

# Erie County Legal Journal

November 8, 2019

Vol. 102 No. 45



---

102 ERIE

---

# Erie County Legal Journal

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

Managing Editor: Megan E. Anthony

**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

<b>NOTICE TO THE PROFESSION .....</b>	<b>4</b>
<b>COMMENTS FROM ECBA PRESIDENT BRADLEY K. ENTERLINE AT THE ADMISSION CEREMONY ON OCTOBER 31, 2019.....</b>	<b>6</b>
<b>COURT OF COMMON PLEAS</b>	
Change of Name Notices .....	8
Fictitious Name Notice .....	8
Incorporation Notice.....	8
Legal Notices .....	8
Sheriff Sales.....	11
<b>ORPHANS' COURT</b>	
Estate Notices .....	19
<b>CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS .....</b>	<b>22</b>

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

### MONDAY, NOVEMBER 11, 2019

Veteran's Day Observed  
Erie County and Federal Courthouses Closed

### TUESDAY, NOVEMBER 12, 2019

ECBA Live Seminar  
*Hot Topics in Real Estate Law 2019*  
The Will J. Schaaf & Mary B. Schaaf Education Center  
8:45 a.m. - Registration  
9:00 a.m. - 11:15 a.m. - Seminar  
\$94 (ECBA members)  
\$120 (non-members)  
2 hour substantive

### TUESDAY, NOVEMBER 12, 2019

Family Law Section Meeting  
Noon  
Judge Walsh's Courtroom

### TUESDAY, NOVEMBER 12, 2019

Bench Bar Conference Committee Meeting  
5:00 p.m. - 6:00 p.m.  
ECBA Headquarters

### WEDNESDAY, NOVEMBER 13, 2019

In-House Counsel Leadership Meeting  
Noon  
ECBA Headquarters

### TUESDAY, NOVEMBER 19, 2019

Budget & Finance Committee Meeting  
8:00 a.m.  
ECBA Headquarters

### THURSDAY, NOVEMBER 21, 2019

Defense Bar Meeting  
Noon  
ECBA Headquarters

### MONDAY, NOVEMBER 25, 2019

ECBA Board of Directors Meeting  
ECBA Headquarters  
Noon

### TUESDAY, NOVEMBER 26, 2019

ECBA Live Seminar  
*An Update on WCAIS*  
The Will J. Schaaf & Mary B. Schaaf Education Center  
12:00 p.m. - Lunch  
12:30 p.m. - 1:00 p.m. - Seminar  
\$5 (lunch only)  
\$47 (lunch with CLE credit)  
1 hour substantive

### THURSDAY, NOVEMBER 28, 2019

**FRIDAY, NOVEMBER 29, 2019**  
Thanksgiving Holiday  
ECBA Office Closed  
Erie County and Federal Courthouses Closed



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  
Joseph P. Martone  
Frances A. McCormick  
Laura J. Mott

William S. Speros  
Jo L. Theisen  
William C. Wagner

**LEGAL ASSISTANT/PARALEGAL**

Baldwin Brothers, Inc., an Erie-based national real estate company, has immediate need for a full-time legal assistant/paralegal as lease administration manager. Responsibilities include lease review, notices, legal correspondence, lease interpretation and compliance. Two years' experience required. Paralegal degree not necessary. Please submit resumes to [development@baldwinbros.com](mailto:development@baldwinbros.com).

Nov. 8

---

**NOMINATIONS TO THE ECBA BOARD OF DIRECTORS**

Pursuant to Article V, Section 4 of the Erie County Bar Association By-Laws, the Nominating Committee intends to propose the following for nomination at the Annual Membership Meeting on Wednesday, December 4, 2019:

Second Vice President (1 yr. term):	Jennifer K. Fisher
Treasurer (1 yr. term):	S. Craig Shamburg
Board Members (3 yr. terms):	Emily S. Antolik
	Alexander K. Cox
	Elizabeth A. Hirz
	Jamie R. Schumacher

Nov. 1, 8



**Northwest**

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

[www.northwest.com](http://www.northwest.com)

Bank | Borrow | Invest | Insure | Plan

Only deposit products offered by Northwest Bank are Member FDIC. 



## 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](http://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](http://www.ERIEBANK.bank)**

**ERIEBANK®**  
A division of CNB Bank

Our Commercial Bankers are experienced, dedicated, and committed to providing exceptional service. Working in partnership with legal professionals, we provide financial insight and flexible solutions to fulfill your needs and the needs of your clients. Contact us today to learn more.

MEMBER  
**FDIC**



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](mailto: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.

I encourage you to Lean in.

I love riding motorcycles and downhill skiing. Although you might think they are two entirely different sports, there is a lot of similarity. Motorcycle riding however, is somewhat counterintuitive.

For those of you who may ride, you know that when you are coming into a turn in the road, you actually don't turn the handlebars in the direction of the turn that you want to go. That actually could lead to a nasty case of road rash. You push the inside handle bar away from the turn to initiate it. It's all about leaning in. Skiing of course is very similar, in order to engage in high speed turns on a steep downhill slope, you have to lean in.

Exactly 35 years ago this month, I stood where you are today. I suspect you will not forget this day. I have not forgotten mine. You may be feeling anxious, proud, nervous, and excited all at the same time. Family and friends are certainly proud of your accomplishments and, you should be too.

I realize it is possible that you are already tired of all the advice you've received so far. Some of it requested and some, offered gratuitously. I am afraid mine will fall in the latter category. My dad once told me something that I will never forget. "It takes a lifetime to earn a reputation, but only an instant to destroy it."

Guard your reputation like you would your iPhone 11. We are a relatively small legal community. Word travels fast, particularly, as I understand it, in this very building.

Be honest in all your dealings with not only the court, but obviously, your colleagues and opposing counsel. Get to court on time. Certain judges behind me may fine you and require you to buy a book for the law library!

Argue your case with passion and zealously as you must. But never misrepresent intentionally the facts or law of your case. Always be prepared. Never wing it in court or, in any other proceeding, settlement conference or mediation. These judges may not agree with your argument, but you certainly want them to know that when you walk into their court room, they know your reputation for honesty, hard work, preparation, and goodwill. That will carry you farther and faster in your career than any motorcycle.

While I'm on my soapbox, don't make the same mistake that I made. It took me 21 years from the time I stood where you are until I came to the realization that litigation is not the only way to resolve disputes. Jesus said in Matthew in Chapter 5, settle your dispute with your neighbor before you get to court. I have had some significantly troubling and litigious Family Law cases where the parties spent way too much money, time and energy on these matters. Often, either intentionally or unintentionally, they thrust their children into the middle of the conflict.

I realized that there had to be a better way. I became a trained mediator, and then subsequently, a collaborative attorney. Some may think that alternative dispute resolution is counter intuitive to the practice of law. But really, it is just another way to initiate a turn in a legal conflict. Even if you never become a mediator or a collaborative professional, the training will help you immensely and assist you in

being a better litigator, attorney and negotiator. Consider being a peacemaker. There is way too much conflict in this world as it is.

As Bar President, I ask you to be an active participant in the Erie County Bar Association. Our association has been in continuous operation since 1875.

Join the young lawyers group where you can get together with other lawyers who by the way, look nothing like me. Consider becoming a member of the Lawyer Referral and Information Service where you can receive referrals of clients in the area of your practice.

Attend the Bridge The Gap Program which all new lawyers must attend within their first two years of practice. The next session will likely be this spring.

Consider being active in some of the committees at the Bar Association. We are always looking for volunteers in our Mock Trials Program and this would be a great way for you to not only volunteer, but see how talented many of our young high school students can be in presenting a legal case.

Come to our meetings, the annual and midyear meeting as well as the many social functions we hold throughout the year. Trust me, you will meet other lawyers who you might otherwise not come in contact with. Ask any of us more mature attorneys and you will find out we've made lifelong friends through our Bar association. Take advantage of the continuing legal education events that are put on by our own members. These are high quality Programs and seminars at an extremely reasonable cost.

We want you to be successful. We want you to be healthy and happy. I can tell you confidently that you can reach out to any of our members if you have a question, concern, or simply need some advice on how to handle a situation, a case, or, one of these difficult men and women in black robes sitting behind me.

We have a mentor directory where you can actually contact an attorney who has experience in the legal field that you are working in. We are willing to take calls and answer any questions you may have about the law or procedure. Trust me, I have engaged that service more times than I can count. It is a very valuable resource.

Get involved in the many social and charitable activities that we as an association, sponsor and provide. Our Attorneys and Kids Together program provides significant assistance to homeless children in the city and county of Erie.

To whom much is given, much is expected.

Don't ever hesitate to reach out to me personally or any other member of our Bar Association Staff.

You are now entering a profession that can be demanding, exciting, stressful, tiring, intellectually stimulating, and rewarding.

So I want you to remember to lean in. Lean into the challenges of your career. Lean into hard work. Don't be afraid to lean into conflict head on. Lean into peacemaking and learning ways of conflict resolution. Lean into your faith. Lean into your family and don't neglect them even when things are hectic in your practice. Lean into life, it's much shorter than you think.

Thank you and welcome.

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania 12948-2019 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Lillian Doritty to Foster Doritty.

The Court has fixed the 19th day of December, 2019 at 11:15 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.

Nov. 8

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania 12976-19 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Marcia Lynn Katos to Marcia Lynn Katos Lewis.

The Court has fixed the 12th day of December, 2019 at 9:00 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.

Nov. 8

**CHANGE OF NAME NOTICE**

Please take notice that a Petition to change the name of D.C.T., a minor child born on December 23, 2014, has been filed and a hearing is set for November 18, 2019 at 2:30 pm in Courtroom G of the Erie County Courthouse, 140 West 6th St., Erie, PA 16501. All interested parties may come forward at that time and be heard.

Patrick W. Kelley, Esq.  
Carney & Good  
254 West 6th Street  
Erie, PA 16507  
(814) 453-5004 x.131

Nov. 8

**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. Fictitious Name: Boro Student Apartments
2. Address of the principal place of business, including street and number: 2601 W. 26th St., Erie, PA 16506
3. The real names and addresses, including street and number, of the entities who are parties to the registration: James Properties, Inc., 2601 W. 26th St., Erie, PA 16506
4. An application for registration of a fictitious name under the Fictitious Names Act was filed on October 15, 2019, with the Department of State.

Nov. 8

**INCORPORATION NOTICE**

Raccoon's Refuse Garbage Services, Inc., has been incorporated under the provisions of the Business Corporation Law of 1988.

Thomas J. Ruth, Esq.

224 Maple Avenue

Corry, Pennsylvania 16407

Nov. 8

**LEGAL NOTICE**

ATTENTION: KENYETTE GRIFFIN

INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD J.A.T. DOB: 07/02/2016

MINOR FEMALE CHILD A.A.T. DOB: 07/02/2016

BORN TO: A'REESHIA ROSE TORAIN

104 & 104A IN ADOPTION 2019

If you could be the parent of the above-mentioned children, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie

County, Pennsylvania, at the Erie County Court House, Judge Joseph M. Walsh, III, Courtroom I #217, City of Erie on December 11, 2019 at 1:30 p.m. and there show cause, if any you have, why your parental rights to the above children should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your children. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your children may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. 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 to find out where you can get legal help.

Family/Orphan's Court Administrator  
Room 204 - 205

Erie County Court House

Erie, Pennsylvania 16501

(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S. §§2731-2742.

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the

Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Nov. 8

**LEGAL NOTICE**

In the Court of Common Pleas,  
Erie County, Pennsylvania  
Civil Action – Declaratory Judgment  
No. 2019-10039  
*American Modern Select  
Insurance Co.*

v.

*Amanda Wenzel, individually  
on behalf of and as a p/n/g  
of C. Wenzel*

**Nature of the Action:** Declaratory judgment action in connection with an underlying slip and fall accident involving C. Wenzel, and Defendant's failure to appear before the court for a Minor's Compromise scheduled to be heard on November 7, 2018. The action asks the court for an application to enforce settlement, in the amount of eight thousand and five hundred dollars (\$8,500.00) less \$3,727.39 in costs and attorneys' fees.

**To Defendant:** Amanda Wenzel, individually on behalf of and as a p/n/g of C. Wenzel

**Notice to Defend:** You are hereby notified the plaintiff, American Modern Select Insurance Co., has filed a Declaratory Judgment Complaint at No. 2019-10039 in the Civil Division of the Court of Common Pleas of Erie County, Pennsylvania.

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

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

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

Lawyer's Referral Service  
P.O. Box 1792  
Erie, PA 16507  
(814) 459-4411

Nov. 8

**LEGAL NOTICE**

IN THE COURT OF COMMON  
PLEAS OF ERIE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-11731

PROPERTY WORX LLC, Plaintiff  
v.

B.R.BERLIN ENTERPRISES  
LLC, BENJAMIN D. BERLIN and  
OCCUPANTS, Defendants  
B.R.BERLIN ENTERPRISES  
LLC, BENJAMIN D. BERLIN and  
OCCUPANTS, SHOULD TAKE  
NOTICE that Property Worx LLC  
has filed to schedule a Sheriff Sale,  
on January 24, 2020 at 10:00 a.m.  
with the Sheriff of Erie County  
Pennsylvania, located at 140 West 6th  
Street, Erie, PA 16501 concerning the  
property commonly known as 1303  
Atkins Street, Erie, Pennsylvania and  
bearing Erie County Tax Index No.  
(14) 1102-115.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Property Worx LLC  
2501 West 12th Street, Suite 200  
Erie, Pennsylvania 16505  
(814) 464-4628

Nov. 8

**LEGAL NOTICE**

IN RE: ADOPTION OF BABY GIRL  
LANCE, NO. A-27 of 2019, IN THE  
ORPHANS' COURT DIVISION  
OF THE COURT OF COMMON  
PLEAS OF ALLEGHENY  
COUNTY, PENNSYLVANIA.

TO: Unknown Birth Father of Baby  
Girl Lance, born on the 9th day  
of February, 2019, in Pittsburgh,  
Allegheny County, Pennsylvania.  
A Petition has been filed asking  
the Court to put an end to all rights  
you have to your child, Baby Girl  
Lance. The Court has set a hearing  
to consider ending your rights to  
your child. That hearing will be held  
in Orphans' Court Division of the  
Court of Common Pleas of Allegheny  
County, 1700 Frick Building, 437  
Grant Street, Pittsburgh, Allegheny  
County, Pennsylvania 15219, on  
Wednesday, December 4, 2019, at  
10:00 A.M., prevailing time. You  
are warned that even if you fail to  
appear at the scheduled hearing,  
the hearing will go on without you  
and your rights to your child may  
be ended by the Court without your  
being present. You have the right to  
be represented at the hearing by a  
lawyer. 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 to find out where you can get  
legal help.

**LAWYER REFERRAL  
SERVICE  
The Allegheny County**

**Bar Association**  
**11th Floor, Koppers Building,**  
**436 Seventh Avenue,**  
**Pittsburgh, PA 15219**  
**Telephone: (412) 261-5555**

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child. If all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact me or your attorney, if you have one.

Gerri L. Sperling, Esq.  
 STRASSBURGER McKENNA  
 GUTNICK & GEFSKY  
 Four Gateway Center, Suite 2200  
 444 Liberty Avenue  
 Pittsburgh, PA 15222  
 412-281-5423

Nov. 8, 15, 22



## Forensic Accounting Specialists

fraud detection, prevention and investigation

3703 West 26<sup>th</sup> 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](http://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](mailto:mrsinfo@mrs-co.com).*

**SHERIFF SALES**

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

**NOVEMBER 15, 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

Oct. 25 and Nov. 1, 8

**SALE NO. 1**

**Ex. #10944 of 2019**

**Northwest Bank f/k/a Northwest Savings Bank, Plaintiff**

**v.**

**Joseph A. Laska and Carolyn A. Laska a/k/a Carolyn A. Stockman, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 10944-2019, Northwest Bank f/k/a Northwest Savings Bank v. Joseph A. Laska and Carolyn A. Laska a/k/a Carolyn A. Stockman, owner of property situated in Millcreek Township, Erie County, Pennsylvania being commonly known as 2910 Homestead Drive, Erie, PA with 1,234 square footage and 0.3054 acreage.

Assessment Map No. (33) 65-252-24

Assessed Value Figure: \$127,504.80  
Improvement thereon: One-story dwelling

Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.

120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

Oct. 25 and Nov. 1, 8

**SALE NO. 2**

**Ex. #12691 of 2016**

**Northwest Savings Bank,  
Plaintiff**

**v.**

**Joseph G. Wise et al, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2016-12691, Northwest Savings Bank v. Joseph G. Wise et al, owner of property situated in Waterford Township, Erie County, Pennsylvania being commonly known as 722 Sedgwick Road, Waterford, PA 16441 with 2,112 square footage and 17.9510 acreage. Assessment Map No. (47) 17-37.0-5.00 and (47) 17-37.0-5.01

Assessed Value Figure: \$175,350  
Improvement thereon: Two-story dwelling

Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.

120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

Oct. 25 and Nov. 1, 8

**SALE NO. 3**

**Ex. #10549 of 2019**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5, Plaintiff**

**v.**

**JOYCE E. COVEL; ARTHUR B. COVEL, Defendant(s)**

**DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3214 BRANDES ST, ERIE, PA 16504  
PARCEL NUMBER: 18-050-047.0-102.00

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

RAS Citron, LLC

Robert Flacco, Esq.

Attorney ID No. 325024

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

Oct. 25 and Nov. 1, 8

**SALE NO. 4**

**Ex. #11760 of 2019**

**EQUITY TRUST COMPANY CUSTODIAN FBO FLOYD HATCH IRA, Plaintiff**

**v.**

**PARADIGM INVESTMENTS, LLC, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11760-19, EQUITY TRUST COMPANY CUSTODIAN FBO FLOYD HATCH IRA vs. PARADIGM INVESTMENTS, LLC, owner(s) of property situated in City of Erie, ERIE County, Pennsylvania

614 BRANDES STREET, ERIE, PA 16503

14-010-039.0-337.00; 1200 square feet; 0.0430 acreage

Assessment Map number: 14-010-039.0-337.00

Assessed Value figure: \$38,380.00  
Improvement thereon: SINGLE FAMILY

Vincent DiMaiolo, Jr.

Court I.d. No. 59461

Ashleigh Levy Marin, Esq.

Court I.d. No. 306799

7660 Imperial Way, Suite 121

Allentown, Pennsylvania 18195

(610) 395-3535

Oct. 25 and Nov. 1, 8

**SALE NO. 6**

**Ex. #10889 of 2016**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, Plaintiff**

**v.**

**STEVEN A. MORGAN, Defendants**



**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10889-16, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Steven A. Morgan owner of property situated in the Borough of Wesleyville, Erie County, Pennsylvania being 2205-2207 Station Road, Wesleyville, PA 16510  
2080 square feet 0.1313 acres  
Assessment Map number: 50002039001600  
Assessed Value figure: 110,200  
Improvement thereon: Residential  
Jill M. Fein, Esquire  
Attorney I.D. 318491  
Hill Wallack LLP  
777 Township Line Rd., Suite 250  
Yardley, PA 19067  
(215) 579-7700

Oct. 25 and Nov. 1, 8

**SALE NO. 7**

**Ex. #11462 of 2019**  
**METROPOLITAN LIFE**  
**INSURANCE COMPANY,**  
**Plaintiff**  
**v.**  
**SUE M. MAY, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11462-19, METROPOLITAN LIFE INSURANCE COMPANY vs. SUE M. MAY, owner(s) of the property situated in Erie County, Pennsylvania being 1173 BELLEVIEW DRIVE, ERIE, PA 16504  
Assessment Map Number: 33105473000900  
Assessed Value Figure: \$161,880.00  
Improvement Thereon: A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Oct. 25 and Nov. 1, 8

**SALE NO. 8**

**Ex. #11147 of 2019**  
**KEY BANK, N.A. S/B/M FIRST**  
**NIAGARA BANK, N.A., Plaintiff**  
**v.**  
**SHELLY A. BENTLEY and**

**CHAD T. BENTLEY, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11147-2019, KEY BANK, N.A. S/B/M FIRST NIAGARA BANK, N.A. vs. SHELLY A. BENTLEY and CHAD T. BENTLEY, owner(s) of the property situated in Erie County, Pennsylvania being 4144 ALISON AVENUE, ERIE, PA 16506  
Assessment Map Number: 33092376007028  
Assessed Value Figure: \$220,930.00  
Improvement Thereon: A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Oct. 25 and Nov. 1, 8

**SALE NO. 9**

**Ex. #12276 of 2018**  
**BAYVIEW LOAN SERVICING,**  
**LLC, Plaintiff**  
**v.**

**The Unknown Heirs of Julius C. Moffett Deceased, LINDA MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, SHIRLEEN MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, DEWITT C. MOFFETT Solely in His Capacity as Heir of Julius C. Moffett Deceased and LANE MOFFETT A/K/A DELANO J. MOFFETT Solely in His Capacity as Heir of Julius C. Moffett Deceased, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12276-18, BAYVIEW LOAN SERVICING, LLC vs. The Unknown Heirs of Julius C. Moffett Deceased, LINDA MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, SHIRLEEN MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, DEWITT C. MOFFETT Solely in His Capacity as Heir of Julius C. Moffett Deceased and LANE MOFFETT A/K/A DELANO J. MOFFETT

Solely in His Capacity as Heir of Julius C. Moffett Deceased, owner(s) of the property situated in Erie County, Pennsylvania being 2210 PARADE STREET, ERIE, PA 16503  
Assessment Map Number: 18050014020600  
Assessed Value Figure: \$45,100.00  
Improvement Thereon: A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322  
  
Oct. 25 and Nov. 1, 8

**SALE NO. 10**

**Ex. #11733 of 2018**  
**WILMINGTON SAVINGS**  
**FUND SOCIETY, FSB, AS**  
**TRUSTEE OF FINANCE OF**  
**AMERICA STRUCTURED**  
**SECURITIES ACQUISITION**  
**TRUST 2018-HB1, Plaintiff**  
**v.**  
**BRUCE STANKO AKA BRUCE**  
**E. STANKO, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11733-18, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. BRUCE STANKO AKA BRUCE E. STANKO, owner(s) of the property situated in Erie County, Pennsylvania being 4222 WEST LAKE ROAD, ERIE, PA 16505  
Assessment Map Number: (33) 019-001.0-075.00  
Assessed Value Figure: \$363,900.00  
Improvement Thereon: A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Oct. 25 and Nov. 1, 8

**SALE NO. 11**

**Ex. #11880 of 2019**  
**PENNSYLVANIA HOUSING**



**FINANCE AGENCY, Plaintiff**

v.

**AARON E. DANIEL AND  
ERICA L. FERRARO,**

**Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2019-11880, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AARON E. DANIEL AND ERICA L. FERRARO, Defendants

Real Estate: 3615 OAKWOOD STREET, ERIE, PA 16508

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 45 x 130

Deed Book/Inst#: 2010-008447

Tax I.D. (19) 6145-212

Assessment: \$26,600 (Land)

\$57,200 (Bldg)

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

Oct. 25 and Nov. 1, 8

**SALE NO. 13**

**Ex. #11881 of 2019**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY, Plaintiff**

v.

**JUSTIN TANNER LOESLEIN,  
Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2019-11881, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JUSTIN TANNER LOESLEIN, Defendant

Real Estate: 1205 PRIESTLEY AVENUE, ERIE, PA 16511

Municipality: Lawrence Park Township

Erie County, Pennsylvania

Dimensions: 15.85 x 109

Deed Book/Inst#: 2016-011903

Tax I.D. (29) 17-57-32

Assessment: \$15,800 (Land)

\$39,300 (Bldg)

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

(717) 234-4178

Oct. 25 and Nov. 1, 8

**SALE NO. 14**

**Ex. #11661 of 2019**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY, Plaintiff**

v.

**AMY L. WARNER, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution No. 2019-11661, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AMY L. WARNER, Defendant

Real Estate: 3485 PONDVIEW DRIVE, ERIE, PA 16506

Municipality: Township of Millcreek

Erie County, Pennsylvania

Dimensions: 84 x 127

Deed Book/Inst#: Bk 1600, page 2221

Tax I.D. (33) 69-258-1

Assessment: \$27,200 (Land)

\$127,000 (Bldg)

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

Oct. 25 and Nov. 1, 8

**SALE NO. 15**

**Ex. #11687 of 2019**

**Pennsylvania Housing Finance  
Agency, Plaintiff**

v.

**Jennifer R. Derner, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11687-19, Pennsylvania Housing Finance Agency vs. Jennifer R. Derner, owner of property situated in the Township of Greene, Erie County, Pennsylvania being: 11178 Lake Pleasant Road, Union City, PA 16438

Dimensions: Square Feet: 1687

Acreage: 0.7842

Assessment Map Number: (25)-019-054.0-006.00

Assess Value figure: \$132,290.00

Improvement thereon: Single Family Dwelling

Lois M. Vitti, Esquire

Attorney for Plaintiff

333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139  
(412) 281-1725

Oct. 25 and Nov. 1, 8

**SALE NO. 16**

**Ex. #11479 of 2019**

**Fifth Third Bank, Plaintiff**

v.

**Charlette Cross, AKA Charlette  
A. Cross, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution file to No. 2019-11479, Fifth Third Bank vs. Charlette Cross, AKA Charlette A. Cross, owner(s) of property situated in The Borough of Union City, Erie County, Pennsylvania being 5 Merrill Avenue, Union City, PA 16438

801 SQFT

Assessment Map Number: 42015078000100

Assessed Value figure: \$44,450.00

Improvement thereon: Single Family Dwelling

Justin F. Kobeski, Esquire

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

Oct. 25 and Nov. 1, 8

**SALE NO. 17**

**Ex. #11143 of 2019**

**PNC Bank, National Association,  
Plaintiff**

v.

**Eric J. Ballentine AKA  
Eric Ballentine; Michelle L.  
Ballentine, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution file to No. 2019-11143, PNC Bank, National Association vs. Eric J. Ballentine, AKA Eric Ballentine; Michelle L. Ballentine, owner(s) of property situated in The City of Erie, Erie County, Pennsylvania being 832 West 8th Street, Erie, PA 16502

2159 sq ft

Assessment Map Number: 17040025012100

Assessed Value figure: \$65,900.00

Improvement thereon: Single Family Dwelling

Justin F. Kobeski, Esquire

Manley Deas Kochalski LLC

P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Oct. 25 and Nov. 1, 8

**SALE NO. 18**

**Ex. #11444 of 2019**

**PNC Bank, National Association,  
Plaintiff  
v.**

**Steven Daniels, AKA Steven C.  
Daniels; Karen Daniels, AKA  
Karen S. Daniels, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution file to No. 2019-11444, PNC Bank, National Association vs. Steven Daniels, AKA Steven C. Daniels; Karen Daniels, AKA Karen S. Daniels, owner(s) of property situated in The Township of Concord, Erie County, Pennsylvania being 19572 Route 89, Corry, PA 16407

4132 SQFT

Assessment Map Number:  
03009032000400

Assessed Value figure: \$76,010.00  
Improvement thereon: Single  
Family Dwelling

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

Oct. 25 and Nov. 1, 8

**SALE NO. 19**

**Ex. #13120 of 2018**

**PNC Bank, National Association,  
Plaintiff  
v.**

**Jennifer L. Dworek, AKA  
Jennifer Dworek; Charles M.  
Dworek, AKA Charles Dworek,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution file to No. 2018-13120, PNC Bank, National Association vs. Jennifer L. Dworek, AKA Jennifer Dworek; Charles M. Dworek, AKA Charles Dworek, owner(s) of property situated in The Township of Fairview, Erie County, Pennsylvania being 8340 Ridge Road AKA 8340 West Ridge Road, Girard, Pennsylvania 2.5000 acres

Assessment Map Number:  
21067102001302  
Assessed Value figure: \$197,680.00  
Improvement thereon: Single  
Family Dwelling  
Justin F. Kobeski, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Oct. 25 and Nov. 1, 8

**SALE NO. 20**

**Ex. #12401 of 2015**

**U.S. NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR CITIGROUP MORTGAGE  
LOAN TRUST 2006-WFHE4,  
ASSET-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2006-WFHE4, Plaintiff  
v.**

**DANIEL R. STODDARD  
A/K/A DANIEL STODDARD,  
HEATHER A. STODDARD  
A/K/A HEATHER STODDARD,  
Defendants  
DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Harbortcreek, County of Erie and State of Pennsylvania  
BEING KNOWN AS: 356  
CAMBRIDGE ROAD, ERIE, PA  
16511

PARCEL # (27) 14-45-7

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

Oct. 25 and Nov. 1, 8

**SALE NO. 21**

**Ex. #11951 of 2019**

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

**Glen W. Akerly, Jr., Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11951-19, Pennsylvania Housing Finance Agency v. Glen W. Akerly, Jr., Owner(s) of property

situated in City of Erie, Erie County, Pennsylvania, being 3013 Liberty Street, Erie, PA 16508

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 east line of Liberty Street, four hundred fifty (450) feet south of the south line of Twenty-ninth Street; THENCE eastwardly and parallel with Twenty-ninth Street, one hundred fifteen (115) feet to a point; THENCE southwardly and parallel with Liberty Street, forty (40) feet to a point; THENCE westwardly and parallel with Twenty-ninth Street, one-hundred fifteen (115) feet to the east line of Liberty Street; THENCE northwardly along the east line of Liberty Street, forty (40) feet to the place of beginning.

SAME premises having erected thereon a dwelling commonly known as 3013 Liberty Street, Erie, Pennsylvania and is further identified by Erie County Tax Index No. (19) 6042-139.

BEING the same premises conveyed to Grantor by deed dated July 15, 2002 and recorded July 24, 2002 in Record Book 903, page 1601.

Assessment Map number: 19-060-042.0-139.00

Assessed Value figure: \$84,000.00  
Improvement thereon: Residential  
Dwelling

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

Lorraine Gazzara Doyle, Esq / No  
34576

649 South Ave, Ste 7

Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

Oct. 25 and Nov. 1, 8

**SALE NO. 22**

**Ex. #11568 of 2019**

**Wilmington Trust, National  
Association, not in its individual  
capacity, but solely as trustee for  
MFRA Trust 2015-1, Plaintiff  
v.**

**Jeffrey A. Frantz, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11568-19, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 v. Jeffrey A. Frantz, Owner(s) of property situated in Lawrence Park, Erie County, Pennsylvania, being 1211 Rankine Avenue, Erie, PA 16511

All that certain piece or parcel of land situate in the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania, being part of Lawrence Park Realty Company plot of portions of Tracts Nos. 247 and 246 as recorded in Erie County Map Book 3, pages 38, 40 and 41, subject to the terms and conditions therein and herein mentioned, and located on the east side of Rankine Avenue, being the fourth southernmost of the eight apartments located on Lots Nos. 1, 2, 3, 4 and part of 5 of Block one hundred eighty-five (185), being more particularly bounded and described as follows, to-wit:

BEGINNING at a point called "T" located on the east line of Rankine Avenue, ninety and forty-six hundredths (90.46) feet south of the south line of Field Street; thence eastwardly, parallel with Field Street, one hundred nine (109) feet to a point, "J" on the west line of a sixteen (16) foot alley; thence southwardly parallel with Rankine Avenue and along the west line of said sixteen (16) foot alley nineteen and twenty-seven hundredths (19.27) feet to a point "K"; thence westwardly parallel with Field Street, one hundred nine (109) feet to a point, "L" on the east line of Rankine Avenue; thence northwardly along the east line of Rankine Avenue, nineteen and twenty-seven hundredths (19.27) feet to a point, "I", the place of beginning; having erected thereon a brick dwelling commonly known as 1211 Rankine Avenue, Erie, Pennsylvania, and further identified by Erie County Tax Number (29) 17-58-24.

The lines IJ and LK pass through the center of the party walls which divided the building located upon

the premises hereby conveyed and the premises located immediately north and south thereof, known as 1209 and 1213 Rankine Avenue, which walls are to be considered as party walls. The Grantees, their heirs and assigns, shall have no right to remove or interfere with said walls, except by and with the consent of the adjoining party wall owner or owners.

Being the same premises conveyed to Grantors by deed dated and recorded May 29, 2003 in the Erie County Recorder of Deeds office in Record Book 1017, page 496.

Assessment Map number: 29-017-058.0-024.00

Assessed Value figure: \$52,990.00

Improvement thereon: Residential Dwelling

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

Lorraine Gazzara Doyle, Esq / No 34576

649 South Ave, Ste 7

Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

Oct. 25 and Nov. 1, 8

**SALE NO. 23**

**Ex. #10212 of 2017**

**U.S. Bank National Association,  
not in its individual capacity  
but solely as Trustee for RMAC  
Trust, Series 2016-CTT, Plaintiff  
v.**

**Lorraine M. Dahl a/k/a Lorraine  
M. Miles, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10212-17, U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMAC Trust, Series 2016-CTT vs. Lorraine M. Dahl a/k/a Lorraine M. Miles, owners of property situated in Corry City, Erie County, Pennsylvania being 406 West Pleasant Street a/k/a 406 West Pleasant, Corry, PA 16407

Square Feet: 3,242 Acreage: 0.1148  
Assessment Map number: 08033143000300  
Assessed Value figure: \$97,090.00  
Improvement thereon: Residential Dwelling

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

Oct. 25 and Nov. 1, 8

**SALE NO. 24**

**Ex. #13418 of 2014**

**Wells Fargo Bank, N.A., Plaintiff  
v.**

**Christopher L. Black, Sr a/k/a  
Christopher L. Black, Teresa R.  
Black, Defendant(s)  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13418-14, Wells Fargo Bank, N.A. vs. Christopher L. Black, Sr a/k/a Christopher L. Black, Teresa R. Black, Amount Due: \$67,197.43

Christopher L. Black, Sr a/k/a Christopher L. Black, Teresa R. Black, owner(s) of property situated in SPRINGFIELD TOWNSHIP, Erie County, Pennsylvania being 3219 Route 215, East Springfield, PA 16411-9117

Acreage: 1.000

Assessment Map number: 39007010001800

Assessed Value: \$83,090.00

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

Oct. 25 and Nov. 1, 8

**SALE NO. 25**

**Ex. #11824 of 2019**

**Wells Fargo Bank, N.A., Plaintiff  
v.**

**Deborah E. Butler a/k/a Deborah  
A. Butler, Defendant(s)  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11824-19, Wells Fargo Bank, N.A. vs. Deborah E. Butler a/k/a Deborah A. Butler Amount Due: \$62,303.65

Deborah E. Butler a/k/a Deborah A. Butler, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 515 West 9th Street, A/K/A 515 West 9 Street, Erie, PA 16502-1351  
Dimensions: 41.25 X 165

Assessment Map number: 16-030-030.0-108.00  
Assessed Value: \$74,000.00  
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

Oct. 25 and Nov. 1, 8

**SALE NO. 26**

**Ex. #11231 of 2019**

**Matrix Financial Services  
Corporation, Plaintiff**

**v.**

**Donald S. Caldwell, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11231-19, Matrix Financial Services Corporation vs. Donald S. Caldwell  
Amount Due: \$101,387.51  
Donald S. Caldwell, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3909 Marion Street, Erie, PA 16510-3431  
Dimensions: 120 X IRR  
Assessment Map number: 18052028032900  
Assessed Value: \$92,160.00  
Improvement thereon: residential  
Phelan Hallinan Diamond & Jones, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Oct. 25 and Nov. 1, 8

**SALE NO. 27**

**Ex. #10933 of 2019**

**The Bank of New York Mellon,  
f/k/a The Bank of New York as  
Successor to JPMorgan Chase  
Bank, National Association,  
as Indenture Trustee for The  
Registered Holders of Abfs  
Mortgage Loan Trust 2002-3,  
Mortgage-Backed Pass-Through  
Certificates, Series 2002-3,  
Plaintiff**

**v.**

**Shearice Guerrero a/k/a Shearice  
Howard-Guerrero, in Her  
Capacity as Administratrix of  
The Estate of Barbara Deberry**

**a/k/a Barbara Ann Deberry  
and in Her Capacity as Heir  
of Anthony D. Deberry a/k/a  
Anthony Dwayne Deberry,  
Deceased, Shannon Jones, in His  
Capacity as Heir of The Estate of  
Barbara Deberry a/k/a Barbara  
Ann Deberry, Antonio Debberly,  
II, in His Capacity as Heir of The  
Estate of Barbara Deberry a/k/a  
Barbara Ann Deberry, D'Andre  
Deberrry, in His Capacity as  
Heir of The Estate of Barbara  
Deberrry a/k/a Barbara Ann  
Deberrry, Robert James Deberrry,  
in His Capacity as Heir of The  
Estate of Barbara Deberrry a/k/a  
Barbara Ann Deberrry, Jasmine  
Young, in Her Capacity as Heir  
of The Estate of Barbara Deberrry  
a/k/a Barbara Ann Deberrry,  
SHANA DEBERRY, in her  
capacity as Heir of ANTHONY  
D. DEBERRY A/K/A ANTHONY  
DWAYNE DEBERRY, Deceased  
Heir of the Estate of BARBARA  
DEBERRY A/K/A BARBARA  
ANN DEBERRY, Unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or  
Under Barbara Deberrry a/k/a  
Barbara Ann Deberrry, Deceased,  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Anthony D. Deberrry a/k/a  
Anthony Dwayne Deberrry,  
Deceased Heir of The Estate of  
Barbara Deberrry a/k/a Barbara  
Ann Deberrry, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2019-10933, The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-3, Mortgage-Backed Pass-Through Certificates, Series 2002-3 vs. Shearice Guerrero a/k/a Shearice Howard-Guerrero, in Her Capacity as Administratrix of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry and in Her Capacity as Heir of Anthony D.

Deberrry a/k/a Anthony Dwayne Deberrry, Deceased, Shannon Jones, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, Antonio Debberly, II, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, D'Andre Deberrry, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, Robert James Deberrry, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, Jasmine Young, in Her Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, SHANA DEBERRY, in her capacity as Heir of ANTHONY D. DEBERRY A/K/A ANTHONY DWAYNE DEBERRY, Deceased Heir of the Estate of BARBARA DEBERRY A/K/A BARBARA ANN DEBERRY, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Deberrry a/k/a Barbara Ann Deberrry, Deceased, Unknown Heirs, Successors, Assigns, and AH Persons, firms, or Associations Claiming Right, Title or Interest From or Under Anthony D. Deberrry a/k/a Anthony Dwayne Deberrry, Deceased Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry  
Amount Due: \$27,337.33  
Shearice Guerrero a/k/a Shearice Howard-Guerrero, in Her Capacity as Administratrix of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry and in Her Capacity as Heir of Anthony D. Deberrry a/k/a Anthony Dwayne Deberrry, Deceased, Shannon Jones, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, Antonio Debberly, II, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, D'Andre Deberrry, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, Robert James Deberrry, in His Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara Ann Deberrry, Jasmine Young, in Her Capacity as Heir of The Estate of Barbara Deberrry a/k/a Barbara

Ann Deberry, SHANA DEBERRY, in her capacity as Heir of ANTHONY D. DEBERRY A/K/A ANTHONY DWAYNE DEBERRY, Deceased Heir of the Estate of BARBARA DEBERRY A/K/A BARBARA ANN DEBERRY, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Deberry a/k/a Barbara Ann Deberry, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony D. Deberry a/k/a Anthony Dwayne Deberry, Deceased Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 317 West 4th Street, Erie, PA 16507-1240  
 Acreage: 0.0862  
 Assessment Map number: 17040011024000  
 Assessed Value: \$61,200.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Oct. 25 and Nov. 1, 8

**SALE NO. 28**

**Ex. #12174 of 2018**  
**U.S. Bank National Association,**  
**Plaintiff**  
**v.**

**Brandy J. Abbey-Jones,**  
**Christopher E. Jones,**  
**Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12174-18, U.S. Bank National Association vs. Brandy J. Abbey-Jones, Christopher E. Jones Amount Due: \$143,005.63  
 Brandy J. Abbey-Jones, Christopher E. Jones, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1028 Montpelier Avenue, Erie, PA 16505-1533  
 Dimensions: 60 X 130

Acreage: 0.1791  
 Assessment Map number: 33019099002000  
 Assessed Value: \$149,270.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Oct. 25 and Nov. 1, 8

**SALE NO. 30**

**Ex. #11901 of 2018**  
**REO Trust 2017-RPL1, Plaintiff**  
**v.**

**Joshua E. Waite, Known Heir of Robert J. Waite, deceased, Unknown Heirs of Robert J. Waite and United States of America, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2018-11901, REO Trust 2017-RPL1 v. Joshua E. Waite, Known Heir of Robert J. Waite, deceased, Unknown Heirs of Robert J. Waite and United States of America owner(s) of property situated in Erie County, Pennsylvania being 1604 Fairmount Parkway, Erie, PA 16510  
 Assessment Map Number: 18051013013500  
 Assessed Value Figure: \$74,940.00  
 Improvement, thereon: Single Family Home - 0.1742 Acreage  
 Richard M. Squire & Associates, LLC Chandra M. Arkema, Esq.  
 (PA I.D. #203437)  
 Attorneys for Plaintiff

Oct. 25 and Nov. 1, 8

**SALE NO. 31**

**Ex. #11401 of 2019**  
**Deutsche Bank National Trust Company, as Trustee for Ameriqwest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R5, c/o PHH Mortgage Corporation, Plaintiff**  
**v.**

**Robert L. Marsh, Christina M. Marsh, Defendants**

**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: Being Lot Nos. 1 and 2 of Block "A" of the Andrews Land Company Subdivision of Reserve Tract No. 33, as shown in Erie County Map Book No. 1 at Pages 374 and 375.  
 ALSO KNOWN AS: 2805 Ash Street, Erie, PA 16504  
 PARCEL # 1805006502200 and 18050065021900  
 BEING the same premises which Patricia Bielinski, single, by Deed dated December 8, 1995 and recorded on December 11, 1995 in the office of the recorder of deeds in and for Erie County at book 0416 page 1557 granted and conveyed unto Robert L. Marsh and Christina M. Marsh, his wife, as tenants by the entireties with the right of survivorship.  
 BRIAN T. LAMANNA, ESQUIRE STERN & EISENBERG, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976  
 (215) 572-8111

Oct. 25 and Nov. 1, 8

**SALE NO. 32**

**Ex. #11591 of 2019**  
**Quicken Loans Inc., Plaintiff**  
**v.**

**Thomas J. Havern and Amy L. Moore, Defendants**

**DESCRIPTION**

By virtue of Writ of Execution No. 11591-19, Quicken Loans Inc. v. Thomas J. Havern and Amy L. Moore, 402 Parkside Drive, Township of Harborcreek, Erie, PA 16511, Parcel No. 27008067001900. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$175,947.87.  
 Attorneys for Plaintiff:  
 Brian T. LaManna, Esquire Stern & Eisenberg, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976  
 (215) 572-8111

Oct. 25 and Nov. 1, 8

**SALE NO. 33**  
**Ex. #11298 of 2017**  
**The Bank of New York Mellon, et**  
**al., Plaintiff**

**v.**

**Dennis I. Henderson and**  
**Jacqueline Henderson,**  
**Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution  
 filed to No. 11298-17, The Bank  
 of New York Mellon, et al. vs.  
 Dennis I. Henderson and Jacqueline  
 Henderson

Dennis I. Henderson, owner(s) of  
 property situated in City of Erie,

Erie County, Pennsylvania being  
 2005 Schaal Avenue, Erie, PA  
 16510  
 140x124.5, 1824 Sq. Feet  
 Assessment Map number:  
 15021016010600  
 Assessed Value figure: 36,330.00  
 Improvement thereon: Residential  
 Dwelling  
 Michelle Pierro, Esquire  
 Weltman, Weinberg & Reis, Co. LPA  
 436 7th Avenue, Suite 2500  
 Pittsburgh, PA 15219  
 412-434-7955

Oct. 25 and Nov. 1, 8

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**

**BANASZEK, ROSE K.,  
deceased**

Late of Fairview Township,  
County of Erie, PA  
*Executor:* James Banaszek, 4543  
Darcie Dr., Erie, PA 16506  
*Attorney:* None

**BAX, WILLIS G.,  
deceased**

Late of the Township of  
Fairview, County of Erie, and  
Commonwealth of Pennsylvania  
*Executor:* Gary D. Bax, 2525 West  
26th Street, Erie, PA 16506  
*Attorney:* Gary D. Bax, Attorney  
at Law, 2525 West 26th Street,  
Erie, PA 16506

**BORECKY, GLORIA WESS,  
a/k/a GLORIA W. BORECKY,  
deceased**

Late of Fairview  
*Executor:* Carl D. Borecky, 5700  
Kell Drive, Fairview, PA 16415  
*Attorney:* Heidi Rai Stewart,  
Esquire, Houston Harbaugh,  
PC, Three Gateway Center, 401  
Liberty Avenue, 22nd Floor,  
Pittsburgh, PA 15222-1005

**BRINAGER, WILLIAM M.,  
a/k/a WILLIAM BRINAGER  
SR., a/k/a WILLIAM MANLON  
BRINAGER,  
deceased**

Late of Albion, County of Erie and  
Commonwealth of Pennsylvania  
*Executor:* William M. Brinager  
Jr., c/o Norman A. Stark, Esq.,  
Suite 300, 300 State Street, Erie,  
PA 16507  
*Attorney:* Norman A. Stark, Esq.,  
MARSH, SPAEDER, BAUR,  
SPAEDER & SCHAAF, LLP.,  
Suite 300, 300 State Street, Erie,  
PA 16507

**BROSIUS, SCOTT A.,  
deceased**

Late of the City of Erie, Erie  
County, Pennsylvania  
*Administrator:* Craig A. Brosius,  
c/o 2580 West 8th Street, Erie,  
Pennsylvania 16505  
*Attorney:* Ralph R. Riehl, III,  
Esquire, 2580 West 8th Street,  
Erie, Pennsylvania 16505

**CAPELA, NATHAN P.,  
deceased**

Late of Township of Wayne  
*Administratrix:* Patricia J. Capela,  
16909 Route 89, Corry, PA 16407  
*Attorney:* Michael A. Fetzner,  
Esquire, Knox McLaughlin  
Gornall & Sennett, P.C., 120 West  
Tenth Street, Erie, PA 16501

**FUNARO, LIVIA A., a/k/a  
LIL FUNARO, a/k/a  
LIVIA FUNARO,  
deceased**

Late of the City of Erie, County  
of Erie and Commonwealth of  
Pennsylvania  
*Co-Executors:* Anthony A.  
Funaro and Vince Jean Bartone,  
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

**KEMPISTY, ROBERT S., a/k/a  
ROBERT STEPHEN KEMPISTY,  
deceased**

Late of the Township of Millcreek,  
County of Erie, Commonwealth of  
Pennsylvania  
*Executor:* Timothy R. Kempisty,  
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

**KOLB, RONALD F.,  
deceased**

Late of the Township of Millcreek,  
County of Erie, Commonwealth of  
Pennsylvania  
*Administrator:* Mary P. Kolb, 3302  
West Lake Rd., Apt. #109, Erie,  
PA 16505  
*Attorney:* None

**SCHEPPNER, MATTHEW  
DOUGLAS,  
deceased**

Late of the City of Erie  
*Administrator:* Deborah E. Bender  
*Attorney:* Steven E. George,  
Esquire, George Estate and Family  
Law, 305 West 6th Street, Erie,  
PA 16507

**SMITH, DANIEL E.,  
deceased**

Late of the City of Erie, County  
of Erie  
*Executor:* Anita L. Smith, c/o  
Barbara J. Welton, Esquire, 2530  
Village Common Drive, Suite B,  
Erie, PA 16506  
*Attorney:* Barbara J. Welton,  
Esquire, 2530 Village Common  
Drive, Suite B, Erie, PA 16506

**VOGEL, SUSAN LYNN, a/k/a  
SUSAN L. VOGEL, a/k/a  
SUSAN VOGEL,  
deceased**

Late of the City of Erie, County  
of Erie and Commonwealth of  
Pennsylvania  
*Administratrix:* Amy L. Vogel, c/o  
Anthony R. Himes, Esq., 246 W.  
10th Street, Erie, PA 16501  
*Attorney:* Anthony R. Himes, Esq.,  
246 W. 10th Street, Erie, PA 16501

**WITTMANN, EDWARD P.,  
deceased**

Late of the Township of Millcreek,  
County of Erie and Commonwealth  
of Pennsylvania  
*Executor:* Eric P. Wittmann  
*Attorney:* David J. Rhodes,  
Esquire, ELDERKIN LAW FIRM,  
456 West Sixth Street, Erie, PA  
16507

**SECOND PUBLICATION**

**BALKOVIC, LORETTA,  
deceased**

Late of the Township of Millcreek,  
County of Erie, and State of  
Pennsylvania  
*Executor:* Dean Balkovic  
*Attorney:* Gerald J. Vilella,  
Esquire, Dailey, Karle & Vilella,  
150 East Eighth Street, 2nd Floor,  
Erie, PA 16501

**BOETGER, ELAINE J.,  
deceased**

Late of the City of Erie  
*Executor:* Don J. Boetger, 10221  
Sampson Road, Erie, PA 16509  
*Attorney:* None

**BOWERS, GORDON J.,  
deceased**

Late of the Township of East  
Springfield, County of Erie,  
Commonwealth of Pennsylvania  
*Executrix:* Tammy M. Smith,  
c/o Quinn, Buseck, Leemhuis,  
Toohey & Kroto, Inc., 2222 West  
Grandview Blvd., Erie, PA 16506  
*Attorney:* Michelle M. Alaskey,  
Esq., Quinn, Buseck, Leemhuis,  
Toohey & Kroto, Inc., 2222 West  
Grandview Blvd., Erie, PA 16506

**BURNS, KATHLEEN A., a/k/a  
KATHLEEN ANN BURNS, a/k/a  
KATHLEEN BURNS,  
deceased**

Late of the Township of  
Harborcreek, County of Erie,  
Commonwealth of Pennsylvania  
*Executor:* Robert L. Burns, 2225  
Lake Street, Lake City, PA 16423  
*Attorney:* Grant M. Yochim, Esq.,  
24 Main St. E., P.O. Box 87,  
Girard, PA 16417

**CONSTANTINE, RICHARD J.,  
a/k/a R J CONSTANTINE, a/k/a  
RICHARD CONSTANTINE, a/k/a  
R JOHN CONSTANTINE,  
deceased**

Late of the City of Erie, County  
of Erie and State of Pennsylvania  
*Executrix:* Evelyn Vitanza, 1440  
NE 24th Ct., Wilton Manors,  
Florida 33305  
*Attorney:* Ronald J. Susmarski,  
Esq., 4030 West Lake Road, Erie,  
PA 16505

**LOOKENHOUSE, EMOGENE,  
deceased**

Late of North East Township, Erie  
County, North East, PA  
*Executor:* Jerome A. Lookenhouse,  
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

**NIEMI, LORETTA R.,  
deceased**

Late of Millcreek Township  
*Executor:* Jerome J. Niemi, c/o 246  
West 10th Street, Erie, PA 16501  
*Attorney:* Evan E. Adair, Esq., 246  
West 10th Street, Erie, PA 16501

**ORSINI, MATHEW J.,  
deceased**

Late of the Township of Waterford,  
County of Erie and Commonwealth  
of Pennsylvania  
*Administratrix:* Dawn Brown,  
9731 Peach Street, Waterford, PA  
16441-4035  
*Attorneys:* MacDonald, Illig, Jones  
& Britton LLP, 100 State Street,  
Suite 700, Erie, Pennsylvania  
16507-1459

**SCHMIDT, JERRY,  
deceased**

Late of the Borough of  
Wesleyville, County of Erie and  
Commonwealth of Pennsylvania  
*Executrix:* Jennifer L. Jandt  
*Attorney:* Thomas J. Minarcik,  
Esquire, ELDERKIN LAW FIRM,  
456 West Sixth Street, Erie, PA  
16507

**SNYDER, BETTY J., a/k/a  
BETTY SNYDER,  
deceased**

Late of the Township of Millcreek,  
County of Erie and State of  
Pennsylvania  
*Executor:* Andrew Barone, 3804  
Argyle Avenue, Erie, PA 16505  
*Attorney:* Ronald J. Susmarski,  
Esq., 4030 West Lake Road, Erie,  
PA 16505

**TAYLOR, SYLVIA,  
deceased**

Late of the Township of Elk Creek,  
County of Erie, Commonwealth of  
Pennsylvania  
*Administratrix:* Moya Taylor, PO  
Box 402, Lansdale, PA 19446  
*Attorney:* Grant M. Yochim, Esq.,  
24 Main St. E., P.O. Box 87,  
Girard, PA 16417

**TRUST NOTICES**

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

**COOK, LOIS L.,  
deceased**

Late of the Boro of Waterford  
*Trustee and Executor:* Gary R.  
Cook  
*Attorney:* Edwin W. Smith, Esq.,  
305 W. 6th Street, Erie, PA 16507

**THIRD PUBLICATION**

**ALBANO, TERESA IRENE,  
deceased**

Late of Fairview Township, Erie  
County  
*Administrator:* Patrick Ball  
*Attorney:* Erin K. Rudert, Esquire,  
Ainsman Levine, LLC, 310 Grant  
Street, 15th Floor, Pittsburgh,  
PA 15219



**BOLASH, RONALD J.,  
deceased**

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

*Executor:* Derek M. Costa, 427 Bower Hill Road, Venetia, PA 15367-1481

*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**EVANS, ROBERT W.,  
deceased**

Late of North East, Erie County, PA

*Executrix:* Jane Evans, 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

**FOFFI, ANTHONY B.,  
deceased**

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

*Administratrix:* Michele M. Foffi, 2904 Emerson Ave., Erie, PA 16508

*Correspondent:* John R. Marsden, 1103 Powell Ave., Erie, PA 16505

**LAWRENCE, GARY D.,  
deceased**

Late of the Township of McKean, Erie County, Pennsylvania

*Executrix:* Beverly A. Hallett, c/o Robert Ward, Esq., 307 French Street, Erie, PA 16507

*Attorney:* Robert Ward, Esq., 307 French St., Erie, PA 16507

**McCALL, JAMES J., a/k/a  
JAMES JOSEPH McCALL,  
deceased**

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

*Executor:* James A. McCall, 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

**MOUNTAIN, SHIRLEY M.,  
deceased**

Late of the Township of Springfield, County of Erie and State of Pennsylvania

*Administrator:* James R. Mountain, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

*Attorney:* David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**NIVENS, VALERIE,  
deceased**

Late of Township of Millcreek, County of Erie, and State of Pennsylvania

*Executor:* Gary C. Nivens, 15304 Moate Court, Huntersville, NC 28078

*Attorney:* None

**ROESCH, ROBERT G.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania

*Executrix:* Karen Link, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

*Attorney:* Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SIMPSON, MARIAN L.,  
deceased**

Late of Harborcreek Township, Erie County, Erie, PA

*Co-Executors:* Calvin I. Simpson and William B. Simpson, 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

**TAYLOR, JANET I., a/k/a  
JANET TAYLOR,  
deceased**

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania

*Co-Administrators:* Tim Taylor and Marcie Van Horn, 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

**ZOHNS, CHARLES D.,  
deceased**

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

*Executrix:* Elaine Zohns, c/o Knox Law Firm, 120 W. 10th St., Erie, PA 16501

*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

**WILLIAM S. SPEROS** .....814-870-7764  
 MacDonald Illig Jones & Britton LLP  
 100 State Street, Suite 700  
 Erie, PA 16507 ..... [wsperos@mijb.com](mailto:wsperos@mijb.com)

**LORI L. THIERFELDT** .....716-665-2889  
 Thierfeldt Law P.C. ....(f) 716-665-2890  
 24 East Third Street  
 Jamestown, NY 14701 ..... [lori@thierfeldtlaw.com](mailto:lori@thierfeldtlaw.com)

### New email address

**TYLER J. ANTOLIK**..... [tyler.antolik@logisticsplus.net](mailto:tyler.antolik@logisticsplus.net)



Depressed?  
Stressed?  
Anxious?  
Overwhelmed?

YOU ARE NOT ALONE.

**LAWYERS CONCERNED FOR LAWYERS**  
**PENNSYLVANIA**

[www.lclpa.org](http://www.lclpa.org)

LCL CONFIDENTIAL HELPLINE  
**1-888-999-1941**

## 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](http://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<sup>®</sup>

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

<https://lawpay.com/member-programs/erie-county-bar/>

# 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](mailto:sales@velocitynetwork.net)