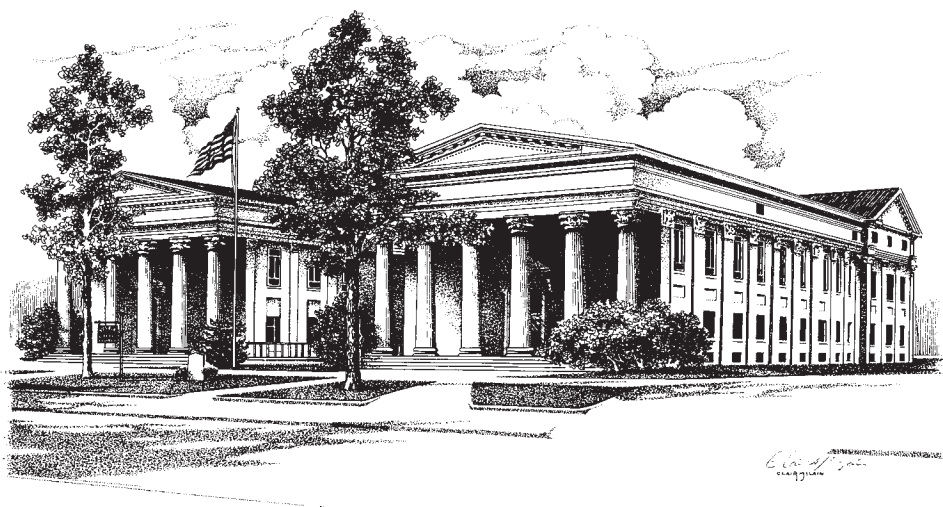


# Erie County Legal Journal

May 8, 2020

Vol. 103 No. 19



---

103 ERIE

---



**The AKT 5K Run/Walk is going virtual!** What is a virtual race? One that can be completed from any location you choose — so step out of your home, lace up, and track your runs, jogs, power walks, brisk trots, crab walks, or slow moseys around empty streets and trails alongside your family members and friends!

**Who:** You! Also create a team with members of your family, co-workers and friends from Erie and across the United States — remember — this race is virtual!

**When:** Saturday, May 23rd (and during the week following up to May 31st)

**Where:** Any place you choose!

**Time:** Whatever fits in your schedule.

**Registration Entry Fees:** \$25.00 (adults w/shirt)

\$15.00 (adults/no shirt)

\$20.00 (12 and under w/shirt)

\$10.00 (12 and under/no shirt)

**Register online at [www.eriebar.com/AKT5K](http://www.eriebar.com/AKT5K) by May 23rd!**

*The event benefits the ECBA's Attorneys & Kids Together Program, supporting the educational needs of local students living in homeless situations.*

Submit a time using [www.strava.com/apps](http://www.strava.com/apps) and help share in the fun by posting a photo of your run/walk on Facebook or at the hashtag #AKT5K2020. Restaurant gift card prizes will be distributed the week of June 1st in the following categories: top three male and female overall participants in the Run/Walk; top three male and female attorneys in the Run/Walk; age group awards to the top three males and females 15 and under, 16-24, 25-40, 41-64, 65 and over; and Top Team Run/Walk participants (min. of 4 team members, average time of all team participants).

---

## Mark your calendar

**Erie County Bar Association  
Mid-year Meeting  
Thursday, June 18th**

Due to social distancing guidelines, this meeting will be held virtually. Stay tuned as the ECBA works through the technology that will be needed to host this meeting.

# Erie County Legal Journal

*Reporting Decisions of the Courts of Erie County  
The Sixth Judicial District of Pennsylvania*

Managing Editor: Megan E. Anthony

**PLEASE NOTE: NOTICES MUST BE RECEIVED AT THE ERIE COUNTY BAR ASSOCIATION OFFICE BY 3:00 P.M. THE FRIDAY PRECEDING THE DATE OF PUBLICATION.**

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Erie County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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

## INDEX

<b>NOTICE TO THE PROFESSION .....</b>	<b>6</b>
<b>BANKRUPTCY COURT .....</b>	<b>7</b>
<b>COURT OF COMMON PLEAS</b>	
Incorporation Notices .....	9
Sheriff Sales.....	10
<b>ORPHANS' COURT</b>	
Estate Notices .....	14

ERIE COUNTY LEGAL JOURNAL is published every Friday for \$57.00 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2020©) 429 West 6th St., Erie, PA 16507 (814/459-3111). POSTMASTER: Send address changes to THE ERIE COUNTY LEGAL JOURNAL, 429 West 6th St., Erie, PA 16507-1215.

# Erie County Bar Association

## Calendar of Events and Seminars

**TUESDAY, MAY 12, 2020**

Lawyer Referral & Information Service  
Task Force Meeting  
3:00 p.m.

**Held via Zoom Conference**

**TUESDAY, MAY 12, 2020**

Family Law Section Meeting  
Noon  
Judge Walsh's Courtroom

**POSTPONED**

**MONDAY, MAY 18, 2020**

ECBA Board of Directors Meeting  
Noon  
ECBA Headquarters

**SATURDAY, MAY 23, 2020**

17th Annual Attorneys & Kids Together  
Virtual 5K Run/Walk  
[www.eriebar.com/AKT5K](http://www.eriebar.com/AKT5K)

**MONDAY, MAY 25, 2020**

Memorial Day Holiday  
ECBA Office Closed  
Erie County and Federal Courthouses Closed

**THURSDAY, MAY 28, 2020**

ECBA Live Seminar  
*While You Were Out ...*  
The Will J. Schaaf & Mary B. Schaaf Education Center  
10:15 a.m. - Registration  
10:30 p.m. - 12:15 p.m. - Seminar  
(with 15 minute break)  
\$70 (ECBA members/their non-attorney staff)  
\$90 (non-members)  
1.5 hours substantive



**TUESDAY, MAY 26, 2020**

ECBA Summer Hours Begin  
Monday through Friday  
8:00 a.m. - 12:00 p.m.  
Closed 12:00 p.m. - 12:30 p.m. for lunch  
12:30 p.m. - 4:00 p.m.



Erie County Bar  
Association



@eriepabar

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

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

### **2020 BOARD OF DIRECTORS**

George Joseph, President

Nicholas R. Pagliari, First Vice President

Jennifer K. Fisher, Second Vice President

Bradley K. Enterline, Past President

S. Craig Shamburg, Treasurer

Matthew J. Lager, Secretary

Emily S. Antolik  
Alexander K. Cox  
J. Timothy George

Maria Goellner  
Elizabeth A. Hirz  
Michael P. Kruszewski  
Laura J. Mott

Jamie R. Schumacher  
William S. Speros  
Jo L. Theisen

## The USI Affinity Insurance Program

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

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

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



AFFINITY

[www.usiaffinity.com](http://www.usiaffinity.com)

**Call 1.800.327.1550 for your FREE quote.**

## *We provide* **Financial Balance.**

### Commercial Banking Division

2035 Edinboro Road • Erie, PA 16509

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

**[www.ERIEBANK.bank](http://www.ERIEBANK.bank)**



Our Commercial Bankers are experienced, dedicated, and committed to providing exceptional service.

Working in partnership with legal professionals, we provide financial insight and flexible solutions to fulfill your needs and the needs of your clients.

Contact us today to learn more.

MEMBER  
FDIC



## **Forensic Accounting Specialists**

*fraud detection, prevention and investigation*

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

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

## **MALONEY, REED, SCARPITTI & COMPANY, LLP**

Certified Public Accountants and Business Advisors

**[www.mrs-co.com](http://www.mrs-co.com)**



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

*Confidential inquiries by phone or email to [mrsinfo@mrs-co.com](mailto:mrsinfo@mrs-co.com).*

**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.

May 8

---

**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](http://www.lclpa.org) for free CLE videos, extensive resources and educational information.

**BANKRUPTCY NOTICE**

In re: Larry Levi Faul  
Chapter 13 Bankruptcy  
Case No. 19-10600  
Larry Levi Faul and Dukane Jon  
Muthler vs. United States of America,  
Internal Revenue Service, et al.  
Adversary Proceeding No. 20-01012  
NOTICE OF A NON-  
EVIDENTIARY HEARING ON  
Joint Complaint for Private Sale of  
Real Property Pursuant to Section  
363 of the Bankruptcy Code:  
NOTICE IS HEREBY GIVEN  
THAT the Debtor in the above-  
referenced Bankruptcy has filed a  
Joint Complaint for Private Sale of  
Real Property Pursuant to Section  
363 of the Bankruptcy Code seeking  
approval to sell the property located  
at **102-104 West Main Street,  
Borough of Sheffield, Warren  
County, Pennsylvania, Tax Index  
No. SH-355-968700-000** for the  
sum of **\$20,000.00** according to the  
terms set forth in the Complaint. A  
hearing shall take place on **May 27,  
2020 at 10:30 a.m.** in the Bankruptcy  
Courtroom at the United States  
Courthouse, 17 South Park Row,  
Erie, Pennsylvania 16501. The Court  
will entertain higher offers at the  
hearing. A successful bidder must  
deposit hand money of **\$5,000.00**  
at the time of the approval of the  
sale by the Court, with the balance  
due to be paid at closing of this sale.  
Examination of the property can be  
obtained by contacting the attorney  
for the Debtor, listed below. Further  
information regarding this sale  
may be found on the Court's EASI  
Website: <http://www.pawb.uscourts.gov/easi.htm>.  
Attorney for Movant/Applicant  
Michael P. Kruszewski, Esquire  
Quinn, Buseck, Leemhuis, Toohey  
& Kroto, Inc.  
2222 West Grandview Blvd.  
Erie, Pennsylvania 16506  
(814) 833-2222  
PA ID# 91239

May 8



# TRANSPORTATION SOLUTIONS

*meeting all of your  
driving needs since 1997*

## Driving Evaluations & Rehab!

for MVA, Workers' Comp, Medical Incidents (cognitive or physical)

We offer ALL classes! A, B, C (car & semi)

*Call us!* **(814) 833-2301**

4202 Peach St., Erie, PA 16509 • [www.drivingneeds.com](http://www.drivingneeds.com)

Our OT  
is a **Specialist**  
whom evaluates  
and/or trains individuals  
to see if they should:

- ✓ **continue to drive**
- ✓ **get back to driving**
- ✓ **drive with modifications**



# THOMSON REUTERS®

Whether you practice, support, create, or enforce the law, Thomson Reuters delivers best-of-class legal solutions that help you work smarter, like Westlaw, FindLaw, Elite, Practical Law, and secure cloud-based practice management software Firm Central™. Intelligently connect your work and your world through unrivaled content, expertise, and technologies. See a better way forward at <https://legalsolutions.thomsonreuters.com/law-products/practice/small-law-firm/>



# Northwest

**16 offices to  
serve you in  
Erie County.**

[www.northwest.com](http://www.northwest.com)

Bank | Borrow | Invest | Insure | Plan

Only deposit products offered by Northwest Bank are Member FDIC. 



**INCORPORATION NOTICE**

Notice is hereby given that ALLEGHENY RIVER RETREAT, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Gary M. Alizzeo, Esq. SHAFER LAW FIRM, P.C. 890 Market Street Meadville, PA 16335

May 8

**INCORPORATION NOTICE**

DAVID'S MEMORIAL MEN'S SHED NORTHWESTERN PA, INC., has been incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988. KNOX McLAUGHLIN GORNALL & SENNETT, P.C. 120 West 10th Street Erie, PA 16501

May 8

 **NFP**™ Structured Settlements  
Passionate Advocates. Proven Approach.



**WILLIAM S. GOODMAN MSL, CSSC**  
President & Co-Founder | [wgoodman@nfp.com](mailto:wgoodman@nfp.com)

- Structured Settlements.
- Financial Planning.
- Special Needs Trusts.
- Settlement Preservation Trusts.
- Medicare Set Asides.
- Settlement Consulting.
- Qualified Settlement Funds.

800-229-2228  
[www.NFPstructures.com](http://www.NFPstructures.com)

- More than 25 Years of Experience in Structured Settlements, Insurance and Financial Services.
- One of the nation's most creative, responsive and prominent structured settlement leaders.
- Earned his Masters of Science in Law and holds the Certified Structured Settlement Consultant (CSSC) designation.
- Frequent speaker and educator for trial lawyers nationwide.
- Active member of the National Structured Settlement Trade Association (NSSTA).
- NFP is ranked by Business Insurance as the 6th largest global benefits broker by revenue, and the 5th largest US-based privately owned broker.

**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

**MAY 22, 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

May 1, 8, 15

**SALE NO. 1**

**Ex. #13092 of 2017**

**SMS Financial CH, LLC,  
assignee of PNC Bank, National  
Association, Plaintiff**

**v.**

**Moving Entertainment, Inc. and  
Brian D. Thornton, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13092-19, Moving Entertainment, Inc., owner of property situated in the Borough of Girard, Erie County, Pennsylvania being 522 Main Street East, Girard, PA 16417.

Parcel No. 23013041001900

Dimension: 115' x 300.44' x 89.83' x 279.42'

Square Footage: 2,328

Acreage: 0.6980

Assessment Map number: 23-013

Assessed Value figure: \$106,130.00

Improvement thereon: One and one-half story dwelling house.

Amar A. Agrawal, Esquire  
Eisenberg, Gold & Agrawal, P.C.

1040 North Kings Highway,  
Suite 200

Cherry Hill, New Jersey 08034  
(856) 330-6200

Attorneys for Plaintiff

May 1, 8, 15

**SALE NO. 2**

**Ex. #12913 of 2019**

**BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP FKA  
COUNTRYWIDE HOME  
LOANS SERVICING LP,  
Plaintiff**

**v.**

**THOMAS E. HOLLAND,  
Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12913-19, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. THOMAS E. HOLLAND, owner(s) of the property situated in Erie County, Pennsylvania being 842 MECHANIC STREET, GIRARD, PA 16417

Assessment Map Number:

23-004.018.0-001.00

Assessed Value Figure: \$80,140.00

Improvement Thereon:

A Residential Dwelling

KML LAW GROUP, P.C.

ATTORNEY FOR PLAINTIFF

701 MARKET STREET,

SUITE 5000

PHILADELPHIA, PA 19106

(215) 627-1322

May 1, 8, 15

**SALE NO. 3**

**Ex. #10868 of 2019**

**BAYVIEW LOAN SERVICING,  
LLC, Plaintiff**

**v.**

**AUGUSTUS ALLEN A/K/A  
GUS ALLEN, Solely in His**

**Capacity as Heir of Barbara J. Jordan, Deceased, VANESSA ALLEN Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased, The Unknown Heirs of Barbara J. Jordan, Deceased, MONTELLE ROBERTS Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, SHANDRA ROBERTS Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased and DELMAR TATE A/K/A GUS ALLEN, Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10868-19, BAYVIEW LOAN SERVICING, LLC vs. AUGUSTUS ALLEN A/K/A GUS ALLEN, Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, VANESSA ALLEN Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased, MONTELLE ROBERTS Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, SHANDRA ROBERTS Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased and DELMAR TATE A/K/A GUS ALLEN, Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, owner(s) of the property situated in Erie County, Pennsylvania being 1701 PLUM STREET, 1ST FLOOR, ERIE, PA 16502

Assessment Map Number:

16030036041100

Assessed Value Figure: \$26,900.00

Improvement Thereon:

A Residential Dwelling

KML LAW GROUP, P.C.

ATTORNEY FOR PLAINTIFF

701 MARKET STREET,

SUITE 5000

PHILADELPHIA, PA 19106

(215) 627-1322

May 1, 8, 15

**SALE NO. 5**

**Ex. #13117 of 2019**

**BANK OF AMERICA, N.A.,  
Plaintiff**

**v.**

**LINDA A. POLICK Solely in  
Her Capacity as Heir of James**

**F. Spangler Deceased, JAMES D. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased and JOHN F. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13117-19, BANK OF AMERICA, N.A vs. LINDA A. POLICK Solely in Her Capacity as Heir of James F. Spangler Deceased, JAMES D. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased and JOHN F. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased, owner(s) of the property situated in Erie County, Pennsylvania being 2124 EAST 41ST STREET, ERIE, PA 16510 Assessment Map Number: 18-052-058.0-314.00 Assessed Value Figure: \$81,270.00 Improvement Thereon: A Residential Dwelling KML LAW GROUP, P.C. ATTORNEY FOR PLAINTIFF 701 MARKET STREET, SUITE 5000 PHILADELPHIA, PA 19106 (215) 627-1322

May 1, 8, 15

**SALE NO. 7**

**Ex. #12479 of 2016**

**Finance of America Reverse LLC, Plaintiff**

**v.**

**Louis C. Kendrick, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12479-2016, Finance of America Reverse LLC v. Louis C. Kendrick, owner of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2444 East 26th Street, Erie, Pennsylvania 16510. Tax I.D. No. 18051068021800 Assessment: \$72,277.95 Improvements: Residential Dwelling McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 215-790-1010

May 1, 8, 15

**SALE NO. 8**

**Ex. #12079 of 2015**

**The Huntington National Bank, Plaintiff**

**v.**

**Scott Palermo, Real Owner, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12079-15, The Huntington National Bank v. Scott Palermo, Real Owner, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 4519 Miller Avenue, Erie, Pennsylvania 16509. Tax I.D. No. 18053001011900 Assessment: \$16,609.84 Improvements: Residential Dwelling McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 215-790-1010

May 1, 8, 15

**SALE NO. 9**

**Ex. #13324 of 2019**

**U.S. Bank Trust National Association, as Trustee for Cvf III Mortgage Loan Trust II, Plaintiff**

**v.**

**Heather L. Filson, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13324-2019, U.S. Bank Trust National Association, as Trustee for Cvf III Mortgage Loan Trust II vs. Heather L. Filson Amount Due: \$130,207.03 Heather L. Filson, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1103 Grant Street, a/k/a 1103 Grant Avenue, Erie, PA 16505-1518 Dimensions: 60 X 130.61 Acreage: 0.1791 Assessment Map number: 33019099000700 Assessed Value: \$104,180.00 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

May 1, 8, 15

**SALE NO. 11**

**Ex. #12722 of 2019**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPs MORTGAGE LOAN TRUST 1998-1, Plaintiff**

**v.**

**JERAD JOINT, SOLELY IN CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, JERRY JOINT, SOLELY IN HIS CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, MELINDA HIBBLER, SOLELY IN HER CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, MICHELLE JOINT, SOLELY IN HER CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, Defendants**

**DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE CITY OF ERIE, COUNTY OF ERIE, AND STATE OF PENNSYLVANIA HAVING ERECTED THEREON A DWELLING HOUSE, KNOWN AS 1011 WEST 19th STREET, ERIE, PENNSYLVANIA. FURTHER IDENTIFIED AS ERIE COUNTY TAX INDEX NO. (19) 6029-110. Improvements: Residential Dwelling. POWERS KIRN, LLC Harry B. Reese, Esquire Id. No. 310501 Attorneys for Plaintiff Eight Neshaminy Interplex Suite 215 Treviso, PA 19053 (215) 942-2090

May 1, 8, 15

**SALE NO. 12**

Ex. #10516 of 2019

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MERITAGE MORTGAGE LOAN TRUST 2004-2 ASSET-BACKED CERTIFICATES, SERIES 2004-2,**

**Plaintiff**

**v.**

**NICHOLAS DOMINICK, Defendant(s)**

**DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 435 EAST 28TH STREET, ERIE, PA 16504 BEING PARCEL NUMBER: 18-050076-10500 IMPROVEMENTS: RESIDENTIAL PROPERTY RAS CITRON, LLC Attorneys for Plaintiff Robert Flacco, Esq. ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906

May 1, 8, 15

**SALE NO. 13**

Ex. #13031 of 2019

**LAKEVIEW LOAN SERVICING, LLC., Plaintiff**

**v.**

**DAVID M. SCOTCH A/K/A DAVID SCOTCH, Defendant(s)**

**DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE NORTH EAST, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 138 CULVER COURT NORTH EAST, PA 16428 BEING PARCEL NUMBER: 36009059102900 IMPROVEMENTS: RESIDENTIAL PROPERTY RAS CITRON, LLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906

May 1, 8, 15

**SALE NO. 15**

Ex. #13302 of 2019

**Vanderbilt Mortgage and Finance, Inc., Plaintiff**

**v.**

**Timothy L. Hartman and Tara L. Hartman, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13302-19, Vanderbilt Mortgage and Finance, Inc. vs. Timothy L. Hartman and Tara L. Hartman owner(s) of property situated in Erie County, Pennsylvania being 9710 Lake Pleasant Rd., Erie, PA 16509 Assessment Map Number: 25014056000300 Assessed Value Figure: \$87,940.00 Improvement thereon: Single Family Dwelling and Out building(s) Date: February 14, 2020 Richard M. Squire & Associates, LLC M. Troy Freedman, Esq. (PA I.D. #85165) 115 West Avenue, Suite 104 Jenkintown, PA 19046 215-886-8790

May 1, 8, 15

**SALE NO. 16**

Ex. #13375 of 2017

**MTGLO Investors, LP, Plaintiff**

**v.**

**John C. Thorr and Karla K. Thorr, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-13375, MTGLO Investors, LP, Plaintiff vs. John C. Thorr and Karla K. Thorr, owner(s) of property situated in Erie County, Pennsylvania being 6137 Meridian Drive, Erie, PA 16509 Assessment Map Number: 33188590000900 Assessed Value Figure: \$103,600.00 Improvement thereon: Single Family Home - 1910 sqft Date: Janunry 13, 2020 Richard M. Squire & Associates, LLC M. Troy Freedman, Esq. (PA I.D. #85165) 115 West Avenue, Suite 104 Jenkintown, PA 19046 215-886-8790

May 1, 8, 15

**SALE NO. 17**

Ex. #11176 of 2019

**Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff**

**v.**

**Brenda L. Brown a/k/a Brenda L. Shott, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11176-19, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company v. Brenda L. Brown a/k/a Brenda L. Shott, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 3503 Court Avenue, Erie, PA 16506 3503 COURT AYE 50 X 130 0.1492 Acres SINGLE FAMILY Assessment Map number: 33074311000500 Assessed Value figure: \$72,200 Improvement thereon: N/A STERN & EISENBERG, PC EDWARD J. MCKEE, ESQUIRE 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

May 1, 8, 15

**SALE NO. 18**

Ex. #12745 of 2019

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Hilldale Trust, Plaintiff**

**v.**

**Brigitta A. Francoeur and Daniel Francoeur, Defendants**

**DESCRIPTION**

By virtue of Writ of Execution No. 12745-2019, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Hilldale Trust v. Brigitta A. Francoeur and Daniel Francoeur All that certain piece or Parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, more fully bounded and described as follows, to-wit: Lot #59 of the Southland Village Subdivision-Phase II as per survey prepared by Henry T. Welka Associates, dated March 21, 1996

and recorded in Erie County  
Recorders Office at Map No. 1996-  
262 on the 4th day of September,  
1996.

ALSO KNOWN AS: 529 Megan  
Court, Erie, PA 16509

PARCEL NUMBER:

33-192-628.5-028.00

ANDREW J. MARLEY, ESQUIRE

STERN & EISENBERG, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

May 1, 8, 15

**SALE NO. 19**

**Ex. #12099 of 2019**

**Lakeview Loan Servicing, LLC,  
Plaintiff**

**v.**

**Brennan M. Smith, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution  
filed to No. 12099-19, Lakeview  
Loan Servicing, LLC vs. Brennan  
M. Smith, owner(s) of property  
situated in Borough of Edinboro,  
Erie County, Pennsylvania being  
103 Brookview Drive, Edinboro,  
PA 16412

103 BROOKVIEW DR LOT 17  
120 X 117.9 IRR

Assessment Map number:  
11014048001600

Assessed Value figure: \$117,540.00

Improvement thereon: Residential  
Real Estate

EDWARD J. MCKEE, ESQUIRE

STERN & EISENBERG, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

May 1, 8, 15

**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****ALWENS, HELEN R.,  
deceased**

Late of the City of Erie, County of Erie  
*Executrix:* Marla R. Fulton, 418 Maxwell St., Pittsburgh, PA 15205  
*Attorney:* None

**CALDWELL, LESTER A., a/k/a  
LESTER CALDWELL,  
deceased**

Late of the City of Erie, Erie County, PA  
*Executor:* Patrick R. McLallen, 1032 Brown Avenue, Erie, PA 16502  
*Attorney:* M. Kathryn Karn, 4402 Peach Street, Suite 3, Erie, PA 16509

**CONSIDINE, MILDRED  
CECELIA, a/k/a  
MILDRED C. CONSIDINE, a/k/a  
MILDRED CONSIDINE,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Ann Elizabeth Sambuchino, c/o 504 State Street, Suite 300, Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**KUZMIN, MARIE E.,  
deceased**

Late of the City of Erie  
*Executrix:* Ellen M. DiSanti, 3737 Greenlawn Ave., Erie, PA 16510  
*Attorney:* Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PIER, NORMAN L.,  
deceased**

Late of The Village of Lowville, Township of Venango, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Dale L. Pier, 20 Weaver Rd., Albion, PA 16401  
*Attorney:* None

**TOROK, ANN J., a/k/a  
ANN JEAN TOROK, a/k/a  
ANN TOROK,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Regina A. McCafferty, c/o 504 State Street, 3rd Floor, Erie, PA 16501  
*Attorney:* Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**THIRD PUBLICATION****PRZEPIERSKI, RITA,  
deceased**

Late of 1411 Wana Drive, Erie, PA 16505  
*Administratrix:* Marie Przepierski, 9451 Lake Pleasant Rd., Erie, PA 16509  
*Attorney:* Matthew J. Parini, Esquire, 502 West Seventh Street, Erie, Pennsylvania 16502

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



► Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.

► It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT [WWW.PALEGALADS.ORG](http://WWW.PALEGALADS.ORG). IT'S EASY. IT'S FREE.

# LAWPAY IS FIVE STAR!



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

— Law Office of Robert David Malove

## LAWPAY<sup>®</sup>

AN AFFINIPAY SOLUTION

### THE #1 PAYMENT SOLUTION FOR LAW FIRMS

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

**877-506-3498**

or visit

<https://lawpay.com/member-programs/erie-county-bar/>

# When we talk about IT, we mean business.

featuring:

**IT Services**  
**Internet**  
**Voice**  
**HDTV**

*Matt Wiertel*  
*Director of Sales & Marketing*

**VNET**  
velocity network

With our vast fiber optic network, we deliver scalable internet, voice services, and HDTV to empower businesses to compete in a global market.

And with our team's broad range of expertise and cutting-edge solutions, we offer IT assurance to business owners across the region allowing them to focus on one thing – running their business.

Contact us at (814) 833-9111 or [sales@velocitynetwork.net](mailto:sales@velocitynetwork.net)