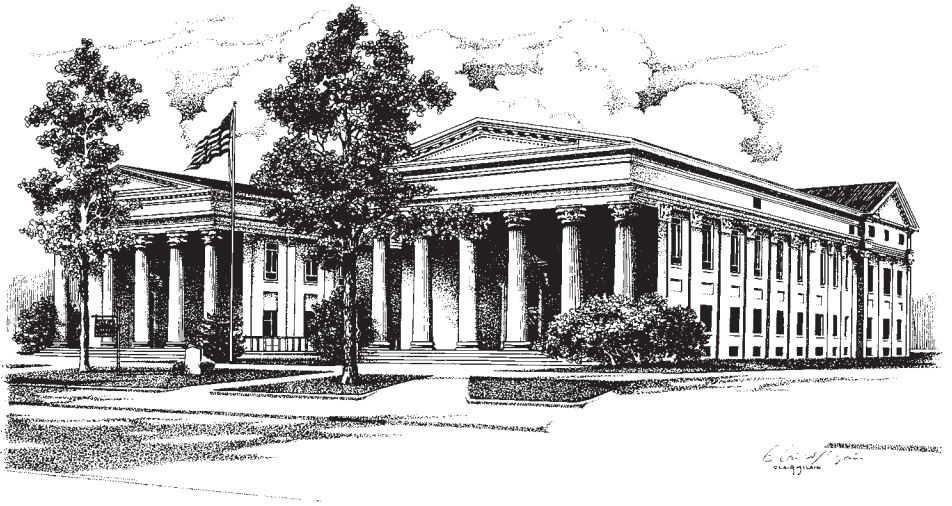


Erie
County
Legal
Journal

January 31, 2020

Vol. 103 No. 5



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 Bar Association

Calendar of Events and Seminars

TUESDAY, FEBRUARY 4, 2020

Solo/Small Firm Section Meeting
Noon
ECBA Headquarters

TUESDAY, FEBRUARY 4, 2020

Bench-Bar Conference Committee Meeting
4:30 p.m.
ECBA Headquarters

WEDNESDAY, FEBRUARY 12, 2020

Estates & Trusts Section Meeting
Noon
The Will J. Schaaf & Mary B. Schaaf Education Center

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

WEDNESDAY, FEBRUARY 19, 2020

AKT Kid Konnection Meeting
Noon
ECBA Headquarters

THURSDAY, FEBRUARY 20, 2020

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

FRIDAY, FEBRUARY 21, 2020

Erie County Law Foundation Meeting
Noon
ECBA Headquarters

MONDAY, FEBRUARY 25, 2020

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

TUESDAY, FEBRUARY 25, 2020

ECBA Live Lunch-n-Learn Seminar
Annual Criminal Law Update
The Will J. Schaaf & Mary B. Schaaf Education Center
11:00 a.m. - Seminar begins
Noon - Brief break for lunch (provided)
12:15 p.m. - 1:15 p.m. - Seminar continues
\$94 (ECBA members/their non-attorney staff)
\$120 (non-members)
1 hour substantive and 1 hour ethics

TUESDAY, FEBRUARY 25, 2020

Family Law Section Meeting
Noon
Judge Walsh's Courtroom



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

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OFFICE SPACE AVAILABLE IMMEDIATELY DOWNTOWN

Rental space for 1 Attorney. Rent includes proportionate use of staff/runner, conference room space, off street parking and other office amenities. Please submit written inquiries to ECBA.

Jan. 24, 31

ATTORNEY POSITION AVAILABLE

Family law firm seeking experienced lawyer to join the practice. Please submit written inquiries to ECBA, c/o Executive Director Julie Kresge, 429 West 6th Street, Erie, PA 16507.

Jan. 24, 31

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. 31

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. 31

DID YOU KNOW?

Did you know...the ECBA has a Lawyers Lounge? Do you imagine a room with oak paneled walls, a well-stocked bar offering single-malt scotch and a big-screen TV showing reruns of Law & Order? Well, almost the same... the ECBA's Lawyer's Lounge does have a mini-fridge, microwave and restroom...along with a computer, WiFi access, table and chairs. So if you are in between meetings downtown and don't have time to get to your office and back, or maybe you are already at the ECBA and have an hour before you need to head off to court, the Lawyers Lounge is for you! Located on the second floor of the ECBA, this space is a quite area to work – think of it like an office away from your office. It's open from 8:30 a.m. to noon and then 1:00 to 4:00 p.m. with no reservation needed.

Jan. 31

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ACTION TO QUIET TITLE

To: MICHAEL JOSEPH SCHLACK, his heirs, assigns, executors and administrators.

Please take notice that Gary J. Curtis, plaintiff, has filed a complaint to quiet title against the heirs, administrators and personal representatives and all persons claiming by, through, and under Michael Joseph Schlack, his heirs, assigns, executors and administrators, defendants, in the Court of Common Pleas of Erie County, Pennsylvania, Civil Division, No. 12541-2019. Plaintiff is the owner of the described property situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bearing Tax Index Number (19) 6117-215, more commonly known as 3203 Raspberry Street, Erie, Pennsylvania 16508. The defendants may have some interest in the above described property. Plaintiff has filed this action to quiet title to the property and seek to bar the defendants from ever asserting any right, title, interest, lien or claim against the property.

NOTICE

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED. BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

Lawyer Referral & Information Service
P.O. Box 1792
Erie, PA 16507

Phone: (814) 459-4411

MON. - FRI. 8:30 a.m. to 3:00 p.m.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

David E. Holland, Esquire
(814) 870-7755

Jan. 31

INCORPORATION NOTICE

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

Jan. 31

LEGAL NOTICE

ATTENTION: ROBERT ELEE HOWARD
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD N.S.H.
DOB: 07/14/2018
BORN TO: MARISHA MARY HAYES

125 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, Court Room No. D-214, City of Erie on February 21, 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. 31

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13341-19
MARQUETTE SAVINGS BANK,
Plaintiff

v.

ANTHONY D. FARBO, Defendant
ANTHONY D. FARBO SHOULD
TAKE NOTICE that Marquette
Savings Bank has filed a Complaint
in Mortgage Foreclosure against him
concerning the property commonly
known as 511 Lighthouse Street,
Erie, Pennsylvania.

NOTICE

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

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TO YOUR LAWYER AT ONCE. IF
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GO TO OR TELEPHONE THE
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THIS OFFICE CAN PROVIDE
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ABOUT HIRING A LAWYER.
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HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
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P.O. Box 1792
Erie, PA 16507
(814) 459-4411

MARSH SPAEDER BAUR
SPAEDER & SCHAAF, LLP
By // Eugene C. Sundberg, Jr.
Eugene C. Sundberg, Jr., Esquire
Attorneys for Plaintiff
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 31



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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

**FEBRUARY 21, 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. 31 and Feb. 7, 14

SALE NO. 1

**Ex. #11202 of 2019
DRS of Erie County, Plaintiff
v.**

**Robert L. Ryan and Andie Jo Ryan, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11202-19, DRS of Erie County vs. Robert L. Ryan and Andie Jo Ryan, owner(s) of property situated in Girard Township, Erie County, Pennsylvania being 6185 McKee Rd., Girard, PA 16417.

415.96" x 353.93" x 400.00" x 150.00" x 400.00" x 150.00" 1.344 acres

Assessment Map number: 39-019-057.0-013.03

Assessed Value figure: \$110,390.00

Joseph P. Caulfield, Esq.
John F. Mizner, Esq.
311 West Sixth St.
Erie, PA 16509
814-454-3889

Jan. 31 and Feb. 7, 14

SALE NO. 2

**Ex. #12549 of 2019
First National Bank of Pennsylvania, Plaintiff
v.**

Virginia A. Crock a/k/a Virginia Stevens, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12549-2019, First National Bank of Pennsylvania vs. Virginia A. Crock a/k/a Virginia Stevens, owner(s) of property situated in Girard TWP, Erie County, Pennsylvania being 10624 Maiden Lane, Lake City, PA 16423 Assessment Map number: 24-7-22-9

Assessed Value figure: \$125,800.00 Improvement thereon: Single family dwelling

Kristine M. Anthou

One Gateway Ctr., 9 W

Pittsburgh, PA 15222

412-281-7650

Jan. 31 and Feb. 7, 14

SALE NO. 3

**Ex. #12289 of 2019
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff**

v.

SCOTT L. FULKROD, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-12289, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. SCOTT L. FULKROD, owner(s) of the property situated in Erie County, Pennsylvania being 708 WEST 10TH STREET, ERIE, PA 16502

Assessment Map Number: 16-030-040.0-120.00

Assessed Value Figure: \$48,540.00 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. 31 and Feb. 7, 14

SALE NO. 4

**Ex. #12082 of 2019
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2005-NC5 ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff**

v.

OKEY LAWRENCE AKA OKEY H. LAWRENCE IV, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12082-19, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2005-NC5 ASSET-BACKED PASS-THROUGH CERTIFICATES vs. OKEY LAWRENCE AKA OKEY H. LAWRENCE IV, owner(s) of the property situated in Erie County, Pennsylvania being 1019 EAST 37TH STREET, ERIE, PA 16508

Assessment Map Number: 18052002010900

Assessed Value Figure: \$60,940.00 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. 31 and Feb. 7, 14

SALE NO. 5

**Ex. #11956 of 2019
BAYVIEW LOAN SERVICING, LLC, Plaintiff**

v.

DARLENE A. MONTROY AKA DARLENE MONTROY AKA DARLENE A. SMITH AKA DARLENE SMITH AKA DARLENE A. MONTRAY, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11956-19, BAYVIEW LOAN

SERVICING, LLC vs. DARLENE A. MONTROY AKA DARLENE MONTROY AKA DARLENE A. SMITH AKA DARLENE SMITH AKA DARLENE A. MONTRAY, owner(s) of the property situated in Erie County, Pennsylvania being 2905 HOLLAND STREET, ERIE, PA 16504
 Assessment Map Number: 18050082012100
 Assessed Value Figure: \$71,640.00
 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. 31 and Feb. 7, 14

SALE NO. 6

Ex. #11413 of 2019
BAYVIEW LOAN SERVICING, LLC, Plaintiff

v.

ANNA M. PIOTROWSKI, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11413-19, BAYVIEW LOAN SERVICING, LLC vs. ANNA M. PIOTROWSKI, owner(s) of the property situated in Erie County, Pennsylvania being 222 FAIRVIEW STREET, CORRY, PA 16407

Assessment Map Number: 08037145000200
 Assessed Value Figure: \$31,950.00
 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. 31 and Feb. 7, 14

SALE NO. 7

Ex. #11463 of 2019
QUICKEN LOANS INC., Plaintiff

v.

SETH VANDERHOOF, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11463-19, QUICKEN LOANS INC. vs. SETH VANDERHOOF, owner(s) of the property situated in Erie County, Pennsylvania being 19466 ELGIN ROAD, CORRY, PA 16407
 Assessment Map Number: 03017024001600
 Assessed Value Figure: \$83,000.00
 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. 31 and Feb. 7, 14

SALE NO. 8

Ex. #12193 of 2019
PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

JASON L. SHUFFSTALL, Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2019-12193, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JASON L. SHUFFSTALL, Defendant
 Real Estate: 2312 CAMERON ROAD, ERIE, PA 16510
 Municipality: City of Erie
 Erie County, Pennsylvania
 Dimensions: 60 x 100
 Deed Book/Inst#: 2006-030374
 Tax I.D. (18) 5125-301
 Assessment: \$17,800 (Land)
 \$55,020 (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. 31 and Feb. 7, 14

SALE NO. 9

Ex. #11565 of 2017
Planet Home Lending, LLC, Plaintiff

v.

Luis Santiago, AKA Luis A. Santiago, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-11565, Planet Home Lending, LLC vs. Luis Santiago, AKA Luis A. Santiago, owner(s) of property situated in The City of Erie, Erie County, Pennsylvania being 724 East 25th Street, Erie, PA 16503
 1488 SQFT
 Assessment Map Number: 18-5031
 Assessed Value figure: \$51,500.00
 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. 31 and Feb. 7, 14

SALE NO. 10

Ex. #13002 of 2017
PNC Bank, National Association, successor in interest to National City Bank of Pennsylvania, Plaintiff

v.

John P. Murosky, Susan Zeiber, and The United States of America, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13002-2017, PNC Bank, National Association, successor in interest to National City Bank of Pennsylvania, Plaintiff vs. John P. Murosky, Susan Zeiber, and The United States of America, Defendants, owner(s) of property situated in the Township of Lawrence Park, Erie County, Pennsylvania being 2300 Lakeside Drive, Erie, PA 16511
 60 x 160.7; 2610 SF; 0.2886 acres
 Assessment Map number: 29001001004103
 Assessed Value figure: \$289,400.00
 Improvement thereon: 1 story dwelling

Justin M. Tuskan, Esquire
 Metz Lewis Brodman Must O'Keefe LLC
 535 Smithfield Street, Suite 800
 Pittsburgh, PA 15222
 412.918.1100

Jan. 31 and Feb. 7, 14

SALE NO. 11
Ex. #10827 of 2019
Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff
v.
Mary Anne Corder a/k/a Mary Ann Corder, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10827-19, Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Mary Anne Corder a/k/a Mary Ann Corder
 Amount Due: \$58,898.59
 Mary Anne Corder a/k/a Mary Ann Corder, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 727 East 28th Street, A/K/A 727 E 28 Street, Erie, PA 16504-1206
 Dimensions: 35 X 135
 Acreage: 0.1085
 Assessment Map number: 18050061021400
 Assessed Value: \$74,520.00
 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. 31 and Feb. 7, 14

SALE NO. 12
Ex. #12666 of 2019
Quicken Loans Inc., Plaintiff
v.
Lawrence R. Finazzo, Jr, Tricia Finazzo, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-12666, Quicken Loans Inc. vs. Lawrence R. Finazzo, Jr, Tricia Finazzo
 Amount Due: \$71,956.69
 Lawrence R. Finazzo, Jr, Tricia Finazzo, owner(s) of property situated in ELK CREEK TOWNSHIP, Erie County, Pennsylvania being 7097 Sherrod Hill Road, Edinboro, PA 16412-3411
 Acreage: 5.9
 Assessment Map number: 13019055000400
 Assessed Value: \$92,700.00

Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000
 Jan. 31 and Feb. 7, 14

SALE NO. 13
Ex. #11964 of 2019
Pennymac Loan Services, LLC, Plaintiff
v.
Julie A. Kulin, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11964-19, Pennymac Loan Services, LLC vs. Julie A. Kulin
 Amount Due: \$139,473.51
 Julie A. Kulin, owner(s) of property situated in NORTH EAST BOROUGH, Erie County, Pennsylvania being 49 Vine Street, North East, PA 16428-1542
 Dimensions: 40 X 100.6
 Acreage: 0.0918
 Assessment Map number: 36005030000900
 Assessed Value: \$76,900.00
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000
 Jan. 31 and Feb. 7, 14

SALE NO. 14
Ex. #11475 of 2019
Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt1, Asset-Backed Certificates, Series 2005-Opt1, Plaintiff
v.
Katelynn Morgan, in Her Capacity as Administratrix and Heir of The Estate of Connie D. Morgan a/k/a Connie Morgan a/k/a Constance Morgan a/k/a Constance D. Morgan, Amanda Cruz, in Her Capacity as Heir of The Estate of Connie D. Morgan a/k/a Connie Morgan a/k/a Constance Morgan a/k/a

Constance D. Morgan, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Connie D. Morgan a/k/a Connie Morgan a/k/a Constance Morgan a/k/a Constance D. Morgan, Deceased, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11475-19
 Amount Due: \$62,059.78
 Katelynn Morgan, in Her Capacity as Administratrix and Heir of The Estate of Connie D. Morgan a/k/a Connie Morgan a/k/a Constance Morgan a/k/a Constance D. Morgan, Amanda Cruz, in Her Capacity as Heir of The Estate of Connie D. Morgan a/k/a Connie Morgan a/k/a Constance Morgan a/k/a Constance D. Morgan, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Connie D. Morgan a/k/a Connie Morgan a/k/a Constance D. Morgan, Deceased, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 4013 Nancy Avenue, Erie, PA 16510-3654
 Dimensions: 50 X 154.11
 Acreage: 0.1815
 Assessment Map number: 18052049010300
 Assessed Value: \$92,220.00
 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. 31 and Feb. 7, 14

SALE NO. 15
Ex. #12589 of 2019
Wells Fargo Bank, N.A., Plaintiff
v.
Renee L. Nagy, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12589-2019, Wells Fargo Bank, N.A. vs. Renee L. Nagy
 Amount Due: \$31,917.83

Renee L. Nagy, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 423 East Avenue, Erie, PA 16507-1813
 Dimensions: 37.25 X 82
 Square Footage: 1394
 Assessment Map number: 14-010-036.0-222.00, 14-010-036.0-223.00
 Assessed Value: \$47,300.00
 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. 31 and Feb. 7, 14

SALE NO. 16

Ex. #11479 of 2018
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in Its Individual Capacity, But Solely as Indenture Trustee of Citigroup Mortgage Loan Trust 2014-C, Plaintiff
v.
Shawn W. Warner, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11479-18, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in Its Individual Capacity, But Solely as Indenture Trustee of Citigroup Mortgage Loan Trust 2014-C vs. Shawn W. Warner
 Amount Due: \$51,591.79
 Shawn W. Warner, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2264 Prospect Avenue, Erie, PA 16510-1360
 Dimensions: 40 X 122.16
 Acreage: 0.1122
 Assessment Map number: 18-051-033.0-100.00
 Assessed Value: \$69,690.00
 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. 31 and Feb. 7, 14

SALE NO. 18

Ex. #12569 of 2019
The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A, Plaintiff
v.
Erica M. Marzka, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-12569, The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A vs. Erica M. Marzka, owner(s) of property situated in Township of Wayne, Erie County, Pennsylvania being 17595 Buffalo Road, Corry, PA 16407 51.5000
 Assessment Map number: 49007021000900
 Assessed Value figure: \$162,100.00
 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. 31 and Feb. 7, 14

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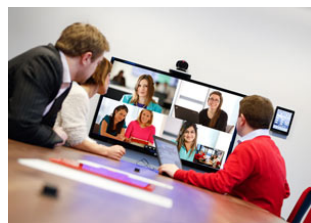
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Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested 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

ARMENDOLA, RUSSELL B., deceased

Late of the City of Erie
Executrix: Cynthia R. Cook
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

ARMSTRONG, MARIONA., a/k/a MARION AGNES ARMSTRONG, a/k/a MARION ARMSTRONG, deceased

Late of the Township of Lawrence Park, County of Erie, Commonwealth of Pennsylvania
Executor: Jon D. Armstrong, 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

BENCHEK, JEANNINE A., deceased

Late of Corry, PA, City of Corry, Erie County
Executor: Tammy J. Webster, 15495 Murray Rd., Union City, PA 16438
Attorney: None

BOJARSKI, EDWARD C., a/k/a EDWARD BOJARSKI, a/k/a EDWARD CHARLES BOJARSKI, deceased

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Executor: James D. Bojarski, 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

KLOSS, JOHN W., a/k/a JOHN WILLIAM KLOSS, deceased

Late of the Township of Millcreek, Erie County, Commonwealth of Pennsylvania
Executor: PNC Bank, N.A., Lisa L. Masi, Estate Settlement Officer, 901 State Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

LEE ANNA MAE, a/k/a ANNA MAE L. LEE, deceased

Late of the Township of Millcreek
Executrix: Patricia L. Boyd, 850 Hickory Hill Blvd., Erie, PA 16509
Attorney: Michael A. Fetznor, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

LIPPERT, RALPH E., deceased

Late of the Township of Girard, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Lorie K. Knapp and Lisa Y. Mook
Attorney: Craig A. Zonna, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

PETERS, GERTRUDE, deceased

Late of the Township of Harborcreek, County of Erie, Pennsylvania
Executrix: Rita L. Fuhrman, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506
Attorney: James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

SEDGWICK, CHRISTINE A., deceased

Late of the City of Erie, Erie County, Pennsylvania
Executor: Joshua R. Stelmack, 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

SONOFF, GRACE A., a/k/a GRACE ANN SONOFF, a/k/a GRACE SONOFF, deceased

Late of the Township of Girard, County of Erie, Commonwealth of Pennsylvania
Executor: Robert O. Sonoff, 2205 West 6th Street, Erie, Pennsylvania 16505
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

TYMOSCHENKO, WILLIAM, deceased

Late of the Township of LeBoeuf, Commonwealth of Pennsylvania
Administratrix: Cheri Spacht, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509

SECOND PUBLICATION**BEIDLER, ELIZABETH F.,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Mark E. Beidler, 2767 Hershey Road, Erie, PA 16509
Attorney: Gary K. Schonthaler, Esquire, The Conrad - A.W. Brevillier House, 510 Parade Street, Erie, PA 16507

**BLANCHARD, RICHARD H.,
SR.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administrator: Richard Blanchard, Jr., c/o Anthony Angelone, Esquire, 818 State Street, Erie, PA 16501
Attorney: Anthony Angelone, Esquire, 818 State Street, Erie, PA 16501

**BLILEY, ESTHER R.,
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania
Executor: Mark A. Bliley, c/o 535 W. Arlington Rd., Erie, PA 16509-2266
Attorney: Scott E. Miller, Esquire, 535 W. Arlington Rd., Erie, PA 16509-2266

**CZULEWICZ, ROGER, a/k/a
ROGER ALAN CZULEWICZ,
deceased**

Late of Fairview Township
Administrator: Shirley A. Czulewicz, 6125 Beckwood Dr., Fairview, PA 16415
Attorney: None

**EGER, ALICE M.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Gary M. Eger
Attorney: James H. Richardson, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

**FRANCIS, ROBERT EARL, a/k/a
ROBERT E. FRANCIS,
deceased**

Late of the City of Erie, County of Erie
Executrix: Roberta J. Jones, 3335 West 40th Street, Erie, Pennsylvania 16506
Attorney: Brian D. Arrowsmith, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

**FUNK, MAXINE, a/k/a
MAXINE L. FUNK,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Patrick Durkin
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

**KAUFMANN, JOSEPHINE R.,
deceased**

Late of North East Township, Erie County, North East, PA
Executor: Glenn T. Seymour, 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

**KING, DANIEL L., a/k/a
DANIEL L. KING, SR.,
deceased**

Late of the Township of Harborcreek
Executor: Joseph King, 1040 East 37th Street, Erie, PA 16504
Attorney: David J. Mack, Esquire, 510 Parade Street, Erie, PA 16507

**MANGOLD, DONALD J.,
deceased**

Late of the City of Erie, County of Erie
Executor: Nicholas Mangold, 2808 Sigsbee Street, Erie, Pennsylvania 16508
Attorney: Brian D. Arrowsmith, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

**MEABON, OLIVE E.,
deceased**

Late of Venango Township, Erie County, Wattsburg, PA
Co-Executors: Douglas R. Meabon and Julia A. Gibson, 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

**MEEDER, RICHARD T., a/k/a
RICHARD MEEDER,
deceased**

Late of the Borough of Girard, County of Erie, Commonwealth of Pennsylvania
Executor: Ronald R. Meeder, 5836 Swanville Road, Erie, Pennsylvania 16506
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**MILLS, MARK S.,
deceased**

Late of the Township of Harborcreek, County of Erie and State of Pennsylvania
Administrators: Nicole L. Curtis & Amanda R. Schodt, c/o Justin L. Magill, Esq., 821 State Street, Erie, PA 16501
Attorney: Justin L. Magill, Esquire, 821 State Street, Erie, PA 16501

**RIVERA, LIDUVINA
GONZALEZ,
deceased**

Late of Erie, Erie County, Pennsylvania
Administrators: Angielid Colon and Marie Colon, Erie
Attorney: Edward Leymarie, Jr., Esquire, LEYMARIE CLARK LONG, P.C., 423 Sixth Street, Ellwood City, PA 16117

**SZUMIGALA, CHRISTINE H.,
deceased**

Late of the City of Erie, County of Erie

Executor: Joseph T. Burney, Jr., 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

**TAYLOR, JEAN E., a/k/a
JEAN ELIZABETH TAYLOR,
deceased**

Late of Fairview Township, Erie County, Commonwealth of Pennsylvania

Executor: Dan Taylor, 5264 W. 51st St., Fairview, PA 16415

Attorney: None

**TURNER, LILLIAN
CONSTANCE, a/k/a
LILLIAN C. TURNER,
deceased**

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

Executrix: Linda M. Grove, 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

THIRD 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



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Erie, PA 16501*econnelly@eriecountypa.gov*

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Erie County Court House.....(f) 814-451-7480
Courtroom F #220
140 West 6th Street
Erie, PA 16501*dridge@eriecountypa.gov*

KRISTIN L. PRECHTEL.....814-451-6297
Law Clerk to Judge David G. Ridge
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