

Erie County Legal Journal

February 14, 2020

Vol. 103 No. 7



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.

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Erie County Bar Association

Calendar of Events and Seminars

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>

2020 BOARD OF DIRECTORS

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Williams & Jorden is looking for an experienced associate attorney to join the team. Information is available at Eriebusinesslaw.com/hiring.

Feb. 14

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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:

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Erie, Pennsylvania 16506

kim@purchasegeorge.com

Feb. 14

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Feb. 14

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

Feb. 14

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ARTICLES OF AMENDMENT

Notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania Articles of Amendment to the original Articles of Incorporation of the Summit Township Water Authority. The registered office of the Authority is 8900 Old French Road, Erie, PA 16509. The Authority currently maintains offices at 1230 Townhall Rd W #100, Erie, PA 16509. The Articles of Amendment are filed pursuant to the Municipality Authorities Act (53 Pa.C.S.A. §5601, *et seq.*, as amended.)

The nature and character of the proposed amendment is to increase the term of existence of the Summit Township Water Authority to a date which is fifty (50) years from the date of approval of the Articles of Amendment by the Secretary of the Commonwealth.

The Articles of Amendment will be filed with the Secretary of the Commonwealth on or after three (3) days following the date of this publication.

Feb. 14

**CERTIFICATE OF
AUTHORITY**

K&L GATES LLP, 210 Sixth Avenue, Pittsburgh, Pennsylvania. Notice is hereby given that WAVECLEAR, INC., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State of Delaware. The address of its principle office under the laws of said jurisdiction is 251 Little Falls Drive, Wilmington, Delaware 19808, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of the proposed registered office in Pennsylvania is 2936 Peach Street, Erie, PA 16508.

Feb. 14

CHANGE OF NAME NOTICE

In the Court of Common Pleas of

Erie County, Pennsylvania 10285-20 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Haitham O. Al-Hamdawi to Maitham O. Al-Hamdawi.

The Court has fixed the 20th day of March, 2020 at 3:15 p.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. 14

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed in the Pennsylvania Department of State for Amendola Construction & Maintenance Corp., which has been incorporated under the Business Corporation Law of 1988.

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

Feb. 14

INCORPORATION NOTICE

Notice is hereby given that Berlin Diversified Investments, LLC has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Susmarski Hain & Juliante
Ronald J. Susmarski, Esq.
4030 West Lake Road
Erie, PA 16505

Feb. 14

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION — LAW
NO. 13239-2019
MUSTAFA NAIME, Plaintiff
vs.

CONNIE HILINSKI, Executrix of
the Estate of Patrick R. Hilinski,
deceased, and DENNIS R.

HILINSKI, Heirs, Successors,
Administrators and Assigns,
Defendants

NOTICE TO DEFEND

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 PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER [OR CANNOT AFFORD ONE], GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW [TO FIND OUT WHERE YOU CAN GET LEGAL HELP.] THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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Erie, PA 16507
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GORNALL LAW, LLC
Andrew F. Gornall,
Attorney for the Plaintiff

Feb. 14



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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

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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

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Philadelphia, PA 19103-1814

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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 Morgan a/k/a Constance

Morgan a/k/a Constance Morgan a/k/a Constance Morgan a/k/a Constance

Morgan a/k/a Constance Morgan a/k/a Constance Morgan a/k/a Constance

Morgan a/k/a Constance Morgan a/k/a Constance Morgan a/k/a Constance

Morgan a/k/a Constance 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

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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



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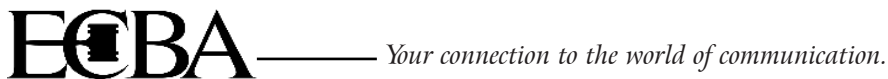
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M-F, 8:30 a.m. - 5:00 p.m.



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, February 5, 2020** and confirmed Nisi.

March 18, 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>
38.	Richard W. Hovis a/k/a Richard Hovis	Scott E. Miller, Executor	Scott E. Miller, Esq.
39.	Anne B. Sacco	Joseph R. Sacco, Jr., Administrator	David W. Tyree, Esq.
40.	Michele L. Titus-Deiderich a/k/a Michele L. Deiderich	Jeffrey L. Deiderich, Jr., Executor	Evan E. Adair, Esq.
41.	Kathleen Schmidt a/k/a Kathleen L. Marchese	Jennifer L. Jandt, Administratrix	Thomas J. Minarcik, Esq.
42.	Felicia Anne Ward	Jerome R. Englert, Executor	Darlene M. Vlahos, Esq.
43A.	Donald L. Kelly	Darlene M. Vlahos, Esq., Trustee	Darlene M. Vlahos, Esq.
43B.	Helen D. Kelly		

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

Feb. 14, 21

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

**BUSH, ROBERT L.,
deceased**

Late of the Township of Corry, Erie County, Pennsylvania
Executor: Robert Bush, 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

**DOEHREL, LEROY E.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Analee M. Cree, 5966 Pinecrest Drive, Erie, PA 16509
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**ELWINGER, JOAN G., a/k/a
JOAN GRACE ELWINGER,
deceased**

Late of Albion, Erie County, PA
Executrix: Robin L. Sperry, c/o Mary Alfieri Richmond, Esq., 502 Parade Street, Erie, PA 16507
Attorney: Mary Alfieri Richmond, Esq., 502 Parade Street, Erie, PA 16507

**MILLER, RICHARD, a/k/a
RICHARD F. MILLER,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Timothy J. Miller, 2817 Raspberry Street, Erie, PA 16508
Attorney: Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**RUSCITTI, ROBERT S.,
deceased**

Late of the Boro of Girard, County of Erie and State of Pennsylvania
Administrator: Thomas Curry, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

**SCHON, BARBARA,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Annette R. Dunn, 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

**SKARUPSKI, SCARLETT, a/k/a
SCARLETT E. SKARUPSKI,
deceased**

Late of Harborcreek Township, Erie County, Commonwealth of Pennsylvania
Executrix: Kimberly A. Skarupski, 1205 South Linwood Ave., Baltimore, MD 21224
Attorney: None

**STEFFY, MARJORIE A.,
a/k/a MARJORIE A. HICKOX
STEFFY, a/k/a MARJORIE H.
STEFFY,
deceased**

Late of the Township of Summit, County of Erie, Commonwealth of Pennsylvania
Executor: Charles John Steffy, 615 Zwilling Road West, Erie, PA 16509
Attorney: Valerie H. Kuntz, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**WAGONER, JAMES R.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executor: Jason J. Wagoner, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**WIKE, MARGARET, a/k/a
MARGARET E. WIKE,
deceased**

Late of the Township of North East, County of Erie, Commonwealth of Pennsylvania
Executor: Steven E. Wike, 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

**WOODEL, JEFFREY, a/k/a
JEFFREY G. WOODEL, a/k/a
JEFF WOODEL,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Patricia M. Woodel, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

SECOND 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. Schonthaler, 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

THIRD 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 & 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

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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*



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