name Notices	8
Fictitious Name Notices	8
Incorporation Notice	8
Legal Notice	8
Sheriff Sales	10
ORPHANS' COURT	
Estate Notices	19
CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	22

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 9, 2019

Young Lawyers Division Lunch with Judge Brabender
Noon
The Will J. Schaaf & Mary B. Schaaf Education Center
\$10/ECBA member

TUESDAY, JULY 11, 2019

ECBA Mid-Year Membership Meeting and CLE
*Pennsylvania's Attorney General: An Update
on Issues of Critical Importance to Consumers*
11:45 a.m. - Lunch/Registration
12:15 p.m. - Business Meeting
12:30 p.m. - 1:30 p.m. - Seminar
Bayfront Convention Center
\$47 (ECBA members/their non-attorney staff)
\$60 (non-members)
1 hour substantive CLE credit

MONDAY, JULY 15, 2019

AKT Kid Konnection Event
Scallywags
5:30 p.m. - 7:00 p.m.

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 Brewery
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

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

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

**MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI
ERIE AND PITTSBURGH DIVISION CASES**

JULY 2019 NOTICE

The following is a list of *July 2019, August 2019, and September 2019* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* and Judge Agresti's *Procedure B(1)-(3)* summarized below and on Judge Agresti's webpage at: www.pawb.uscourts.gov. ***The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219.***

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Bankruptcy Rules* and the Judge's procedures, insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time, *only*, for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

SCHEDULE CHAPTER 13 MOTIONS ON:

Select the following times, EXCEPT for the specific matters to be scheduled at 11:30 a.m.:

Wednesday, July 10, 2019*	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Friday, July 12, 2019	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, August 7, 2019	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, August 28, 2019	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, September 25, 2019	11:30 a.m.:	Ch. 13 Sale, Financing and Extend/Impose Stay

* This date is no longer available for scheduling

NOTE: Chapter 12 matters are now scheduled on Ch. 11/7 Motion Court days, only.

SCHEDULE CHAPTERS 12, 11 & 7 MOTIONS ON:

Select the following times, EXCEPT for Ch. 7 Motions to Extend/Impose Stay scheduled only at 11:00 a.m., and, all sale motions and all Ch. 12 matters which are only to be scheduled at 11:30 a.m.:

Thursday, July 18, 2019	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, August 1, 2019	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, August 22, 2019	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Thursday, September 12, 2019	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters, including all Ch. 7 Motions to Extend/Impose Stay
	11:30 a.m.:	Ch. 11 and 7 Sale Motions and all Ch. 12 matters at this time, only

ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER (Public Access to Court Electronic Records) and on the Court's Web Site (www.pawb.uscourts.gov).

Michael R. Rhodes
Clerk of Court

July 5

NOTICE - Position Available 2019

The Erie County Court of Common Pleas has a contract position available for an attorney to provide representation for adult indigent criminal defendants.

This contract may be reviewed in the Court Administrators Office. Please direct your letter of interest and resume to Robert J. Catalde, Esquire, District Court Administrator.

Deadline: July 12, 2019

July 5

OFFICES FOR RENT

Partially furnished offices for rent - appropriate for 2-4 attorneys / 150 West Fifth St./ contact Colleen McCarthy 814-566-8024

July 5

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



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 5

**CERTIFICATE OF
AUTHORITY**

ASSETWORKS RISK MANAGEMENT INC. filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 168 Industry Dr., Pittsburgh, PA 15275. The Commercial Registered Agent Provider is in care of Corporate Creations Network Inc. in the county of Erie. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.

July 5

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania:

In the Matter of the Change of Name of: Jared Philip Stern.

Notice is hereby given that on June 18, 2019, the Petition of Jared Philip Stern was filed in the Court of Common Pleas of Erie County, Pennsylvania for a decree to change Jared Philip Stern's name to Jared Philip Stern Dolan. The Court has fixed July 30, 2019 at 10:00 a.m. in Courtroom G, Room 222 at the Erie County Courthouse as the time and place for the 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.

Michael J. Nies, Esquire
504 State Street, 3rd Floor
Erie, PA 16501

July 5

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11733-19 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Aaroon Tamang to Aaron Tamang.

The Court has fixed the 30th day of July, 2019 at 9:45 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all

interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 5

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

An application for registration of the fictitious name ABR AUTOMOTIVE, 5509 W. Ridge Rd., Erie, PA 16506 has been filed in the Department of State at Harrisburg, PA, File Date 04/30/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Amanda Ring, 3119 Asbury Rd., Erie, PA 16506.

July 5

FICTITIOUS NAME NOTICE

1. The fictitious name is: Pinky Dress Boutique
2. The address, including number and street, if any, of the principal place of business: 2523 Peach Street, Erie, PA 16502
3. The name and address, including number and street, if any, of each individual interested in the business is: Michelle Howze, 1110 East 5th Street, Erie, PA 16507
4. An application for registration of the above fictitious name was filed with the Pennsylvania Department of State under the Fictitious Name Act on May 17, 2019.

July 5

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of PA, at Harrisburg, PA on 6/13/19, for an Application for the conduct of business in Erie

County, PA, under the assumed or fictitious name, style or designation of TulaRay, with a principal place of business at c/o Corporate Creations Network, Erie County, PA. The name of the entity interested in said business is Innovative Gateway Talent LLC, 13423 Blanco Rd., #222, San Antonio, TX 78216. Offit Kurman, Solicitors, 1801 Market St., Ste. 2300, Phila., PA 19103.

July 5

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State for Loucci Distribution Inc, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

July 5

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION

IN RE: 1965 MERCURY CP
VIN 5T23C514311

NO. 11656-2019

To the Unknown Heirs
of Virginia Kraus, Deceased

You are hereby notified that Donald Hartman has filed a Petition for the Involuntary Transfer of a Vehicle Title, as set forth above, for the purpose of transferring the vehicle with the VIN number set forth above into his name, in the Court of Common Pleas of Erie County, Pennsylvania, docketed at No. 11656-2019. A hearing is set for the 29 day of July, 2019, at 10:30 a.m. in Courtroom G at the Erie County Courthouse before Judge Domitrovich.

Tina M. Fryling, Esq.
4402 Peach Street
Suite #3
Erie, PA 16509
(814) 450-5161

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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 person at a reduced fee or no fee. Lawyer Referral and Information Service P.O. Box 1792, Erie, PA 16507 814-459-4411.

July 5



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

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. 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

Trevose, 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



Forensic Accounting Specialists

fraud detection, prevention and investigation

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

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

MALONEY, REED, SCARPITTI & COMPANY, LLP

Certified Public Accountants and Business Advisors

www.mrs-co.com



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

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

Structured Settlements.

Financial Planning.

Special Needs Trusts.

Settlement Preservation
Trusts.

Medicare Set-Aside Trusts.

Settlement Consulting.

Qualified Settlement
Funds.

800-229-2228

www.NFPStructures.com



Structured
Settlements

WILLIAM S. GOODMAN

Certified Structured Settlement Consultant

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

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

**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

SECOND 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

THIRD PUBLICATION

**BECKER, LOUISE M., a/k/a
LOUISE MARY BECKER,
deceased**

Late of City of Erie, Erie County,
Pennsylvania

Executor: Russell W. Becker, c/o
Jerome C. Wegley, Esq., 120 West
Tenth Street, Erie, PA 16501

Attorney: Jerome C. Wegley,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**CAMPBELL, JAMES KARL,
a/k/a KARL CAMPBELL, a/k/a
J. KARL CAMPBELL,
deceased**

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

Executrix: Beverly A. Campbell,
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

**COBURN, THOMAS A., JR., a/k/a
THOMAS ANDREW COBURN,
JR., a/k/a THOMAS COBURN,
JR.,
deceased**

Late of the Borough of McKean,
County of Erie and Commonwealth
of Pennsylvania

Executor: Thomas A. Coburn, III,
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

**FONDA, JEANNE E., a/k/a
JEANNE FONDA,
deceased**

Late of Township of Lawrence
Park, County of Erie and
Commonwealth of Pennsylvania

Executor: Dennis F. Sterrett, 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

**SMITH, RICHARD V., a/k/a
RICHARD VALENTINE SMITH,
deceased**

Late of Summit Township, Erie
County

Administrator: Gary R. Smith

Attorney: John F. Mizner, Esquire,
311 West Sixth Street, Erie, PA
16507

**TELLERS, MARY D.,
deceased**

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

Executor: Gregory J. Tellers,
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

**WESMILLER, ROBERT C.,
deceased**

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

Co-Executors: John E. Wesmiller
and Elaine Berndt, 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

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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