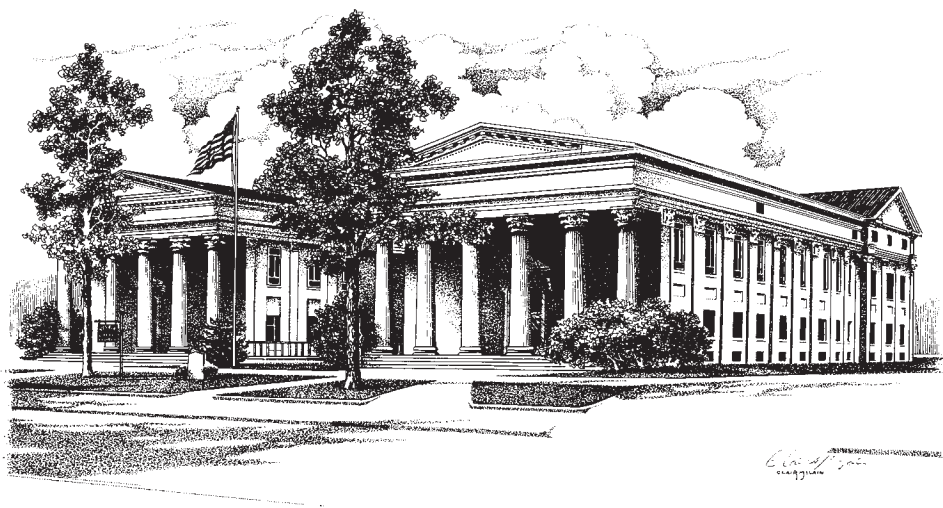


Erie County Legal Journal

January 17, 2020

Vol. 103 No. 3



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.

The *Erie County Legal Journal* makes no representation as to the quality of services offered by an advertiser in this publication. Advertisements in the *Erie County Legal Journal* do not constitute endorsements by the Erie County Bar Association of the parties placing the advertisements or of any product or service being advertised.

INDEX

NOTICE TO THE PROFESSION	4
COURT OF COMMON PLEAS	
Change of Name Notices	5
Incorporation Notice	5
Legal Notices	5
Sheriff Sales	7
ORPHANS' COURT	
Audit List	15
Estate Notices	16

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

MONDAY, JANUARY 20, 2020

Martin Luther King Day

ECBA Office Closed

Erie County and Federal Courthouses Closed

THURSDAY, JANUARY 23, 2020

AKT 5K Marketing Committee Meeting

8:30 a.m.

ECBA Headquarters

THURSDAY, JANUARY 23, 2020

Defense Bar Meeting

4:00 p.m.

ECBA Headquarters

THURSDAY, JANUARY 23, 2020

In-House Counsel Division Meeting

5:00 p.m.

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

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

FRIDAY, FEBRUARY 14, 2020

Beat the Wintertime Blues Event

5:00 p.m. to 8:00 p.m.

Warner Theater Grand Lobby, 811 State Street



Erie County Bar
Association



@eriepabar

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

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

2020 BOARD OF DIRECTORS

George Joseph, President

Nicholas R. Pagliari, First Vice President

Jennifer K. Fisher, Second Vice President

Bradley K. Enterline, Past President

S. Craig Shamburg, Treasurer

Matthew J. Lager, Secretary

Emily S. Antolik

Alexander K. Cox

J. Timothy George

Maria Goellner

Elizabeth A. Hirz

Michael P. Kruszewski

Laura J. Mott

Jamie R. Schumacher

William S. Speros

Jo L. Theisen

OFFICE BUILDING FOR RENT

2503 W. 26th St. Great visibility and ample parking with new furnace, central a/c, lobby, four offices, conference room, and administrative support space. SF: 1,445. Rent: \$1,400/month with triple net lease, includes landscaping and parking lot snow removal. Call 833-7100.

Jan. 17

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, 429 W. 6th St., Erie, PA 16507 and received/postmarked **no later than January 24, 2020.**

Jan. 10, 17

Structured Settlements.

Financial Planning.

Special Needs Trusts.

Settlement Preservation
Trusts.

Medicare Set-Aside Trusts.

Settlement Consulting.

Qualified Settlement
Funds.

800-229-2228

www.NFPStructures.com



WILLIAM S. GOODMAN

Certified Structured Settlement Consultant

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

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 10054-20. Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Kalli June Corbett to Kalli June Taylor.

The Court has fixed the 25th day of February, 2020 at 10:45 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 17

CHANGE OF NAME NOTICE

Notice is hereby given that on December 18, 2019 the Petition of Brett Hall, on behalf of K.G., age 2, was filed in the above-named Court, praying for a decree to change the name of K.G. to K.G.H.

The Court has fixed the 3rd day of FEBRUARY, 2020 at 2:00 P.M. in Courtroom G, Room 222 on the 2nd Floor of the Erie County Courthouse, 140 West 6th Street, Erie, PA 16501 as the time and place for the hearing of said Petition, when any or all persons interested may appear and show cause, if they have any, why the prayer of the Petition should not be granted.

CARNEY & GOOD

Brian D. Arrowsmith, Esquire
254 West Sixth Street
Erie, PA 16507
(814) 453-5004

Jan. 17

INCORPORATION NOTICE

The Eva Mathis Foundation has been incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

KNOX McLAUGHLIN GORNALL
& SENNETT, P.C.
120 West 10th Street
Erie, PA 16501

Jan. 17

LEGAL NOTICE

ATTENTION: TIMOTHY MICHAEL ANDERSON
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD D.M.A. DOB: 05/08/2019

BORN TO: HEATHER LYNETTE CARLSON
129 IN ADOPTION, 2019

If you could be the parent of the above-mentioned child, 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 Erin Connelly Marucci, Courtroom D-214, City of Erie on March 6, 2020 at 1:30 p.m. and there show cause, if any you have, why your parental rights to the above child 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 child. 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 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.

Jan. 17

LEGAL NOTICE

ATTENTION: HEATHER LYNETTE CARLSON
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD D.M.A. DOB: 05/08/2019

129 IN ADOPTION, 2019
If you could be the parent of the above-mentioned child, 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 Erin Connelly Marucci, Courtroom D-214, City of Erie on March 6, 2020 at 1:30 p.m. and there show cause, if any you have, why your parental rights to the above child 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 child. 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 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.

Jan. 17



THE SHIPPING COMPANY THAT WORKS FOR YOU.®

Kyle J. Bohrer
Local Franchise Owner

1419 W. 26th Street
Erie, PA 16508

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

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



Forensic Accounting Specialists

fraud detection, prevention and investigation

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

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

MALONEY, REED, SCARPITTI & COMPANY, LLP

Certified Public Accountants and Business Advisors

www.mrs-co.com

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

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



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. 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 Cory, 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. VON ROSENSTIEL, 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

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
Treviso, 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: 270250310006000
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

The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

- Lawyers Professional Liability
- Business Insurance
- Medical & Dental
- Life Insurance
- Disability Insurance



AFFINITY

www.usiaffinity.com

Call 1.800.327.1550 for your FREE quote.

We provide *Financial Balance.*

Commercial Banking Division

2035 Edinboro Road • Erie, PA 16509

Phone (814) 868-7523 • Fax (814) 868-7524

www.ERIEBANK.bank



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.



AUDIT LIST
NOTICE BY
KENNETH J. GAMBLE

Clerk of Records
Register of Wills and Ex-Officio Clerk of
the Orphans' Court Division, of the
Court of Common Pleas of Erie County, Pennsylvania

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Wednesday, January 8, 2020** and confirmed Nisi.

February 19, 2020 is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

<u>2020</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
10.	Paul L. Stewart a/k/a Paul Leroy Stewart	James L. Stewart, Executor	Kurt L. Sundberg, Esq.

KENNETH J. GAMBLE
Clerk of Records
Register of Wills &
Orphans' Court Division

Jan. 17, 24




Northwest

16 offices to
serve you in
Erie County.

www.northwest.com

Bank | Borrow | Invest | Insure | Plan

Only deposit products offered by Northwest Bank are Member FDIC. 

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

**BALLARD, KARL J.,
deceased**

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

Administratrix: Francine M. Ballard, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

Attorney: Matthew W. Lasher, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**BELL, JOHN DAVID, a/k/a
J. DAVID BELL, a/k/a
JOHN D. BELL,
deceased**

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

Executrix: Maria A. Bell, 2917 Westwood Estates Drive, Erie, Pennsylvania 16506

Attorney: Valerie H. Kuntz, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**BIZZARRO, CHARLES J.,
deceased**

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

Co-Executors: Jennie Hills and Joseph C. Bizzarro, 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

**BLACK, BARBARA A.,
deceased**

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

Executor: Michael P. Thomas, c/o 100 State Street, Suite 700, Erie, PA 16507-1459

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

**HOPKINS, MARIAN LUCILLE,
a/k/a MARIAN L. HOPKINS,
a/k/a MARIAN HOPKINS,
deceased**

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

Administrator: Dianne Marie Lucore, c/o Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428

Attorney: Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428

**IOVINA, DOROTHY MAY,
deceased**

Late of 207 Willow Street, Edinboro, PA 16412

Executrix: Debra Sue Roode, 100 Bryn Mawr Court West #215, Pittsburgh, PA 15221

Attorney: William C. Price, Jr., Price & Associates, P.C., 2005 Noble Street, Pittsburgh, PA 15218

**LILLIE, MARK, a/k/a
MARK E. LILLIE,
deceased**

Late of Millcreek Township, County of Erie, Pennsylvania

Administrator: Thomas Lillie, c/o 502 Parade Street, Erie, PA 16507
Attorney: Gregory L. Heidt, Esquire, 502 Parade Street, Erie, PA 16507

**OLSON, LINDA,
deceased**

Late of the City of Erie

Administratrix: Paula Baughman
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**SNYDER, DOUGLAS DEWAYNE,
a/k/a DOUGLAS D. SNYDER,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Co-Administrators: Kimberly M. Walters and Mary Ann Snyder, 723 East 10th Street, Erie, PA 16503

Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

**STEPHENSON, MARTHA T.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Co-Executors: Gary Stephenson and Thomas Stephenson, 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

**STROUP, LISA MARIE, a/k/a
LISA STROUP MARTIN, a/k/a
LISA M. MARTIN,
deceased**

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

Administrator: Brandon M. Pratt, 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

**TELEGA, JANET M., a/k/a
JANET TELEGA, a/k/a
JAN TELEGA,
deceased**

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

Executor: Michelle A. Higgins, c/o 504 State Street, 3rd Floor, Erie, PA 16501

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

SECOND 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

THIRD 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 A. 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. Kaufer, 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

ATTENTION ALL ATTORNEYS

Are you or an attorney you know dealing with personal issues related
to substance use, depression, anxiety, grief, an eating disorder,
gambling, significant stress or other mental health concerns?

YOU ARE NOT ALONE!

You are invited and encouraged to join a small group of fellow attorneys
who meet informally in Erie twice a month. Please feel free to call Lawyers
Concerned for Lawyers (LCL) at 1-888-999-1941 for meeting details and
information about free confidential services available to you or your colleague.



Check out the LCL website www.lclpa.org for free CLE videos, extensive resources and educational information.

**LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF
PENNSYLVANIA'S LEGAL JOURNALS?**



- Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.
- It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

LAWPAY IS FIVE STAR!



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

— Law Office of Robert David Malove

LAWPAY[®]

AN AFFINIPAY SOLUTION

THE #1 PAYMENT SOLUTION FOR LAW FIRMS

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

877-506-3498

or visit

<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