

Erie County Legal Journal

February 7, 2020

Vol. 103 No. 6



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 11, 2020

Lawyer Referral & Information Service
Task Force Meeting
4:00 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

MONDAY, FEBRUARY 17, 2020

Presidents' Day

Erie County and Federal Courthouses closed

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 24, 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

WEDNESDAY, FEBRUARY 26, 2020

PBA/ECBA Mock Trial District Semi Final
1:00 p.m.
Erie County Courthouse



Erie County Bar
Association



@eriepabar

To view PBI seminars visit the events calendar
on the ECBA website
<https://www.eriebar.com/public-calendar>

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

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

FEBRUARY 2020 NOTICE

The following is a list of *February 2020, March 2020, and April 2020* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* and Judge Agresti's *Procedure B(1)-(3)* summarized below and on Judge Agresti's webpage at: www.pawb.uscourts.gov. ***The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219.***

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

SCHEDULE CHAPTER 13 & 12 MOTIONS ON:

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

Wednesday, February 5, 2020	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, March 4, 2020	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, April 1, 2020	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, April 29, 2020	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
	11:30 a.m.:	Ch. 13 Sale, Financing and Extend/Impose Stay & Ch. 12 matters*

NOTE: Chapter 12 matters are now scheduled on Ch. 13 Motion Court days.

SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:

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

Thursday, February 20, 2020	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, March 12, 2020	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, March 26, 2020	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Thursday, April 16, 2020	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters, including all Ch. 7 Motions to Extend/Impose Stay
	11:30 a.m.:	Ch. 11 and 7 Sale Motions at this time, only

ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS

SCHEDULE CAN BE VIEWED ON PACER (Public Access to Court Electronic Records) and on the Court's Web Site (www.pawb.uscourts.gov).

Michael R. Rhodes
Clerk of Court

Feb. 7

ADMINISTRATIVE ASSISTANT WANTED

Purchase, George & Murphey, P.C. seeks a full-time administrative assistant. Applicant must be well-organized and possess excellent communication skills, word processing ability, professionalism, and the ability to establish and maintain rapport with people from all walks of life. The successful candidate will be responsible for document creation, organizing files, communicating with clients, managing filing deadlines, and utilizing case management software. Experience in a criminal law practice is preferred, but not required.

Purchase, George & Murphey, P.C. does not discriminate based upon race, color, religion, sex, sexual orientation, gender identity or national origin. Interested candidates should submit a cover letter and resume to:

Kim Ball

Purchase, George & Murphey, P.C.
2525 West 26th Street, Suite 200
Erie, Pennsylvania 16506
kim@purchasegeorge.com

Feb. 7

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Feb. 7

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.

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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 10231-20 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Cameo Rose DiBello to Cameo Rose Cobert.

The Court has fixed the 6th day of March, 2020 at 10:00 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Feb. 7

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

Orphans' Court Division

No. 135 & 135A In Adoption 2019

IN THE MATTER OF THE

ADOPTION OF BABY GIRL G.

and BABY BOY G.

TO: JOHN DOE/UNKNOWN
BIOLOGICAL FATHER

At the instance of ADOPTION BY CHOICE, the petitioner in the above case, you, **JOHN DOE/ UNKNOWN BIOLOGICAL FATHER**, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphans' Court of Erie County, Pennsylvania, at the Erie County Court House, Court Room No. 217-I, the Honorable Joseph M. Walsh, III, City of Erie, Pennsylvania, on February 25, 2020 at 9:30 a.m. and then and there show cause, if any you have, why your parental rights to BABY GIRL G. AND BABY BOY G. born June 5, 2019 at Saint Vincent Hospital, Erie, Pennsylvania, should not be terminated, in accordance with the Petition For Involuntary Termination Of Parental Rights filed on December 30, 2019 at the above term and number. The Petition alleges you, by conduct continuing for a period of at least six (6) months immediately preceding the filing of the petition, either have evidenced

a settled purpose of relinquishing parental claim to the child or have failed or refused to perform parental duties. You hereby are notified that the Confirmation of Consent of the Natural Mother of Baby Girl G. and Baby Boy G. will take place on February 25, 2020 at 9:30 a.m. before the Honorable Joseph M. Walsh, III. Your presence is required at the hearing. You are warned that if you fail to appear at the hearing to object to the termination of your rights or fail to file a written objection to such termination with the court prior to the hearing, the hearing will go on without you and your rights may be terminated without you being present.

If it is your intention to contest these proceedings you, or your attorney, are further directed to immediately notify the Family/Orphans' Court Administrator, Room 205, Erie County Court House, Erie, PA 16501 or at (814) 451-6251.

You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Lawyers' Referral Service, PO Box 1792, Erie, Pennsylvania 16507, (814) 459-4411

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa.C.S. Sections 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. You have the right to consult an attorney concerning your post adoption contact agreement rights. If you do not have an attorney, you can ask for assistance through the Lawyers' Referral Service or Family/ Orphans' Court Administrator, as set forth above.

M. Kathryn Karn, Esquire
4402 Peach Street, Suite 3
Erie, PA 16509
Telephone: (814) 882-2974
Attorney for Petitioner,
Adoption By Choice

Feb. 7



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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. 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 Constance 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.

Ericka 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. Ericka
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

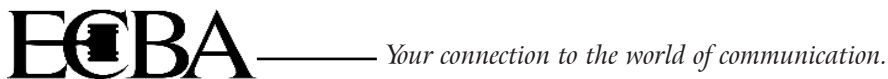
Katherine M. Wolf, Esquire
Shapiro & DeNardo, LLC

Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jan. 31 and Feb. 7, 14

Erie County Bar Association

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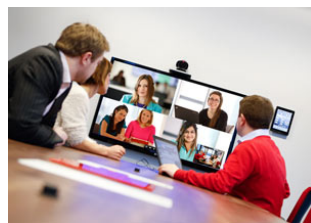
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\$100/hour (minimum 1 hour)

M-F, 8:30 a.m. - 5:00 p.m.



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

**BAJOREK, EDWARD J., a/k/a
EDWARD BAJOREK, a/k/a
ED BAJOREK,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Ann C. Guy, c/o Thomas C. Hoffman, II, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BRYNOLFSON, LEON L.,
deceased**

Late of Corry, County of Erie and Commonwealth of Pennsylvania
Executrix: Beth A. Kubiak, 9036 Lake Pleasant Road, Erie, PA 16509
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**CHARTERS, ELIZABETH A.,
deceased**

Late of the Township of Girard, County of Erie and Commonwealth of Pennsylvania
Executor: Leslie A. Shellenbarger
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

**DAYTON, BARBARA L.,
deceased**

Late of North East Borough, Erie County, North East, PA
Executors: Nancy Ann Nieder and Thomas R. Dayton, 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

**GOODWIN, JOAN M., a/k/a
JOAN GOODWIN,
deceased**

Late of the Township of Fairview
Co-Administrators: Patrick Goodwin and James Goodwin
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**HADZEGA, HELEN B., a/k/a
HELEN BERTHA HADZEGA,
deceased**

Late of Lawrence Park Township, Erie County, Pennsylvania
Administrator: Danielle MacMahon, c/o Sam H. Jessee, Esq., P.O. Box 100091, Pittsburgh, PA 15214
Attorney: Sam H. Jessee, Esq., Law Offices of Sam H. Jessee, P.C., P.O. Box 100091, Pittsburgh, PA 15214

**HAGERTY, GERALD FRANCIS,
deceased**

Late of Millcreek Township, Erie County
Administrator: Michael Francis Hagerty
Attorney: William J. Kelly, Jr., Esquire, 230 West 6th Street, Suite 201, Erie, PA 16507

**KUHL, JOAN M.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Kristine M. Klapsinos, 5851 Courtland Drive, Erie, PA 16509
Attorney: Gary K. Schonthalder, Esquire, The Conrad - A.W. Brevillier House, 510 Parade Street, Erie, PA 16507

**LEMOCK, KENNETH E.,
deceased**

Late of the Township of Greene, County of Erie, and Commonwealth of Pennsylvania
Executrix: Julie A. Lemock, c/o 300 State Street, Suite 300, Erie, PA 16507
Attorney: Thomas V. Myers, Esquire, Marsh Spaeder Baur Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**NEAL, MELVIN JAMES, a/k/a
MELVIN J. NEAL,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Eric W. Neal, 5235 Mill Street, Erie, PA 16509-2581
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SALA, ANN DOWNING, a/k/a
HARRIETT A. SALA, a/k/a
ANN SALA,
deceased**

Late of Erie, Erie County, Pennsylvania
Executor: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

**SUMMERVILLE, MARION,
deceased**

Late of the Township of Conneaut,
Erie County, Commonwealth of
Pennsylvania
Executor: Robert D. Summerville,
c/o Knox Law Firm, 120 W. 10th
St., Erie, PA 16501
Attorney: Christine Hall McClure,
Esq., Knox McLaughlin Gornall &
Sennett, P.C., 120 West 10th Street,
Erie, PA 16501

**TAYLOR-O'DAY, DAYLE E.,
a/k/a DAYLE ELIZABETH
TAYLOR-O'DAY, a/k/a
DAYLE TAYLOR O'DAY,
a/k/a DAYLE O'DAY,
deceased**

Late of the Borough of Albion,
County of Erie, Commonwealth
of Pennsylvania
Executrix: Rebecca Lee Kessler,
3620 Amherst Road, Erie, PA
16506
Attorney: Valerie H. Kuntz, Esq.,
24 Main St. E., P.O. Box 87,
Girard, PA 16417

**VICKERY, DENNIS N., a/k/a
DENNIS NORMAN VICKERY,
deceased**

Late of Fairview Township, Erie
County, PA
Executrix: Cheryl P. Norris, c/o
Jerome C. Wegley, Esq., 120 West
Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**WHITTELSEY, JOHN E., a/k/a
JOHN EDWARD WHITTELSEY,
a/k/a JOHN WHITTELSEY,
deceased**

Late of the Township of
Harborcreek, County of Erie and
Commonwealth of Pennsylvania
Executor: Richard G. Whittelsey,
c/o 504 State Street, 3rd Floor,
Erie, PA 16501
Attorney: Michael J. Nies, Esquire,
504 State Street, 3rd Floor, Erie,
PA 16501

**WILSON, PAUL D., a/k/a
PAUL DOUGLAS, WILSON,
deceased**

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

TRUST NOTICES

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

**DILLON, NANCY C.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Trustee: Christine Ann DeLuca,
310 Nevada Drive, Erie, PA 16505
Attorneys: MacDonald, Illig, Jones
& Britton LLP, 100 State Street,
Suite 700, Erie, Pennsylvania
16507-1459

SECOND PUBLICATION

**AMENDOLA, 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, MARION A., 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. Fetzner,
Esquire, Knox McLaughlin
Gornall & Sennnett, 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

THIRD 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. Schonthal,
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



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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

JOHN M. BARTLETT814-923-4868
 Knox McLaughlin Gornall & Sennett, P.C.(f) 814-453-4530
 120 West 10th Street
 Erie, PA 16501*jbartlett@kmgslaw.com*

HONORABLE ERIN C. CONNELLY MARUCCI814-451-6374
 Erie County Court House(f) 814-451-7478
 Courtroom D #214
 140 West 6th Street
 Erie, PA 16501*econnelly@eriecountypa.gov*

HONORABLE DAVID G. RIDGE814-451-6297
 Erie County Court House(f) 814-451-7480
 Courtroom F #220
 140 West 6th Street
 Erie, PA 16501*dridge@eriecountypa.gov*

KRISTIN L. PRECHTEL814-451-6297
 Law Clerk to Judge David G. Ridge
 140 West Sixth Street, Room 221
 Erie, PA 16501*kprechtel@eriecountypa.gov*

Change of email address

DANIEL J. PASTORE*dan@fishusa.com*

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