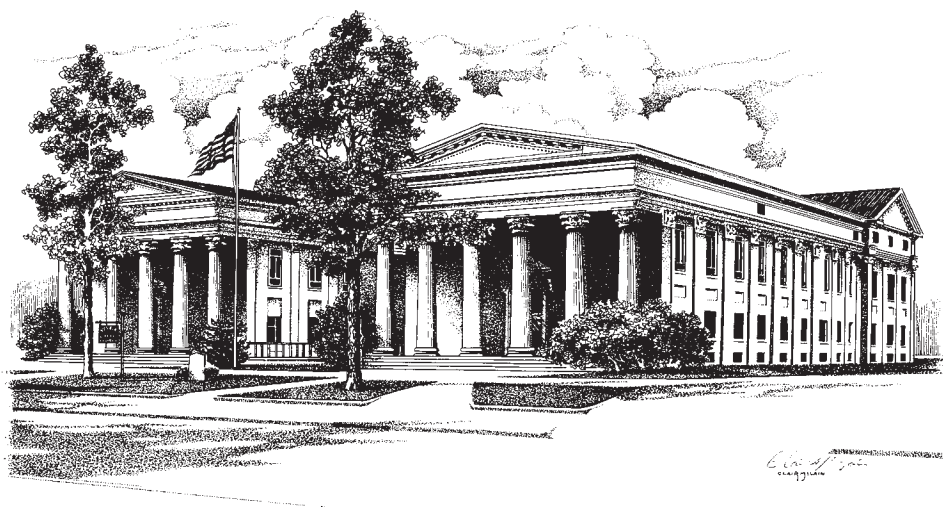


*Erie
County
Legal
Journal*

January 10, 2020

Vol. 103 No. 2



103 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.

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ERIE COUNTY LEGAL JOURNAL is published every Friday for \$57.00 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 2020©) 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, JANUARY 14, 2020

AKT 5K Committee Meeting

8:30 a.m.

ECBA Headquarters

THURSDAY, JANUARY 16, 2020

Sections and Divisions Orientation for Chairs & Vice-Chairs

4:30 p.m.

The Will J. Schaaf & Mary B. Schaaf Education Center

MONDAY, JANUARY 20, 2020

Martin Luther King Day

ECBA Office Closed

Erie County and Federal Courthouses Closed

THURSDAY, JANUARY 23, 2020

In-House Counsel Division Meeting

The Will J. Schaaf & Mary B. Schaaf Education Center

5:00 p.m.

MONDAY, JANUARY 27, 2020

ECBA Board of Directors Meeting

Noon

ECBA Headquarters

TUESDAY, JANUARY 28, 2020

WEDNESDAY, JANUARY 29, 2020

THURSDAY, JANUARY 30, 2020

PBA/ECBA Mock Trial Competition

1:00 p.m. and 3:00 p.m.

Erie County Courthouse



Erie County Bar
Association



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

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

2020 BOARD OF DIRECTORS

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CHANCELLOR OF THE BAR NOMINATIONS

The Erie County Bar Association is accepting nominations for Chancellor of the Bar, properly endorsed by at least five members in good standing and confirming that the nominee has practiced at the Erie County Bar for more than 30 years. Chancellor of the Bar is an honorary position; the Chancellor serves on the Association’s Nominating Committee.

The ECBA’s Law Day Committee will review each nomination and make its recommendation to the Board of Directors based on the nominee’s contributions with respect to ethical practice, attitude toward the Courts and fellow lawyers, participation in civil affairs, community life, and activities involving the Erie County Bar Association. The member promoting their nominee may be asked to attend the Law Day Committee meeting at which this award is discussed.

Nominations should be sent to the ECBA office and received/postmarked no later than January 24, 2020.

Jan. 10, 17

2020 Erie County Legal Journal prices

- Subscription: \$57.00
- Articles of Amendment: \$100.00
- Change of Name Notice: \$100.00
- Certificate of Authority/Withdrawal: \$100.00
- Dissolution Notice: \$100.00
- Estate/Trust Notice: \$115.00
- Fictitious Name Notice: \$100.00
- Incorporation/Organization: short form: \$100.00; long form: \$110.00
- Notice to the Profession: \$33.00/inch
- Audit List: \$46.00/inch
- All other Legal Ads: \$21.00/inch

Jan. 10

Advertisement for the LCL Confidential Helpline. It features a blue silhouette of a head with the text "LETS TALK ABOUT MENTAL HEALTH" inside. To the right, it lists symptoms: "Depressed? Stressed? Anxious? Overwhelmed?". Below this is a black bar with "YOU ARE NOT ALONE." in white. The logo for "LAWYERS CONCERNED FOR LAWYERS PENNSYLVANIA" is centered, with the website "www.lclpa.org" below it. At the bottom is a black bar with "LCL CONFIDENTIAL HELPLINE" and the phone number "1-888-999-1941" in white.

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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 10006-20 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Judith Ann Petti to Judith Ann Mott.

The Court has fixed the 25th day of February, 2020 at 10:30 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 10

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: S & S Engravers
 - 2. Address of the principal place of business: 227 Hathaway Street East, Girard, Pennsylvania 16417
 - 3. The real names and addresses, including street and number, of the persons who are parties to the registration: Pennside Machining, LLC, 227 Hathaway Street East, Girard, Pennsylvania 16417
 - 4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about December 16, 2019.
- Grant M. Yochim, Esquire
24 Main Street East
Girard, Pennsylvania 16417

Jan. 10

FICTITIOUS NAME NOTICE

- 1. The fictitious name is Jr.'s Last Laugh.
- 2. The address of the principal office is 1402 State Street, Erie, Pennsylvania 16501, Erie County.
- 3. The names and address of all persons or parties to the registration are The Real Wizard of Oz, LLC, 31 West 30th Street, Erie, Pennsylvania 16508, Erie County.
- 4. An application for registration of a fictitious name has been filed under the Fictitious Names Act, as amended.

Jan. 10



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SHERIFF SALES

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

**JANUARY 24, 2020
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

Jan. 3, 10, 17

SALE NO. 1

**Ex. #11489 of 2019
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**TIMOTHY P. BELCZYK and
ELIZABETH A. BELCZYK,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2019-11489, Marquette Savings Bank vs. Timothy P. Belczyk and Elizabeth A. Belczyk, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1150 East 20th Street, Erie, Pennsylvania.

30' x 105' x 30' x 105'
Assessment Map Number: (15)
2054-242

Assessed Value Figure: \$34,330.00
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

Jan. 3, 10, 17

SALE NO. 2

**Ex. #12317 of 2019
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**ROBERT A. MYERS, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2019-12317, Marquette Savings Bank vs. Robert A. Myers, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 250 East 34th Street, Erie, Pennsylvania.

39' X 95' X 39' X 95'
Assessment Map Numbers: (18)
5363-233 and 234
Assessed Value Figure: \$68,000.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 3, 10, 17

SALE NO. 3

**Ex. #12401 of 2019
NORTHWEST BANK f/k/a
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**ROBERT M. OSIECKI and
MARY JUDE OSIECKI,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2019-12401 Northwest Bank vs. Robert M. Osiecki and Mary Jude Osiecki, owners of property situate in the Township of Washington, Erie County, Pennsylvania being: 11201 Fry Road, Edinboro, Pennsylvania.

Approx. 10.015 acres
Assessment Map Number: (45)
7-11-17
Assessed Value Figure: \$156,900.00

Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 3, 10, 17

SALE NO. 4

**Ex. #11617 of 2018
MILLCREEK MANOR/LECOM
SENIOR LIVING CENTER,
Plaintiff**

v.

**ROBERT HERMANN &
MARY ELLEN HERMAN [sic],
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-11617, MILLCREEK MANOR/LECOM SENIOR LIVING CENTER vs. ROBERT HERMANN & MARY ELLEN HERMAN [sic]
MARY ELLEN HERMANN, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 5812 FOOTE MILL ROAD, ERIE, PA 16509

147 FT. x 304 FT. 1.02 ACRES
Assessment Map number: 33-160-634.0-007.00
Assessed Value figure: \$105,400
Improvement thereon: SINGLE FAMILY, RESIDENCE, DETACHED GARAGE, UTILITY SHED
MICHAEL J. VISNOSKY, ESQUIRE
ONE LECOM PLACE
ERIE, PA 16505
814-449-7144

Jan. 3, 10, 17

SALE NO. 5

**Ex. #12292 of 2019
TENDTO CREDIT UNION, f/k/a
Erie Community Credit Union,
Plaintiff**

v.

**DAVID R. SWANSON,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12292-2019, Tendto Credit Union, f/k/a Erie Community Credit Union vs. David R. Swanson, owner of property situated in City

of Corry, Erie County, Pennsylvania being 429 E. Washington Street 0.4642 Acres
 Assessment Map Numbers: (06) 22-99-7
 Assessed Value Figure: \$70,500.00
 Improvement Thereon: Two Family Dwelling
 Jennifer B. Hirneisen
 Pa Supreme Court ID No. 93345
 MacDONALD, ILLIG, JONES & BRITTON LLP
 100 State Street, Suite 700
 Erie, Pennsylvania 16507-1459
 (814) 870-7703
 Email: jhirneisen@mijb.com
 Attorneys for Plaintiff
 Tendto Credit Union, f/k/a Erie Community Credit Union
 Jan. 3, 10, 17

SALE NO. 6

Ex. #12347 of 2019
Deutsche Bank Trust Company Americas, as Trustee, for the benefit of the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2014-C20, Commercial Mortgage Pass-Through Certificates, Series 2014-C20, Plaintiff

v.

Behrend Real Estate, LP a Pennsylvania limited partnership, Defendant
DESCRIPTION
 Street Address: 5080, 5084, and 5086 Station Road, Erie, PA
 Owner: Behrend Real Estate, LP a Pennsylvania limited partnership
 Description of Improvements: Commercial rental units
 Tax Parcel No.: 27-65-201-37.01
 27-65-201-40
 27-65-201-41

Mark G. Claypool
 KNOX LAW FIRM
 120 West Tenth Street
 Erie, Pennsylvania 16501
 Raymond A. Quaglia
 BALLARD SPAHR LLP
 1735 Market Street, 51st Fl.
 Philadelphia, PA 19103
 Jan. 3, 10, 17

SALE NO. 7

Ex. #11372 of 2019
PNC BANK, NATIONAL

ASSOCIATION, Plaintiff
 v.
GEORGETTE NOLAN, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-11372, PNC BANK, NATIONAL ASSOCIATION vs. GEORGETTE NOLAN, owner(s) of the property situated in Erie County, Pennsylvania being 110 WEST PARK PLACE, CORRY, PA 16407
 Assessment Map Number: 07023090000200
 Assessed Value Figure: \$42,180.00
 Improvement Thereon: A Residential Dwelling
 KML LAW GROUP, P.C.
 ATTORNEY FOR PLAINTIFF
 701 MARKET STREET,
 SUITE 5000
 PHILADELPHIA, PA 19106
 (215) 627-1322
 Jan. 3, 10, 17

SALE NO. 8

Ex. #12277 of 2018
DITECH FINANCIAL LLC, Plaintiff

v.

JILLIAN STEWART and MARTIN STEWART, Defendants
DESCRIPTION
 By virtue of a Writ of Execution filed to No. 12277-18, DITECH FINANCIAL LLC vs. JILLIAN STEWART and MARTIN STEWART, owner(s) of the property situated in Erie County, Pennsylvania being 3134 HOLMES STREET, ERIE, PA 16504
 Assessment Map Number: 18050074010500
 Assessed Value Figure: \$63,310.00
 Improvement Thereon: A Residential Dwelling
 KML LAW GROUP, P.C.
 ATTORNEY FOR PLAINTIFF
 701 MARKET STREET,
 SUITE 5000
 PHILADELPHIA, PA 19106
 (215) 627-1322
 Jan. 3, 10, 17

SALE NO. 9

Ex. #12290 of 2019
QUICKEN LOANS INC.,

Plaintiff

v.

DEBBIE TUZYNSKI, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-12290, QUICKEN LOANS INC. vs. DEBBIE TUZYNSKI, owner(s) of the property situated in Erie County, Pennsylvania being 1216 WEST 11TH STREET, ERIE, PA 16502
 Assessment Map Number: 16030058013900
 Assessed Value Figure: \$52,360.00
 Improvement Thereon: A Residential Dwelling
 KML LAW GROUP, P.C.
 ATTORNEY FOR PLAINTIFF
 701 MARKET STREET,
 SUITE 5000
 PHILADELPHIA, PA 19106
 (215) 627-1322
 Jan. 3, 10, 17

SALE NO. 10

Ex. #10327 of 2019
PNC BANK, NATIONAL ASSOCIATION, Plaintiff

v.

RAYMOND ZAPOLSKI JR. and SUSAN ZAPOLSKI, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10327-19, PNC BANK, NATIONAL ASSOCIATION vs. RAYMOND ZAPOLSKI JR. and SUSAN ZAPOLSKI, owner(s) of the property situated in Erie County, Pennsylvania being 8075 CHERRY STREET EXTENSION, ERIE, PA 16509
 Assessment Map Number: 40-008-069.0-055.00
 Assessed Value Figure: \$142,400.00
 Improvement Thereon: A Residential Dwelling
 KML LAW GROUP, P.C.
 ATTORNEY FOR PLAINTIFF
 701 MARKET STREET,
 SUITE 5000
 PHILADELPHIA, PA 19106
 (215) 627-1322
 Jan. 3, 10, 17

SALE NO. 11

Ex. #11985 of 2019
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA

**HOUSING FINANCE AGENCY,
Plaintiff**

v.

**JOEL A. CLAUDIO AND
NATALIE A. CLAUDIO,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution No. 2019-11985, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOEL A. CLAUDIO AND NATALIE A. CLAUDIO, Defendants

Real Estate: 1037 RANKINE AVENUE, ERIE, PA 16511
Municipality: Township of Lawrence Park

Erie County, Pennsylvania
Dimensions: 26.8 x 125
Deed Book/Inst#: 2010-022967
Tax I.D. (29) 18-59-37
Assessment: \$17,200 (Land)
\$67,480 (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

Jan. 3, 10, 17

SALE NO. 12

**Ex. #12880 of 2018
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff**

v.

**JAMES F. FISH, KNOWN HEIR
OF MARGARET CAROLINE
MATTSON, DECEASED,
BETTY A. MATTSON, A/K/A
BETTY ANN MATTSON,
Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution No. 2018-12880, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JAMES F. FISH, KNOWN HEIR OF MARGARET CAROLINE MATTSON, DECEASED, BETTY A. MATTSON, A/K/A BETTY ANN MATTSON, Defendant(s)

Real Estate: 1019 1/2 REED STREET, ERIE, PA 16503
Municipality: City of Erie

Erie County, Pennsylvania
Dimensions: 36 x 48
Deed Book/Inst#: Book 1162, page 677

Tax I.D. (15) 2035-243
Assessment: \$4,900 (Land)
\$15,100 (Bldg)

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

Jan. 3, 10, 17

SALE NO. 14

**Ex. #11929 of 2019
PNC Bank, National Association,
Plaintiff**

v.

**Ann Marie Ernst, as
Administration CTA of the Estate
of William R. Balos, Defendant**

DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-11929, PNC Bank, National Association vs. Ann Marie Ernst, as Administration CTA of the Estate of William R. Balos, owner(s) of property situated in The Township of Millcreek, Erie County, Pennsylvania being 520 Glenruadh Avenue, Erie, PA 16505
1756 sq ft

Assessment Map Number: 33005016000800
Assessed Value figure: \$120,690.00
Improvement thereon: Single Family Dwelling
Justin F. Kobeski, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Jan. 3, 10, 17

SALE NO. 15

**Ex. #11560 of 2019
PNC Bank, National Association,
Plaintiff**

v.

**Kenneth W. Bell; Stephanie M.
Bell, Defendants**

DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-11560, PNC Bank, National Association vs. Kenneth W. Bell; Stephanie M.

Bell, owner(s) of property situated in The City of Erie, Erie County, Pennsylvania being 1242 East 28th Street, Erie, PA 16504

1372 sq ft
Assessment Map Number: 18051004013300
Assessed Value figure: \$72,970.00
Improvement thereon: Single Family Dwelling
Justin F. Kobeski, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Jan. 3, 10, 17

SALE NO. 16

**Ex. #11788 of 2019
Wells Fargo USA Holdings, Inc,
Plaintiff**

v.

**Eboni Carson, as Administrator
of the Estate of Benjamin Jordan,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-11788, Wells Fargo USA Holdings, Inc vs. Eboni Carson, as Administrator of the Estate of Benjamin Jordan, owner(s) of property situated in The City of Erie, Erie County, Pennsylvania being 1744 Fairmont Pkwy, Erie, PA 16510

1092 sq ft
Assessment Map Number: 18051018012600
Assessed Value figure: \$68,050.00
Improvement thereon: Single Family Dwelling
Justin F. Kobeski, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Jan. 3, 10, 17

SALE NO. 17

**Ex. #11622 of 2019
Nationstar Mortgage LLC d/b/a
Mr. Cooper, Plaintiff**

v.

**Duane E. Hinkson and Kimberly
A. Hinkson, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11622-19, Nationstar Mortgage LLC d/b/a Mr. Cooper

v. Duane E. Hinkson and Kimberly A. Hinkson, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 4120 Albermarle Avenue, Erie, PA 16509 ALL THAT CERTAIN TRACT OR LOT OF SEATED LAND LOCATED in the City of Erie, County of Erie and State of Pennsylvania, and commonly known as Index No. (18) 5302-209. Being commonly known as 4120 Albermarle Avenue (formerly 821 Albermarle Avenue), Erie, Pennsylvania 16509. Being the same premises conveyed to the Grantors herein by Deed from Thompson Realty Co. dated September 1, 1999 and recorded October 28, 1999 in Erie County Record Book 670, at Page 1815. Assessment Map number: 18053002020900 Assessed Value figure: \$114,380.00 Improvement thereon: Residential Dwelling MARTHA E. VONROSENSTIEL, P.C. 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

Jan. 3, 10, 17

SALE NO. 18

Ex. #11697 of 2019
Nationstar Mortgage LLC d/b/a
Mr. Cooper, Plaintiff
v.

Joseph Shilling and Julie Shilling,
Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11697-19, Nationstar Mortgage LLC d/b/a Mr. Cooper v. Joseph Shilling and Julie Shilling, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 2628-2630 Chestnut Street, Erie, PA 16508 ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania bounded and described as follows, to-wit: BEGINNING at a point in the

west line of Chestnut Street two hundred eighty-five (285) feet south of the south line of Twenty-sixth Street; thence westerly parallel with Twenty-sixth Street one hundred forty (140) feet to a certain driveway; thence southerly parallel with Chestnut Street thirty-two (32) feet to a point; thence eastwardly parallel with Twenty-sixth Street one hundred forty (140) feet to the west line of Chestnut Street; and thence northerly along the west line of Chestnut Street thirty-two (32) feet to the place of beginning. Being more commonly known as 2628-2630 Chestnut Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (19) 6048-115.

BEING the same premises conveyed to party of the first part herein by Deed dated August 24, 1989 and recorded August 25, 1989 in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Record Book 96, Page 2047.

Assessment Map number: 19060048011500 Assessed Value figure: \$78,500.00 Improvement thereon: Residential Dwelling MARTHA E. VONROSENSTIEL, P.C. 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

Jan. 3, 10, 17

SALE NO. 19

Ex. #11963 of 2019
Bayview Loan Servicing, LLC,
Plaintiff
v.

Robert J. Christy, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-11963, Bayview Loan Servicing, LLC vs. Robert J. Christy, owners of property situated in Erie City, Erie County, Pennsylvania being 2902-2904 Holland Avenue, Erie, PA 16504 .0522 Acreage

Assessment Map number:

18050085010700 Assessed Value figure: \$54,030.00 Improvement thereon: Residential Dwelling Roger Fay, Esquire 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400

Jan. 3, 10, 17

SALE NO. 20

Ex. #10533 of 2019
Bayview Loan Servicing, LLC,
a Delaware Limited Liability
Company, Plaintiff
v.

Eric R. Martin, known heir of
Richard L. Martin, Deceased,
Jason A. Martin, known heir of
Richard L. Martin, Deceased,

Unknown heirs, successors,
assigns and all persons, firms,
or associations claiming right,
title or interest from or under
Richard L. Martin, Deceased,
Defendants

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Fourth Ward, City of Corry, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a post in the west line of Euclid Street at the northeast corner of lands of H.L. Wyman; thence northerly along the west bounds of said Euclid Street one hundred eighty-two (182) feet to the center of Church Street; thence westerly along the center of said Church Street one hundred twenty (120) feet to the northeast corner of Wilcox lot; thence southerly along the east line of said Wilcox lot one hundred twenty-seven (127) feet to lands of said Wyman; thence easterly along the north line of said Wyman's line one hundred two (102) feet to the place of beginning. Bearing Erie County Tax Index Number (8) 34-136-11. ALSO, a certain tract or lot of land lying and being situate in the City of Corry, Fourth Ward, County of Erie and Commonwealth of Pennsylvania, being a lot 50 x 102, bearing Erie County Tax Index Number (8) 34-136-12.

The above described property being better described according to a survey made by Wallace E. DeArmant, Registered Engineer, dated August 5, 1978 a copy of which is recorded in Erie County Deed Book 1329 at page 567.

ALL THAT CERTAIN piece or parcel of land situate in the Fourth Ward of the City of Corry, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a post in the west line of Euclid Street at the northeast corner of lands of H. L. Wyman; thence northerly along the west bounds of said Euclid Street 106.5 feet to the south line of West Church Street; thence in a westerly direction, along the south line of West Church Street 10 feet to an iron pin; thence in a southwesterly direction, continuing along the south line of West Church Street, 102.25 feet to a point; thence south, on a line parallel to the west line of Euclid Street, 55.5 feet to a point thence in an easterly direction, 102 feet to a point on the west line of Euclid Street, the point of beginning.

Title to said Premises vested in Richard L. Martin by Deed from Richard L. Martin et al dated April 24, 1998 and recorded on April 27, 1998 in the Erie County Recorder of Deeds in/at Book 0556, Page 1756. Being known as 502 West Church Street, Corry, PA 16407 and 312 Euclid Street, Corry, PA 16407
Assessment Map Number: 08-034-136.0-011.00 and 08-034-136.0-012.00

Roger Fay, Esquire
1 E. Stow Road
Marlton, NJ 08053

Jan. 3, 10, 17

SALE NO. 21

Ex. #11783 of 2017

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13 c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff

v.

Stephen A. Casimiro, Kellie M. Casimiro, Defendants

DESCRIPTION

TO THE SHERIFF OF ERIE COUNTY:

PROPERTY OF: Stephen A. Casimiro and Kellie M. Casimiro
EXECUTION NO: 11783-17
JUDGMENT AMT: \$118,019.25

ALL the right, title, interest and claim of: Stephen A. Casimiro and Kellie M. Casimiro

Of in and to:

ADDRESS: 20 Miles Avenue, Girard, PA 16417

MUNICIPALITY: Borough of Girard

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania

Tax ID: 23004017000400

Commonly known as 20 Miles Avenue, Girard, PA 16417

PARKER McCAY P.A.

Patrick J Wesner, Esquire

Attorney ID# 203145

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

(856) 810-5815

Attorneys for Plaintiff

Jan. 3, 10, 17

SALE NO. 22

Ex. #12442 of 2019

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A, Plaintiff

v.

Bonnie L. Carey a/k/a Bonnie L. Murphy, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12442-2019, Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A vs. Bonnie L. Carey a/k/a Bonnie L. Murphy
Amount Due: \$22,226.45
Bonnie L. Carey a/k/a Bonnie L. Murphy, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1822 Walnut Street, Erie, PA 16502-1755
Acreage: 0.0803

Assessment Map number:

19060014010100

Assessed Value: \$31,200.00

Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Jan. 3, 10, 17

SALE NO. 23

Ex. #13064 of 2018

Wells Fargo Bank, N.A., Plaintiff

v.

Xiomara L. Garcia, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13064-18, Wells Fargo Bank, N.A. vs. Xiomara L. Garcia
Amount Due: \$35,810.14

Xiomara L. Garcia, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1120 West 20th Street, Erie, PA 16502-2301

Dimensions: 30 X 125

Acreage: .0861

Assessment Map number:

19060033012000

Assessed Value: \$52,570.00

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

Jan. 3, 10, 17

SALE NO. 24

Ex. #11904 of 2019

Newrez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff

v.

Donna M. Hibbler, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11904-19, Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Donna M. Hibbler

Amount Due: \$66,485.92

Donna M. Hibbler, owner(s) of property situated in GREENFIELD TOWNSHIP, Erie County, Pennsylvania being 12161 Davis Road, North East, PA 16428-5921

Dimensions: 280 X 102.87 IR

Assessment Map number:

26004015000300
 Assessed Value: \$64,500.00
 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

Jan. 3, 10, 17

SALE NO. 25

Ex. #11896 of 2019
Loandepot.Com, LLC, Plaintiff
 v.
Lindsey Magouirk, in Her Capacity as Heir of Chastain L. Magouirk, Deceased, Minor Defendant 1, in His Capacity as Heir of Chastain L. Magouirk, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Chastain L. Magouirk, Deceased, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11896-19, Loandepot. Com, LLC vs. Lindsey Magouirk, in Her Capacity as Heir of Chastain L. Magouirk, Deceased, Minor Defendant 1, in His Capacity as Heir of Chastain L. Magouirk, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Chastain L. Magouirk, Deceased
 Amount Due: \$181,226.68
 Lindsey Magouirk, in Her Capacity as Heir of Chastain L. Magouirk, Deceased, Minor Defendant 1, in His Capacity as Heir of Chastain L. Magouirk, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Chastain L. Magouirk, Deceased, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 5359 Maplehurst Drive, Erie, PA 16509-3669
 Dimensions: 64 X 178
 Acreage: 0.3150
 Assessment Map number:

33146497001610
 Assessed Value: \$141,800.00
 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

Jan. 3, 10, 17

SALE NO. 26

Ex. #13181 of 2017
PHH Mortgage Corporation, Plaintiff
 v.
Zackary M. Peckham, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13181-2017, PHH Mortgage Corporation vs. Zackary M. Peckham
 Amount Due: \$105,887.64
 Zackary M. Peckham, owner(s) of property situated in CONNEAUT TOWNSHIP, Erie County, Pennsylvania being 14838 West Cherry Hill Road, Albion, PA 16401-7828
 Dimensions: 48 X 72
 Acreage: 2.079
 Assessment Map number: 04001001000203
 Assessed Value: \$113,000.00
 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

Jan. 3, 10, 17

SALE NO. 27

Ex. #11318 of 2019
Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff
 v.
Florence Wander, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11318-19, Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Florence Wander
 Amount Due: \$183,909.78
 Florence Wander, owner(s) of

property situated in SUMMIT TOWNSHIP, Erie County, Pennsylvania being 1741 Robison Road West, a/k/a 1741 Robison Road, Erie, PA 16509-4906
 Dimensions: 100 X 275
 Acreage: 0.6313
 Assessment Map number: 40015084000400
 Assessed Value: \$116,800.00
 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

Jan. 3, 10, 17

SALE NO. 28

Ex. #13016 of 2018
PENNYMAC LOAN SERVICES, LLC, Plaintiff
 v.
CRAIG M. LEECH A/K/A CRAIG LEECH, Defendant

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situated in the City of Erie, County of Erie and Commonwealth of Pennsylvania. BEING KNOWN AS: 3009 HOLLAND STREET, ERIE, PA 16504
 PARCEL # 18-050-083.0-224.00
 Improvements: Residential Dwelling.
 POWERS KIRN LLC
 Amanda L. Rauer, Esquire
 Id. No. 307028
 Attorneys for Plaintiff
 Eight Neshaminy Interplex
 Suite 215
 Trevoese, PA 19053
 (215) 942-2090

Jan. 3, 10, 17

SALE NO. 29

Ex. #10133 of 2019
WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 1999-C, ASSET-BACKED CERTIFICATES, SERIES 1999-C, Plaintiff
 v.
HOWYNN V. HEIDELBERG A/K/A HOWYNN HEIDELBERG; CLARENCE

**H. HEIDELBERG A/K/A
CLARENCE HEIDELBERG,
Defendant(s)**

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF ERIE, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 1129 EAST 4TH STREET, ERIE, PA 16507
PARCEL NUMBER:
14010040020600
IMPROVEMENTS:
RESIDENTIAL PROPERTY
RAS Citron, LLC
Robert Crawley, Esq.
Attorney ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Jan. 3, 10, 17

SALE NO. 30

**Ex. #11957 of 2019
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE
OF CITIGROUP MORTGAGE
LOAN TRUST 2018-C, Plaintiff**

v.

**JAMES F. KIRBY; PATRICIA
KIRBY; JOSEPH KIRBY,
Defendant(s)**

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF GREENE, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 8235 MOOREHOUSE ROAD, ERIE, PA 16509
PARCEL NUMBER: (25) 2-10-36.10
IMPROVEMENTS:
RESIDENTIAL PROPERTY
RAS Citron, LLC
Robert Crawley, Esq.
Attorney ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Jan. 3, 10, 17

SALE NO. 31

**Ex. #11740 of 2019
DEUTSCHE BANK NATIONAL**

**TRUST COMPANY, AS
TRUSTEE FOR MORGAN
STANLEY HOME EQUITY
LOAN TRUST SERIES 2006-3,
Plaintiff**

v.

**ARMAND P. POMMER;
PENNY L. POMMER A/K/A
PENNY L. KORYNOSKI,
Defendant(s)**

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF HARBORCREEK, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 7103 EAST LAKE ROAD, ERIE, PA 16511
PARCEL NUMBER:
2702503100060000
IMPROVEMENTS:
RESIDENTIAL PROPERTY
RAS Citron, LLC
Robert Crawley, Esq.
Attorney ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Jan. 3, 10, 17

SALE NO. 32

**Ex. #11386 of 2019
DITECH FINANCIAL LLC,
Plaintiff**

v.

**LINDA WILLIAMS,
Defendant(s)**

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 1042 EAST 4th STREET, ERIE, PA 16503
PARCEL NUMBER:
14010037012900
IMPROVEMENTS:
RESIDENTIAL PROPERTY
RAS Citron, LLC
Robert Crawley, Esq.
Attorney ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Jan. 3, 10, 17

SALE NO. 33

**Ex. #11281 of 2019
NewRez LLC, f/k/a New Penn**

**Financial LLC, d/b/a Shellpoint
Mortgage Servicing, Plaintiff**

v.

**Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
Teresa Reitano, deceased,
Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-11281, NewRez LLC, f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Teresa Reitano, deceased and, owner(s) of property situated in Borough of Union City, Erie County, Pennsylvania being 7 Warden Street, Union City, PA 16438
0.7687
Assessment Map number:
41006012004100
Assessed Value figure: \$67,780.00
Improvement thereon: a residential dwelling
Katherine M. Wolf, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jan. 3, 10, 17

SALE NO. 34

**Ex. #10254 of 2018
Lakeview Loan Servicing, LLC,
Plaintiff**

v.

Kara Onorato, Defendant

DESCRIPTION

By virtue of Writ of Execution filed to No. 10254-18, Lakeview Loan Servicing, LLC v. Kara Onorato, owner of property situated in the Township of Millcreek, Erie County, Pennsylvania being 5160 Ferndale Place, Fairview, PA 16415, 106' x 155.50', with 0.3796 acres
Assessment Map number:
33131374005400
Assessed Value figure: \$184,050.00
Improvement thereon: Residential Dwelling
Andrew J. Marley, Esquire

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

Jan. 3, 10, 17

SALE NO. 35

Ex. #13138 of 2018
Nationstar Mortgage LLC
d/b/a Mr. Cooper as successor
by merger to Pacific Union
Financial, LLC, Plaintiff
v.

Andrea M. Wallis, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 13138-18, Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, LLC v. Andrea M. Wallis, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 4065 Sierra Drive, Erie, Pennsylvania 16506.

Tax I.D. No. 33-085-383.0-002.00

Assessment: \$190,942.29

Improvements:

Residential Dwelling

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

Jan. 3, 10, 17

SALE NO. 36

Ex. #11806 of 2019
Northwest Bank, Plaintiff
v.

Jennifer L. Watt, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11806-19, Northwest Bank v. Jennifer L. Watt, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 5031 Cider Mill Road, Erie, Pennsylvania 16509.

Tax I.D. No. 33-114-494-27.54

Assessment; \$57,548.87

Improvements: Condominium

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

Jan. 3, 10, 17

SALE NO. 37

Ex. #12520 of 2017
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
v.

RICKY GORE, Defendant
DESCRIPTION

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RICKY GORE OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF ERIE, COUNTY OF ERIE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 5121 CHERRY STREET, ERIE, PA 16509. DEED BOOK VOLUME 676, PAGE 935, PARCEL NUMBER 18053014010700.

Property Address: 5121 Cherry Street, Erie, PA 16509

Assessment Number:

18053014010700

Judgment Amount: \$42,369.19

Kevin J. Cummings, Esquire
 TUCKER ARENSBERG, P.C.

1500 One PPG Place

Pittsburgh, PA 15222

(412) 566-1212

Jan. 3, 10, 17

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

**ALBERICO, LISA A.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Administrator: Michael A. Alberico, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kevin M. Monahan, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**BROWN, SAMUEL P., a/k/a
SAM BROWN,
deceased**

Late of the Township of Millcreek, County of Erie, State of PA
Co-Executors: Lawrence Brown, 3144 Zimmerly Rd., Erie, PA 16506 and Rhona A. Brown, 1056 E. 24th St., Erie, PA 16503
Attorney: Teresa Bliley, Esquire, The Law Office of Teresa Bliley, 485 Chestnut St., Meadville, PA 16335

**BURKE, JOANNE M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kevin M. Monahan, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**CAMPBELL, KENNETH A.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Cheryl Caribou, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**JONES, GARY ROBERT, a/k/a
GARY R. JONES, a/k/a
GARY JONES,
deceased**

Late of the Borough of North East, County of Erie and Commonwealth of Pennsylvania
Administratrix: Melissa G. Galbraith, c/o Michael A. Agresti, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Michael A. Agresti, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**LOHRER, ANNE M., a/k/a
ANN LOHRER,
deceased**

Late of the Township of Fairview
Administrator: George E. Lohrer, 7282 Pines St., Fairview, PA 16415
Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SABLE, TIMOTHY A.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Administrator: Michael F. Gallagher, 8400 Shore Drive, Fairview, PA 16415
Attorney: Valerie H. Kuntz, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SWEENEY, NANCY E. D.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: James E. Dailey, c/o 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Thomas E. Kuhn, Esquire, QUINN, BUSECK, LEEMHUIS, TOOHEY & KROTO, INC., 2222 West Grandview Blvd., Erie, PA 16506

**ZIELINSKI, RAYMOND W.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Kathleen A. Fasekas 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

SECOND PUBLICATION

**BERDIS, DONALD E., a/k/a
REV. DONALD E. BERDIS,
deceased**

Late of the City of Erie, Erie County, Erie, PA
Executrix: Sister Mary Kevin Berdis, c/o 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., Knox McLaughlin Gornall & Sennett, P.C., 33 East Main Street, North East, Pennsylvania 16428

**BUTTS, LEONAANNETTE, a/k/a
LEONAA. BUTTS,
deceased**

Late of Fairview Township, County of Erie
Co-Executors: Robert Dale Mercer and Melanie Marie Osban, c/o Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415
Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**DELAND, KENNETH A.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Lawrence J. Deland, 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

**HICKOX, RICHARD H., a/k/a RICHARD HICKOX, a/k/a RICHARD HENRY HICKOX,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Laura L. Bechdel, 8554 Kirsch Road, Erie, PA 16510
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**KAUFER, SHIRLEY J.,
deceased**

Late of the Borough of Albion, County of Erie, Commonwealth of Pennsylvania
Executor: Stephen A. Kaufe, 1100 Pine Tree Drive, Girard, PA 16417
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**LUPHER, EDWARD M.,
deceased**

Late of Millcreek Township, Erie County
Executrix: Samantha Luper, 1091 Lake Street, Lake City, PA 16423
Attorney: Benjamin Johns, Esquire, The Lynch Law Group, LLC, 375 Southpointe Boulevard, Suite 100, Canonsburg, PA 15317

**NICHOLSON, CHARLES, a/k/a CHARLES A. NICHOLSON,
deceased**

Late of Erie, Pennsylvania
Administrator: Terri Heidt, c/o Tina M. Fryling, Esq., 4402 Peach Street, Suite 3, Erie, PA 16509
Attorney: Tina M. Fryling, Esq., 4402 Peach Street, Suite 3, Erie, PA 16509

**O'REILLY, THERESA EUNICE,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Mary Ann Cavanaugh, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**ROEHM, FRED, a/k/a FREDERICK J. ROEHM,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executor: Scott Roehm, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

THIRD PUBLICATION

**BERTONCINI, ESIO J., a/k/a ESIO JOSEPH BERTONCINI, a/k/a JOE BERTONCINI,
deceased**

Late of Millcreek Township, Erie, PA
Executrix: Marie Cooper, 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

**FIOLEK, JAMES J.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administrator: Jeffrey A. Fiolek, 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

**KEEP, JEFFREY R.,
deceased**

Late of the Millcreek Township, Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Dianne M. Cicero, 4203 Woodbine Terrace, Erie, PA 16504-2225
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**KOOS, VALENTINA A.,
deceased**

Late of the Township of McKean
Executor: Kristina Mari Voll
Attorney: Steven E. George, Esquire, George Estate and Family Law, 305 West 6th Street, Erie, PA 16507

**LINDSEY, JANICE W., a/k/a JANICE ANN LINDSEY, a/k/a JANICE A. LINDSEY, a/k/a JANICE LINDSEY,
deceased**

Late of the Borough of North East, County of Erie, State of Pennsylvania
Executrix: Lesa Kimball, c/o 337 West 10th Street, Erie, PA 16502
Attorneys: THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**MATSON, NORBERT JOSEPH, a/k/a NORBERT J. MATSON, a/k/a NORB MATSON,
deceased**

Late of the Township of Summit
Executrix: Thelma L. Cesnick-Matson
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**MAUL, BERNICE L., a/k/a
BERNICE MAUL,
deceased**

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

Executrix: Kimberly Dickerson, 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

**TAKACH, PATRICIA, a/k/a
PATRICIA BAYONA,
deceased**

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

Executrix: Michelle M. Romaneli, 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

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