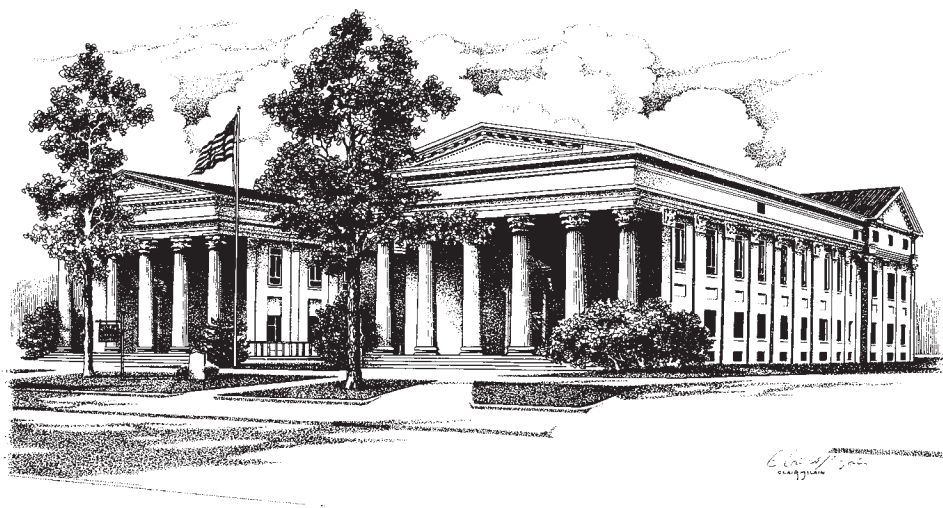


Erie  
County  
Legal  
Journal

March 15, 2019

Vol. 102 No. 11



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In the United States District Court for the Western District of Pennsylvania  
Bizzarro v. First National Bank

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# Erie County Legal Journal

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

Managing Editor: Megan E. Black

**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

### THURSDAY, MARCH 21, 2019

AKT Senior Fund Committee Meeting  
Noon  
ECBA Headquarters

### FRIDAY, MARCH 22, 2019

Law Day Committee Meeting  
Noon  
ECBA Headquarters

### MONDAY, MARCH 25, 2019

ECBA Board of Directors Meeting  
Noon  
ECBA Headquarters

### TUESDAY, MARCH 26, 2019

Estates Leadership Committee Meeting  
Noon  
The Will J. Schaaf & Mary B. Schaaf Education Center

### WEDNESDAY, MARCH 27, 2019

ECBA Live Lunch-n-Learn Seminar  
*Fundamentals of Deed Drafting*  
The Will J. Schaaf & Mary B. Schaaf Education Center  
11:45 a.m. - Registration/Lunch  
12:15 p.m. - 1:15 p.m. - Seminar  
\$47 (ECBA members/their non-attorney staff)  
\$60 (non-members)  
1 hour substantive

### THURSDAY, MARCH 28, 2019

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

### MONDAY, APRIL 1, 2019

In-House Counsel Division  
Leadership Committee Meeting  
Noon  
ECBA Headquarters

### FRIDAY, APRIL 5, 2019

ECBA Live Seminar  
*Everything You Ever Wanted To Know About Impaired Lawyers... \*(...but were to afraid to ask)*  
The Will J. Schaaf & Mary B. Schaaf Education Center  
8:00 a.m. - Registration  
8:30 a.m. - 9:30 a.m. - Seminar  
\$47 (ECBA members/their non-attorney staff)  
\$60 (non-members)  
1 hour ethics

### THURSDAY, APRIL 11, 2019

ECBA Live Seminar  
*Memory Skills for Lawyers: A seminar for any lawyer who has ever forgotten anything*  
The Will J. Schaaf & Mary B. Schaaf Education Center  
8:00 a.m. - Registration  
8:30 a.m. - Noon - Seminar  
\$140 (ECBA members/their non-attorney staff)  
\$180 (non-members)  
2 hours substantive, 1 hour ethics



Erie County Bar Association



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

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**REAPPOINTMENT OF A BANKRUPTCY JUDGE**

The current term of office of the Honorable Jeffery A. Deller, United States Bankruptcy Judge for the Western District of Pennsylvania at Pittsburgh, Pennsylvania is due to expire on October 5, 2019. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Deller to a new 14-year term of office. Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of Bankruptcy Judge Jeffery A. Deller. All comments will be kept confidential and should be directed to one of the following addresses: by email at [deller\\_reappointment@ca3.uscourts.gov](mailto:deller_reappointment@ca3.uscourts.gov) or by mail to Margaret A. Wiegand, Circuit Executive, 22409 U.S. Courthouse, 601 Market Street, Philadelphia, PA 19106. Comments must be received not later than March 16, 2019.

Feb. 15, 22 and Mar. 1, 8, 15

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**ANGELO RALPH BIZZARRO, Plaintiff**

**v.**

**FIRST NATIONAL BANK, Defendant**

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

NO. 1:18-cv-173

**MEMORANDUM OPINION AND ORDER**

**I. INTRODUCTION**

Plaintiff Angelo Ralph Bizzarro (“Bizzarro”), acting *pro se*, commenced this action against Defendant First National Bank (“FNB”) by filing a Complaint [ECF No. 1] on June 12, 2018. On June 29, 2018, FNB filed a Motion to Dismiss the Complaint pursuant to Fed.R.Civ.P. 12(b)(1) based upon lack of subject matter jurisdiction. [ECF No. 5] For the reasons set forth below, the Court will grant FNB’s motion.

**II. PROCEDURAL HISTORY AND ALLEGATIONS OF THE COMPLAINT**

Bizzarro’s Complaint alleges that FNB negligently permitted an unnamed third party to withdraw funds from Bizzarro’s bank account without authorization or proper identification. [ECF No. 1, ¶¶ V-VI]. The Complaint asserts that this Court has subject matter jurisdiction of the case “pursuant to misappropriation of funds due to negligence of [FNB].” [ECF No. 1, ¶ V]. The Complaint does not identify the statutory basis for Bizzarro’s assertion of federal court jurisdiction. The Complaint identifies Bizzarro as “a resident of Erie, Erie County, Pennsylvania” and FNB as “a resident of Hermitage PA.” [ECF No. 1, ¶¶ I-II]. The Complaint does not state the amount of the funds allegedly withdrawn from Bizzarro’s account without authorization. As additional unliquidated damages, the Complaint alleges Bizzarro “lost garbage business, home, [and] respect from children/family ...”. [ECF No. 1, ¶ VII].

FNB filed its motion to dismiss and supporting brief on June 29, 2018. [ECF Nos. 5, 6]. FNB argues that no basis for federal court jurisdiction exists in this case. FNB’s brief also identifies the correct name of FNB as “First National Bank of Pennsylvania” and includes as an exhibit a copy of FNB’s Articles of Association, certified by the Acting Comptroller of the Currency, which recites that FNB’s main office is located in Greenville, Pennsylvania. [ECF No. 6-1].

Bizzarro filed a response to FNB’s motion on July 24, 2018. [ECF No. 11]. Bizzarro’s response clarifies certain aspects of Bizzarro’s Complaint. Specifically, the response states that Bizzarro suffered a loss in the amount of \$17,500.00 as a result of the unauthorized withdrawals from his personal bank account and identifies the third party who made the withdrawals as Angela Cuzzulo (“Cuzzulo”). [ECF No. 11, p.1]. Bizzarro’s response also states that “further consideration should be given to [Bizzarro’s] loss of a lucrative business as well as the detriment this has made to his credit profile due to exorbitant sums of money being withdrawn rapidly by [Cuzzulo] ...” [ECF No. 11, p.2]. As an exhibit, the response attaches a letter to Bizzarro from an attorney, Manali Arora, of Doylestown Pennsylvania. [ECF No. 11-1]. The letter is dated December 22, 2010 and appears to offer legal opinions regarding potential claims Bizzarro might have against Cuzzulo and other parties.<sup>1</sup> The response

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<sup>1</sup> The letter does not appear relevant to the issues presently before Court. However, its date, December 22, 2010, would appear to raise significant statute of limitations issues if this case were to survive FNB’s Motion to Dismiss.

also attaches a copy of the signature card for Bizzarro's deposit account [ECF No. 11-1], which confirms that the full name of FNB is "First National Bank of PA," as FNB asserts in its brief. Finally, the response attaches copies of checks written on Bizzarro's account. Presumably, these are the checks Bizzarro alleges were written without his authorization.<sup>2</sup> [ECF No. 11-1].

### III. STANDARD OF REVIEW

When the Court considers a motion to dismiss for lack of subject matter jurisdiction under Federal Rule of Civil Procedure 12(b)(1), it must first determine whether the defendant is making a facial or factual jurisdictional challenge. *Zhuo Zhang v. Chertoff*, No. 06CV1140, 2006 WL 3254531, at \* 1 (W.D. Pa. Nov. 9, 2006). "In a facial jurisdictional attack, where the defendant asserts that the allegations of the complaint are insufficient to establish jurisdiction, the Court must consider the allegations of the complaint as true and draw all reasonable inferences in favor of the non-moving party." *Id.* (citing *Mortensen v. First Federal Savings and Loan Association*, 549 F.2d 884, 891 (3d Cir.1977)). Because Bizzarro proceeds *pro se*, his pleading is liberally construed and his complaint, "however inartfully pleaded, must be held to less stringent standards than formal pleadings drafted by lawyers." *Erickson v. Pardus*, 551 U.S. 89, 94 (2007) (citations omitted).

In a factual jurisdictional attack, where the defendant argues that the Court lacks jurisdiction based on evidence outside of the pleadings, the Court may consider that evidence and need only accept the plaintiff's uncontroverted allegations as true. *Id.* (citing *Cedars-Sinai Med. Ctr. v. Watkins*, 11 F.3d 1573, 1583 (Fed.Cir.1993) (internal citations omitted)). Whether the challenge is facial or factual, the plaintiff bears the burden of establishing that jurisdiction is proper.<sup>3</sup> *Kokkonen v. Guardian Life Ins. Co. of Am.*, 511 U.S. 375, 377 (1994).

In the present case, FNB presents both a facial and a factual challenge to subject matter jurisdiction. It argues that Bizzarro's Complaint fails to allege any of the prerequisites of federal question or diversity jurisdiction. FNB also has presented documentary evidence to negate the existence of diversity jurisdiction.

### IV. DISCUSSION

"Federal courts are courts of limited jurisdiction [and] possess only that power authorized by Constitution and statute .... " *Kokkonen*, 511 U.S. at 377. Under Rule 8(a)(1) of the Federal Rules of Civil Procedure, any pleading that states a claim for relief must contain "a short and plain statement of the grounds for the court's jurisdiction .... " Fed.R.Civ.P. 8(a)(1). Bizzarro's Complaint fails to comply with this requirement. However, because Bizzarro is acting *pro se*, the Court has carefully examined his Complaint as well as his response to FNB's Motion to Dismiss and other submissions to determine whether any basis for federal court subject matter jurisdiction exists in this case. In the context of this case, the only possible grounds for subject matter jurisdiction are federal question jurisdiction under 28 U.S.C. § 1331, or diversity of citizenship jurisdiction under 28 U.S.C. § 1332.

A district court has federal question jurisdiction in any case where a plaintiff with standing makes a non-frivolous allegation that he or she is entitled to relief because the

<sup>2</sup> All of the checks bear dates during the month of October, 2004.

<sup>3</sup> FNB has properly challenged the Court's subject matter jurisdiction by motion pursuant to Rule 12(b)(1). The Court notes that even in the absence of such a challenge, the Court has an obligation to examine its own jurisdiction of a case and address questions of subject matter jurisdiction *sua sponte*, i.e., of its own accord. *Nesbit v. Gears Unlimited, Inc.*, 347 F.3d 72, 76-77 (3d Cir. 2003). See also Fed.R.Civ.Pro. 12(h)(3).

defendant's conduct violated the U.S. Constitution or a federal statute. *Growth Horizons, Inc. v. Delaware County, Pennsylvania*, 983 F.2d 1277, 1281 (3d Cir.1993). If jurisdiction is based on a federal question, the pleader claiming federal jurisdiction simply must show that the federal claim is not frivolous. *Radeschi v. Commonwealth of Pennsylvania*, 846 F.Supp. 416, 419 (W.D.Pa.1993) (citing *Bartholomew v. Librandi*, 737 F.Supp. 22 (E.D.Pa.), aff'd 919 F.2d 133 (3d Cir.1990). In the present case, Bizzarro's Complaint does not allege any federal claim or cause of action. Bizzarro's allegations of misappropriation, negligence, and improper payment on a forged or unauthorized drawer's signature all sound in state law. Article 3 of Pennsylvania's version of the Uniform Commercial Code regulates negotiable instruments, including checks and the check collection process. See 13 Pa.C.S.A. § 3102. Article 4 defines the rights between parties with respect to bank deposits and collections involving banks located in Pennsylvania. See 13 Pa.C.S.A. § 4102(b). No federal statute or constitutional provision serves as the basis for any claim in this case. Because Bizzarro's Complaint does not present a claim under federal law no basis for federal question jurisdiction exists under 28 U.S.C. § 1331.

"The principal federal statute governing diversity jurisdiction, 28 U.S.C. § 1332, gives federal district courts original jurisdiction of all civil actions 'between ... citizens of different States' where the amount in controversy exceeds the sum of \$75,000.00, exclusive of interest and costs." *Lincoln Prop. Co. v. Roche*, 546 U.S. 81, 89 (2005) (quoting 28 U.S.C. § 1332). The statute requires "complete diversity between all plaintiffs and all defendants," even though only minimal diversity is constitutionally required. *Zambelli Fireworks Mfg. Co. v. Wood*, 592 F.3d 412, 419 (3d Cir.2010). This means that, unless there is some other basis for jurisdiction, "no plaintiff [may] be a citizen of the same state as any defendant." *Id.*

A natural person is deemed to be a citizen of the state where he is domiciled. *Id.* As alleged in the Complaint, Bizzarro is a citizen of Pennsylvania. Pursuant to 28 U.S.C. § 1348, a national bank, such as FNB, is deemed to be a citizen of the state in which it is located, which the U.S. Supreme Court has interpreted to be the state where the bank has its main office, as designated by its articles of association. *Wachovia Bank v. Schmidt*, 546 U.S. 303, 307 (2006). FNB has submitted a copy of its Articles of Association certified by the Comptroller of the Currency confirming that its main office is located in Greenville, Pennsylvania. This Court may take judicial notice of such records. See *In re NAHC, Inc. Sec. Litig.*, 306 F.3d 1314, 1331 (3d Cir.2002); *Miller v. EME Homer City Generation, LP*, 2013 WL 5972382, at \*3 (W.D. Pa. Nov. 8, 2013) *Phillips v. Rustin*, 2007 WL 2823334, at \*3 (W.D. Pa. Sept. 26, 2007) ("court may take judicial notice of the Articles of Incorporation"). Under 28 U.S.C. § 1348 and *Wachovia Bank*, FNB is a citizen of Pennsylvania.<sup>4</sup> Because both Bizzarro and FNB are citizens of Pennsylvania, this Court's subject matter jurisdiction cannot be founded upon 28 U.S.C. § 1332.

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<sup>4</sup> In *Wachovia Bank*, the Supreme Court left open the question of whether a national bank is also a citizen of the state of its principal place of business. See *id.* at 315 n. 8. Having determined that FNB and Bizzarro are both citizens of Pennsylvania, it is irrelevant whether FNB might also be a citizen of another state. Moreover, while not germane to the disposition of FNB's current motion, the Court notes all federal courts of appeals that have addressed this issue after *Wachovia Bank* have held that a national bank is a citizen *only* of the state in which it has its main office and not also in the state in which it has its principal place of business. See, e.g., *One West Bank, N.A. v. Melina*, 827 F.3d 214, 218 (2d Cir. 2016); *Rouse v. Wachovia Mortg., FSB*, 747 F.3d 707, 708 (9th Cir. 2014); *Wells Fargo Bank, N.A. v. WMR e-PIN, LLC*, 653 F.3d 702, 706-10 (8th Cir. 2011); *Tu Nguyen v. Bank of Am., N.A.*, 516 Fed.Appx. 332, 334 n. 1 (5th Cir. 2013); *Hicklin Eng'g, L.C. v. Bartell*, 439 F.3d 346, 348 (7th Cir. 2006).



And, while it is not necessary to reach the issue, it is also doubtful that Bizzarro's Complaint satisfies the amount in controversy requirement of § 1332(a). As noted, diversity of citizenship jurisdiction under § 1332 also requires that "the matter in controversy [must] exceed[] the sum or value of \$75,000, exclusive of interests and costs[.]" 28 U.S.C. § 1332(a). In determining whether the claim exceeds this threshold, the court must assess "the value of the rights being litigated," *Angus v. Shiley Inc.*, 989 F.2d 142, 146 (3d Cir.1993), or "the value of the object of the litigation." *Hunt v. Wash. State Apple Advers. Comm'n*, 432 U.S. 333, 347 (1977); see also *Coregis Ins. Co. v. Schuster*, 127 F.Supp.2d 683, 686 (E.D.Pa.2001) (quoting 14B C. Wright, A. Miller, & E. Cooper, *Federal Practice and Procedure* 77 (3d ed. 1998)) ("It is well-settled by numerous judicial decisions by the Supreme Court, the court of appeals, and countless district courts that the amount in controversy for jurisdiction purposes is measured by the direct pecuniary value of the right that the plaintiff seeks to enforce or protect or the value of the object that is the subject matter of the suit."). If it appears from the pleadings or other evidence to a "legal certainty that the claim is really for less" than that required for diversity jurisdiction, and the plaintiff cannot refute the evidence, the action should be dismissed. *St. Paul Mercury Indem. Co. v. Red Cab Co.*, 303 U.S. 283, 288-89 (1938); *Nelson v. Keefer*, 451 F.2d 289 (3d Cir.1971).

Here, Bizzarro's response to FNB's motion states that Bizzarro suffered a loss in the amount of \$17,500.00 as a result of the unauthorized withdrawals from his personal bank account. [ECF No. 11, p.1]. Although Bizzarro's response also references "loss of a lucrative business as well as the detriment this has made to his credit profile" [ECF No. 11, p.2], neither his Complaint nor his response alleges that the value of Bizzarro's total damages exceeds \$75,000.00. It also does not appear that any of Bizzarro's alleged damages other than the \$17,500.00 representing unauthorized withdrawals would be recoverable under the theories of liability asserted in his Complaint. Thus, Bizzarro's Complaint also fails to satisfy the amount in controversy requirement of diversity jurisdiction and his action is also subject to dismissal on this ground.

## V. CONCLUSION

Once subject matter jurisdiction is found not to exist, "the only function remaining to the court is that of announcing the fact and dismissing the case." *Steel Co. v. Citizens for a Better Env't*, 523 U.S. 83, 94 (1998). Accordingly, FNB's Motion to Dismiss [ECF No. 5] Plaintiff's Complaint is hereby GRANTED.

/s/ **Richard A. Lanzillo, United States Magistrate Judge**

Dated this 5th day of March, 2019

**BANKRUPTCY NOTICE  
OF SALE**

NOTICE of Proposed Private Sale and Hearing April 4, 2019 at 11:30 a.m. Bankruptcy Courtroom, U.S. Courthouse, 17 S. Park Row, Erie, PA to approve Motion to Sell Real Property Free and Divested of Liens and accept offer of \$20,000.00 on the terms of the Agreement for Sale subject to higher offers. Objections due March 25, 2019. In Re: MATTOCKS FIVE INC. BKY# 18-10201-TPA. Asset is Real Estate located at 73 Canal St., Albion, Erie County, PA, Map No. 01-004-024.0-001.00 (Tax ID 1-4-24-1) "AS IS, WHERE IS". The Court will entertain higher offers at the hearing. Bidders must be pre-qualified to bid with the Trustee prior to the date of the hearing, and must make a 10% down payment at the hearing on their successful bid. Terms and information available from trothschild@gmx.com or at www.pawb.uscourts.gov/easi.htm.

Mar. 15



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**CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about February 28, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

U. & S. Services, Inc.  
2810 West 21st Street, Suite 112  
Erie, PA 16506

This corporation is incorporated under the laws of New York.

The address of its principal office is 95 Stark Street, Tonawanda, New York 14150.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Mar. 15

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania 10791-19 Notice is hereby given that on March 8, 2019, the Petition of Michael Alexander Rawlings was filed in the above named court, requesting an Order to change the name of Michael Alexander Rawlings to Michael Alexander McMahon.

The court has fixed the 24th day of

April, 2019 at 3 PM in Erie County Courthouse, Courtroom G, 140 West 6th Street, Erie, PA 16501 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if they have any, why the prayer of the Petition should not be granted.

CARNEY & GOOD  
Bradley K. Enterline, Esq.  
254 W. 6th St.  
Erie, PA 16507

Mar. 15

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County Pennsylvania 10739-19 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Anthony S. Riley to Anthony S. Beebe.

The Court has fixed the 29th day of April 2019 at 9:00 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West Sixth 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.

Mar. 15

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania 10469-19 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Anthony Joseph Stone to Anthony Joseph Ray, Jr.

The Court has fixed the 29th day of March, 2019 at 9:15 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.

Mar. 15

**INCORPORATION NOTICE**

Notice is hereby given that Iadeluca Chiropractic Center Meadville, P.C. has been incorporated as a domestic business corporation under the provisions of the Pennsylvania Business Corporation Law of 1988. Michael A. Agresti, Esquire, 300 State Street, Suite 300, Erie, Pennsylvania 16507.

Mar. 15

**LEGAL NOTICE**

IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR THE CONDEMNATION OF PROPERTY OF: **MATTHEW SKAL; CAMILLE MCCONNELL; GRISCELL HERNANDEZ; RENITA ARRINGTON; CHRIS WILLIAMS; RACHEL MANSFIELD; ANDREW JOHNSON AND MICHELE TATE; MIRZA CIBRALIC; ARBY NEWELL, III AND VERA L. NEWELL; JACQUELINE DOUGAN; DESHAWN JORDAN; JOHN R. BARCSZ, JR., SOLE HEIR OF LAUREN J. BARCSZ; GRACE RIGAZZI; CHARLES A. KIRKPATRICK; JARROD D. GROVES; STEVE HULINGS, INDIVIDUALLY AND AS THE REPRESENTATIVE OF THE HEIRS OF MARY JANE APTHORP; ZIMBAR, LLC; HARRY AND MARY BLASS**

OWNERS OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

**DOCKET NOS: 2019-10716; 2019-10717; 2019-10718; 2019-10719; 2019-10720; 2019-10721; 2019-10722; 2019-10723; 2019-10724; 2019-10725; 2019-10726; 2019-10727; 2019-10728; 2019-10729; 2019-10730; 2019-10731; 2019-10732; 2019-10733**

**EMINENT DOMAIN**

**NOTICE OF CONDEMNATION**

In accordance with Section 305 of the Eminent Domain Code of 1964, Pa. C.S. §305, the Redevelopment Authority of the City of Erie (the "Authority") hereby notifies the owner(s) or reputed owner(s) (hereinafter "Condemnee(s)"), and any mortgage holder and/or lienholder of record that:

1. The property referenced below has been condemned by the Authority for the purposes of elimination of blight and promotion of urban renewal and rehabilitation pursuant to its authority under the Urban Redevelopment Law at 35 P.S. §§1701, 1712 and 1712.1.

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

2. A Declaration of Taking was filed on the date referenced below in the Court of Common Pleas of Erie County, Pennsylvania at the term and number referenced below.

3. The filing of the Declaration of Taking and this Notice of Condemnation were authorized by Resolution of the Authority, adopted at a meeting on the date referenced below, and the Resolution may be examined at the office of the Authority set forth in Paragraph 5 below.

4. The Condemnee(s) and the Properties being condemned, including the docket numbers at which the Declarations of Taking were filed, are as follows:

Condemnee(s)	Mortgagee(s) or Lienholders unable to be served	Address of Condemned Property	Tax Index Number of Condemned Property	Court Docket Number	Date of Public Meeting	Declaration of Taking Filing Date
Matthew Skal		658-660 West 4th St., Erie, PA	(17) 4021-129	2019-10716	12/10/2018	3/4/19
Camille McConnell		662-664 West 4th St., Erie, PA	(17) 4021-137	2019-10717	12/10/2018	3/4/19
Griscell Hernandez		1436 East 7th St., Erie, PA	(14) 1104-228	2019-10718	12/10/2018	3/4/19
Renita Arrington		460 East 10th St., Erie, PA	(15) 2021-100	2019-10719	12/10/2018	3/4/19
Chris Williams		1135 East 11th St., Erie, PA	(15) 2048-204	2019-10720	12/10/2018	3/4/19
Rachel Mansfield	HSBC Card Services Inc./ John K. Schwein, Jr./ Calvary Investments, LLC	741 East 12th St., Erie, PA	(15) 2036-306	2019-10721	12/10/2018	3/4/19
Andrew Johnson and Michele Tate	Cass and Deborah Johnson	714 East 21st St., Erie, PA	(18) 5029-205	2019-10722	12/10/2018	3/4/19
Mizra Cibralic		525 East 27th St., Erie, PA	(18) 5068-104	2019-10723	12/10/2018	3/4/19
Arby Newell III and Vera L. Newell	Citizens Bank of Pennsylvania	2501 Brandes St., Erie, PA	(18) 5103-110	2019-10724	12/10/2018	3/4/19
Jacqueline Dougan		930-932 East Avenue, Erie, PA	(15) 2043-100	2019-10725	12/10/2018	3/4/19
Deshawn Jordan		711 German St., Erie, PA	(14) 1010-126	2019-10726	12/10/2018	3/4/19
John R. Barscz, Jr., Sole Heir of Laureen J. Barscz	The Unknown Heirs of Laureen J. Barscz/ John R. Barscz, Jr./ Midfirst Bank c/o Leon P. Haller, Esq./ Midfirst Bank c/o Midland Mortgage Company	213 Hess Ave., Erie, PA	(14) 1045-101	2019-10727	12/10/2018	3/4/19

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

Grace Rigazzi		433 Huron St., Erie, PA	(16) 3022-109	2019-10728	12/10/2018	3/4/19
Charles A. Kirkpatrick		1904 June St., Erie, PA	(15) 2128-204	2019-10729	12/10/2018	3/4/19
Jarrod D. Groves		1220 East Lake Rd., Erie, PA	(14) 1044-200	2019-10730	12/10/2018	3/4/19
Steve Hulings, Individually, and as the Representative of the Heirs of Mary Jane Apthorp		3031 Pine Ave., Erie, PA	(18) 5073-105	2019-10731	12/10/2018	3/4/19
Zimbar, LLC	Northwest Savings Bank/ Zimbar, LLC c/o John J. Baranski, Jr., Esquire	422 Poplar St., Erie, PA	(17) 4023-202	2019-10732	12/10/2018	3/4/19
Harry and Mary Blass		1618-1620 Sassafras St., Erie, PA	(16) 3011-302	2019-10733	12/10/2018	3/4/19

5. The Condemnor is the Redevelopment Authority of the City of Erie, whose offices are located at 626 State Street, Room 107, Erie, PA 16501.

6. The nature of the title acquired in and to the condemned property is fee simple title.

7. The Authority Condemnor has secured the payment of just compensation for the Condemnee(s) by the filing with the Declaration of Taking a bond, without surety, payable to the Commonwealth of Pennsylvania, for the use of the owner of the property interests condemned, the condition of which shall be that the Condemnor shall pay the damages determined by law as authorized by 26 Pa.C.S. §303(a).

8. A detailed written offer of just compensation based on the fair market value of the condemned property, which amount compensates the Condemnee(s) for any loss sustained as a result of the condemnation of the property, has been prepared. Please contact Attorney Eugene C. Sundberg, Jr. at Marsh Spaeder Baur Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507, (814) 456-5301 during normal business hours to receive your written offer of just compensation and/or to review full copies of the Declaration of Taking and Notice of Condemnation.

**IF THE CONDEMNEE(S) WISH TO CHALLENGE THE POWER OR THE RIGHT OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE AS CONDEMNOR TO APPROPRIATE THE CONDEMNED PROPERTY, THE SUFFICIENCY OF THE SECURITY, THE PROCEDURE FOLLOWED BY THE CONDEMNOR, OR THE DECLARATION OF TAKING, THE CONDEMNEE(S) ARE REQUIRED TO FILE PRELIMINARY OBJECTIONS WITHIN THIRTY (30) DAYS AFTER THE DATE OF PUBLICATION OF THIS NOTICE.**

REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE  
Eugene C. Sundberg, Jr., Esquire, Marsh Spaeder Baur Spaeder & Schaaf, LLP  
300 State Street, Suite 300, Erie, PA 16507 (814) 456-5301

Mar. 15

**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

**MARCH 22, 2019  
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

Mar. 1, 8, 15

**SALE NO. 1**

**Ex. #12597 of 2018  
E.C. & E.E. EMPLOYEES  
FEDERAL CREDIT UNION,  
now by merger ERIE FEDERAL  
CREDIT UNION, Plaintiff  
v.  
STEFANIE ALENE YOUNG also  
known as STEFANIE ALENE  
ROSENQUEST, Defendant**

**DESCRIPTION**

By virtue of Writ of Execution filed at No. 12597 - 2018, E.C. & E.E. EMPLOYEES FEDERAL CREDIT UNION, now by merger ERIE FEDERAL CREDIT UNION vs. STEFANIE ALENE YOUNG also known as STEFANIE ALENE ROSENQUEST, owner of the following properties identified

below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 730 East 11th Street, Erie, Pennsylvania 16503: Assessment Map No.: 15-020-035.0-234.00 Assessed Value Figure: \$37,400.00 Improvement Thereon: Two-Family Dwelling  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880  
The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

Mar. 1, 8, 15

**SALE NO. 2**

**Ex. #12736 of 2018  
KeyBank, NA s/b/m First  
Niagara Bank, NA, Plaintiff  
v.  
MELINDA J. MOFFIT  
AKA MELINDA MOFFIT,  
Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Being Lots Nos. Fifty-six (56) and Fifty-seven (57) in the Plan of Lots known as Lindy Subdivision, being a part of Tract No. 8, of the Third Section of the original Town of Erie, recorded in Map Book No. 3, pages 140-141.  
APN: 19062013020700  
PROPERTY ADDRESS: 1925 West 24th Street, Erie, PA 16502  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Mar. 1, 8, 15

**SALE NO. 3**

**Ex. #12326 of 2017  
WELLS FARGO BANK,  
NATIONAL ASSOCIATION,  
AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE  
LOAN TRUST, MORTGAGE  
LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2005-**

**FF6, Plaintiff**

v.

**The Unknown Heirs of Harry W. Watkins, Jr., Deceased, James Watkins, Solely in His Capacity as Heir of Harry W. Watkins, Jr., Deceased, Joanthan [sic] Watkins, Solely in His Capacity as Heir of Harry W. Watkins, Jr., Deceased, Wanda Watkins, Solely in Her Capacity as Heir of Harry W. Watkins, Jr., Deceased, Harry Watkins, III, Solely in His Capacity as Heir of Harry W. Watkins, Jr., Deceased, Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN PLACE OR PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE EAST LINE OF FRENCH STREET DISTANT ALONG SAME NORTHWARD EIGHTY-FIVE (85) [PLUS .06 FOOT PRO-RATED SURPLUSAGE IN BLOCK] FEET FROM THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF TWENTY-FIFTH STREET; THENCE RUNNING EASTWARD, PARALLEL WITH TWENTY-FIFTH STREET, ONE HUNDRED TWENTY (120) FEET; THENCE NORTHWARD, PARALLEL WITH FRENCH STREET, THIRTY-FIVE (35) FEET [PLUS .03 FOOT PRO-RATED SURPLUSAGE IN BLOCK]; THENCE WESTWARD, PARALLEL WITH TWENTY-FIFTH STREET, ONE HUNDRED TWENTY (120) FEET TO THE EAST LINE OF FRENCH STREET; AND THENCE SOUTHWARD, ALONG SAME, THIRTY-FIVE (35) FEET [PLUS .03 FOOT PRO-RATED SURPLUSAGE IN BLOCK] TO THE PLACE OF BEGINNING; HAVING ERRECTED THEREON A FRAME DWELLING HOUSE. BEING PARCEL NUMBER 18-5007-221  
PROPERTY ADDRESS: 2417 French Street, Erie, PA 16503

KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Mar. 1, 8, 15

**SALE NO. 4**

**Ex. #12047 of 2018**  
**WILMINGTON SAVINGS  
FUND SOCIETY, FSB, D/B/A  
CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS  
TRUSTEE FOR PRETIUM  
MORTGAGE ACQUISITION  
TRUST, Plaintiff**  
**v.**

**Cody Mora as Administratrix of  
the Estate of Daniel Leroy Way,  
Deceased, Defendant(s)**

**DESCRIPTION**

ALL that certain lot or piece of ground situate in the FIRST WARD OF THE CITY OF CORRY, County of ERIE and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the center of South Street 220.5 feet west of the intersection of South Street with the center of Summer Street; thence South a distance of 173.5 feet to a stake; thence West a distance of 50.0 feet to a stake; thence northerly a distance of 173.50 feet along the east line of land deeded now or formerly to William H. Jackman; thence easterly along the center line of South Street a distance of 50.0 feet to the place of beginning.

IDENTIFIED as Tax/Parcel ID #: 5-28-189-9 in the Deed Registry Office of ERIE County, PENNSYLVANIA.  
PROPERTY ADDRESS: 550 East South Street, Corry, PA 16407  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Mar. 1, 8, 15

**SALE NO. 5**

**Ex. #11621 of 2018**  
**PENNSYLVANIA HOUSING  
FINANCE AGENCY, Plaintiff**

v.

**JILLIAN E. DIGELLO,**

**Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2018-11621, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JILLIAN E. DIGELLO, Defendants  
Real Estate: 315 EAST 30TH STREET, ERIE, PA 16504  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 38 x 135  
See Instrument #: 2017-005373  
Tax I.D. (18) 5080-206  
Assessment: \$17,500 (Land)  
\$53,700 (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

Mar. 1, 8, 15

**SALE NO. 6**

**Ex. #12481 of 2018**  
**PENNSYLVANIA HOUSING  
FINANCE AGENCY, Plaintiff**  
**v.**

**CRISTINA JAIME, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2018-12481, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CRISTINA JAIME, Defendants  
Real Estate: 923 EAST 28TH STREET, ERIE, PA 16504  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 33 x 135  
See Deed Book 1316, page 1059  
Tax I.D. (18) 5053-221  
Assessment: \$17,200 (Land)  
\$56,460 (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

Mar. 1, 8, 15

**SALE NO. 7**

**Ex. #13520 of 2017**  
**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
Plaintiff**  
**v.**

**RICKAYLAHA ANTOINETTE  
RANSOM AND PRECIOUS  
REKITA MONIQUE RANSOM,  
IN THEIR CAPACITY AS  
THE KNOWN HEIRS OF  
RICHARD, DECEASED, AND  
THE UNKNOWN HEIRS  
OF RICHARD D. RANSOM,  
DECEASED, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-13520, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. RICKAYLAHA ANTOINETTE RANSOM AND PRECIOUS REKITA MONIQUE RANSOM, IN THEIR CAPACITY AS THE KNOWN HEIRS OF RICHARD, DECEASED, AND THE UNKNOWN HEIRS OF RICHARD D. RANSOM, DECEASED, Defendants  
Real Estate: 2614 WARFEL AVENUE, ERIE, PA 16501  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 47 x 116  
See Instrument: 2010-029637  
Tax I.D. (18) 51-16-115  
Assessment: \$12,300 (Land)  
\$41,680 (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

Mar. 1, 8, 15

**SALE NO. 8**

**Ex. #12350 of 2018**  
**MIDFIRST BANK, Plaintiff**  
**v.**

**DENA A. THEISS AND  
JEFFREY E. THEISS,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 12350-18, MIDFIRST BANK, Plaintiff vs. DENA A. THEISS AND JEFFREY E. THEISS, Defendants  
 Real Estate: 1141 WEST 21ST STREET, ERIE, PA 16502  
 Municipality: City of Erie  
 Erie County, Pennsylvania  
 Dimensions: 35 x 130  
 See Instr #: 2011-026684  
 Tax I.D. (19) 6034-116  
 Assessment: \$11,000 (Land)  
 \$61,000 (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

Mar. 1, 8, 15

**SALE NO. 9**

**Ex. #13398 of 2016**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**EDWARD YEANEY, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2016-13398, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. EDWARD YEANEY, Defendant  
 Real Estate: 1111 WEST 25TH STREET, ERIE, PA  
 Municipality: City of Erie  
 Erie County, Pennsylvania  
 Dimensions: 34.5 x 150  
 See Deed Book 869, page 226  
 Tax I.D. (19) 6036-107  
 Assessment: \$11,100 (Land)  
 \$64,220 (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

Mar. 1, 8, 15

**SALE NO. 10**

**Ex. #10243 of 2018**  
**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-Rp2, Plaintiff**

v.

**Thomas D. Comi, Jr, Denise J. Comi, Defendant(s)**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10243-18, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-Rp2 vs. Thomas D. Comi, Jr, Denise J. Comi  
 Amount Due: \$105,023.86  
 Thomas D. Comi, Jr, Denise J. Comi, owner(s) of property situated in GIRARD BOROUGH, Erie County, Pennsylvania being 103 Elk Creek Avenue, Girard, PA 16417-1134  
 Dimensions: 107 X 145  
 Acreage: 0.2144  
 Assessment Map number: 23-004-019.0-008.00  
 Assessed Value: \$90,300.00  
 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

Mar. 1, 8, 15

**SALE NO. 11**

**Ex. #12852 of 2018**  
**Suntrust Bank s/b/m Suntrust Mortgage, Inc., Plaintiff**  
 v.  
**Robert M. Fulton, Jr, Defendant(s)**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12852-18, Suntrust

Bank s/b/m Suntrust Mortgage, Inc. vs. Robert M. Fulton, Jr  
 Amount Due: \$97,885.08  
 Robert M. Fulton, Jr, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 956 West 10th Street, Erie, PA 16502-1135  
 Dimensions: 45.5 XIRR  
 Acreage: 0.1568  
 Assessment Map number: 16-030-047.0-131.00  
 Assessed Value: \$108,600.00  
 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

Mar. 1, 8, 15

**SALE NO. 12**

**Ex. #10337 of 2018**  
**Wells Fargo Bank, NA, Plaintiff**  
 v.  
**Craig A. Huntley, Defendant(s)**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10337-18, Wells Fargo Bank, NA vs. Craig A. Huntley  
 Amount Due: \$67,211.29  
 Craig A. Huntley, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 936 West 28th Street, Erie, PA 16508-3242  
 Dimensions: 42.35 X 93  
 Assessment Map number: 19060039023100  
 Assessed Value: \$67,600.00  
 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

Mar. 1, 8, 15

**SALE NO. 13**

**Ex. #12665 of 2018**  
**Ditech Financial LLC f/k/a Green Tree Servicing LLC s/b/m Green Tree Consumer Discount Company, Plaintiff**  
 v.  
**Frank J. Pillitteri, Jr a/k/a Frank J. Pillitteri, Defendant(s)**



**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12665-18, Ditech Financial LLC f/k/a Green Tree Servicing LLC s/b/m Green Tree Consumer Discount Company vs. Frank J. Pillitteri, Jr a/k/a Frank J. Pillitteri  
 Amount Due: \$58,856.14  
 Frank J. Pillitteri, Jr a/k/a Frank J. Pillitteri, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 640 West 18th Street, Erie, PA 16502-1609  
 Dimensions: 41.25 X 134  
 Acreage: 0.1267  
 Assessment Map number: 16030031012000  
 Assessed Value: \$64,540.00  
 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

Mar. 1, 8, 15

**SALE NO. 16**

**Ex. #10194 of 2016**  
**Bayview Loan Servicing, LLC,**  
**Plaintiff**  
 v.  
**Ronald N. Sala, in His Capacity as Administrator and Heir of The Estate of Frank C. Sala, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Frank C. Sala, Deceased,**  
**Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10194-16, Bayview Loan Servicing, LLC vs. Ronald N. Sala, in His Capacity as Administrator and Heir of The Estate of Frank C. Sala, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Frank C. Sala, Deceased  
 Amount Due: \$82,083.56  
 Ronald N. Sala, in His Capacity as Administrator and Heir of The Estate of Frank C. Sala, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or Under Frank C. Sala, Deceased, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1577 West 34th Street, Erie, PA 16508  
 Dimensions: 55 X 140  
 Acreage: 0.1768  
 Assessment Map number: 19061044011100  
 Assessed Value: \$101,010.00  
 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

Mar. 1, 8, 15

**SALE NO. 17**

**Ex. #13715 of 2012**  
**Nationstar Mortgage LLC d/b/a**  
**Champion Mortgage Company,**  
**Plaintiff**  
 v.

**Debra Thacker a/k/a Debra Jean Smyklo a/k/a Debra J. Smyklo, in Her Capacity as Heir of Bernadine Smyklo a/k/a Bernadine T. Smyklo, Deceased and in Her Capacity as Heir of JEFFREY SMYKLO, Deceased Heir of BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bernadine T. Smyklo, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or UNDER JEFFREY SMYKLO, DECEASED Heir of BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO,**  
**Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13715-12, Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Debra Thacker a/k/a Debra Jean Smyklo a/k/a Debra J. Smyklo, in Her Capacity as Heir of Bernadine Smyklo a/k/a Bernadine T. Smyklo,

Deceased and in Her Capacity as Heir of JEFFREY SMYKLO, Deceased Heir of BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bernadine T. Smyklo, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or UNDER JEFFREY SMYKLO, DECEASED Heir of BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO  
 Amount Due: \$152,343.07

Debra Thacker a/k/a Debra Jean Smyklo a/k/a Debra J. Smyklo, in Her Capacity as Heir of Bernadine Smyklo a/k/a Bernadine T. Smyklo, Deceased and in Her Capacity as Heir of JEFFREY SMYKLO, Deceased Heir of BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bernadine T. Smyklo, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or UNDER JEFFREY SMYKLO, DECEASED Heir of BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 2416 Parker Avenue, Erie, PA 16510-2034

Dimensions: 145.84 X 145.881  
 Acreage: 0.4867  
 Assessment Map number: 27-052-156.0-004.00  
 Assessed Value: \$126,200.00  
 Improvement thereon: residential  
 Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Mar. 1, 8, 15

**SALE NO. 18**  
**Ex. #13559 of 2017**  
**Pennymac Loan Services, LLC,**  
**Plaintiff**

v.

**John J. Sorge, Jr, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13559-17, Pennymac Loan Services, LLC vs. John J. Sorge, Jr

Amount Due: \$101,762.64

John J. Sorge, Jr, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 3226 Priscilla Drive, Erie, PA 16506-3329

Dimensions: 58 X 145.07

Acreeage: 0.1926

Assessment Map number: 33076333001200

Assessed Value: \$75,900.00

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

Mar. 1, 8, 15

**SALE NO. 19**

**Ex. #11611 of 2012**

**U.S. Bank National Association,**  
**as Trustee, for The Holders of**  
**The First Franklin Mortgage**  
**Loan Trust, Mortgage Loan**  
**Asset-Backed Certificates, Series**  
**2005-F17, Plaintiff**

v.

**Steven L. Spencer, Jeanne M.**  
**Spencer, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11611-12, U.S. Bank National Association, as Trustee, for The Holders of The First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-F17 vs. Steven L. Spencer and Jeanne M. Spencer

Amount Due: \$91,907.98

Steven L. Spencer, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1029 West 10th Street, Erie, PA 16502-1138

Dimensions: 41.25 X 165

Square Footage: 1,795

Assessment Map number: 16030051021500  
 Assessed Value: \$64,660.00  
 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

Mar. 1, 8, 15

**SALE NO. 20**

**Ex. #13413 of 2016**

**Wilmington Savings Fund**  
**Society, FSB, d/b/a Christiana**  
**Trust, as trustee for Normandy**  
**Mortgage Loan Trust, Series**  
**2016-1, Plaintiff**

v.

**Jeffrey A. Laird and Sarah**  
**Carnes, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2016-13413, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as trustee for Normandy Mortgage Loan Trust, Series 2016-1 v. Jeffrey A. Laird and Sarah Carnes owner(s) of property situated in Erie County, Pennsylvania being 1147 W. 36th Street, Erie, PA 16508

Assessment Map Number: 19061028021500

Assessed Value Figure: \$70,360.00

Improvement thereon: Single Family Home - .1485 Acreage Richard M. Squire & Associates, LLC Bradley J. Osborne, Esq. (PA I.D. #312169)

Attorneys for Plaintiff

Mar. 1, 8, 15

**SALE NO. 21**

**Ex. #10240 of 2018**

**Carrington Mortgage Services,**  
**LLC, Plaintiff**

v.

**Sharon A. Stoddard, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2018-10240, Carrington Mortgage Services, LLC v. Sharon A. Stoddard owner(s) of property situated in Erie County, Pennsylvania being 2140 Victory Drive, Erie, PA 16510

Assessment Map Number:

27040143004600  
 Assessed Value Figure: \$85,270.73  
 Improvement thereon: Single Family Home - .2032 Acreage Richard M. Squire & Associates, LLC Bradley J. Osborne, Esq. (PA I.D. #312169)  
 Attorneys for Plaintiff

Mar. 1, 8, 15

**SALE NO. 22**

**Ex. #11665 of 2018**

**Bank of America, N.A., Plaintiff**  
 v.

**Francis J. Dooley, Jr., Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2018-11665, Bank of America, N.A. vs. Francis J. Dooley, Jr., owner(s) of property situated in Township of Millcreek Erie County, Pennsylvania being 1407 Selinger Avenue, Erie, PA 16505  
 41.25X105.28

Assessment Map number: 33033174003000

Assessed Value figure: \$60,480.00  
 Improvement thereon: a residential dwelling

Samantha Gable, Esquire Shapiro & DeNardo, LLC Attorney for Movant/Applicant 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 (610) 278-6800

Mar. 1, 8, 15

**SALE NO. 23**

**Ex. #11761 of 2018**

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

v.

**Robert Jones, Jr., Known Heir**  
**of Johnnie M. Ward aka Johnnie**  
**Mae Ward, deceased and Trina**  
**Jones, Known Heir of Johnnie M.**  
**Ward aka Johnnie Mae Ward,**  
**deceased and Albert Jones, Sr.,**  
**Known Heir of Johnnie M. Ward**  
**aka Johnnie Mae Ward, deceased**  
**and Unknown Heirs, Successors,**  
**Assigns, and All Persons, Firms,**  
**or Associations Claiming Right,**  
**Title or Interest from or under**  
**Johnnie M. Ward aka Johnnie**  
**Mae Ward, deceased, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed

to No. 2018-11761, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Robert Jones, Jr., Known Heir of Johnnie M. Ward aka Johnnie Mae Ward, deceased and Trina Jones, Known Heir of Johnnie M. Ward aka Johnnie Mae Ward, deceased and Albert Jones, Sr., Known Heir of Johnnie M. Ward aka Johnnie Mae Ward, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Johnnie M. Ward aka Johnnie Mae Ward, deceased, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2010 East 20th Street, Erie, PA 16510 40X120  
 Assessment Map number: 15-021-028.0-217.00  
 Assessed Value figure: \$37,020.00  
 Improvement thereon: a residential dwelling  
 Samantha Gable, Esquire  
 Shapiro & DeNardo, LLC  
 Attorney for Movant/Applicant  
 3600 Horizon Drive, Suite 150  
 King of Prussia, PA 19406  
 (610) 278-6800

Mar. 1, 8, 15

**SALE NO. 24**

**Ex. #12330 of 2018**  
**Federal National Mortgage Association ("Fannie Mae"), a Corporation organized under the laws of the United States of America, Plaintiff**

v.

**Mark Kisiel a/k/a Mark S. Kisiel and Michelle R. Kisiel, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12330-18 Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America v. Mark Kisiel a/k/a Mark S. Kisiel and Michelle R. Kisiel, owners of property situated in the Township of Harborcreek, Erie County, Pennsylvania being 3844 Hereford Road, Erie, Pennsylvania 16510.  
 Tax I.D. No. 27-047-186.0-036.03  
 Assessment: \$174,077.83  
 Improvements: Residential

Dwelling  
 McCabe, Weisberg & Conway, LLC  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109  
 215-790-1010

Mar. 1, 8, 15

**SALE NO. 25**

**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

Mar. 1, 8, 15



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**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, March 6, 2019** and confirmed Nisi.

**April 17, 2019** 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>2019</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
59.	Donald R. Patchen.....	Elizabeth A. Bellis, Executrix .....	Schellart H. Los, Esq.
60.	Sarge Duane Wassel.....	Darryl Wassel, Executor .....	Joseph P. Martone, Esq.
61.	Donald J. Heath .....	Irene Rubay, .....	Evan E. Adair, Esq.
	a/k/a Donald J. Heath, Sr.	Donald J. Heath, Jr., Co-Executors	
62.	John Chillelli .....	Rebecca L. Henry, Administratrix .....	David J. Rhodes, Esq.
	a/k/a John A. Chillelli		
63.	Daniel S. Tolciu.....	David J. Rhodes, Executor .....	Thomas J. Minarcik, Esq.

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

Mar. 15, 22

**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****BENOIT, BRIAN A.,  
deceased**

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

*Administratrix:* Lois Benoit, c/o Norman A. Stark, Esquire, Suite 300, 300 State Street, Erie, PA 16507

*Attorney:* Norman A. Stark, Esquire, MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**BODNER, DAVID W., a/k/a  
DAVID WILLIAM BODNER,  
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

*Executrix:* Gail A. Bodner, 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

**BOSTAPH, HELEN,  
deceased**

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

*Executor:* Stephen Bostaph  
*Attorney:* David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**FORISH, FLORENCE, a/k/a  
FLORENCE A. FORISH,  
deceased**

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

*Executor:* Terrence J. Forish, 18005 Wildman Ct., Boyds, MD 20841

*Attorney:* Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**FREEMAN, BETTE J.,  
deceased**

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

*Co-Executors:* David A. Freeman and Stacie M. Murzynski

*Attorney:* David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**FRIES, JASON R.,  
deceased**

Late of the Township of Harborcreek

*Administrator:* Gilbert C. Kosko, Jr.

*Attorney:* Steven E. George, Esquire, George Estate and Family Law, 305 West 6th Street, Erie, PA 16507

**MAYR, LOIS JEAN, a/k/a  
LOIS J. MAYR,  
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

*Administrator:* Mark C. Fratus, 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

**MEHL, EDMUND J., JR., a/k/a  
EDMUND J. (BRUB) MEHL,  
a/k/a EDMUND J. MEHL,  
deceased**

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

*Co-Executors:* Mary M. Ebach and Charles R. Weber, 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

**MEYER, KATHLEEN M.,  
deceased**

Late of the City of Erie, County of Erie

*Executrix:* Cheryl Ritts, 1312 Pasadena Drive, Erie, PA 16505

*Attorneys:* Nicholas, Perot, Smith, Koehler & Wall, P.C.

**MICHAELIDES, DOROS  
NIKITA, a/k/a DOROS N.  
MICHAELIDES, a/k/a DOROS  
MICHAELIDES,  
deceased**

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

*Executrix:* Eutychia Michaelides, c/o 504 State Street, Suite 300, Erie, PA 16501

*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**OLESS, MARJORIE B., a/k/a  
MARJORIE OLESS,  
deceased**

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

*Executor:* John B. Oless, 315 E. 11th Street, Erie, Pennsylvania 16503

*Attorney:* Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**ROSENTHAL, KENNETH E.,  
a/k/a KENNETH ROSENTHAL,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executrix:* Betty Englert, 3206 Holmes Street, Erie, Pennsylvania 16504

*Attorney:* Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**ROWAND, ELIZABETH, a/k/a  
ELIZABETH F. ROWAND,  
deceased**

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

*Executrix:* Maureen Formanski, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507

*Attorney:* Norman A. Stark, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**SERAFINE, MARGARET M.,  
deceased**

Late of Erie City, Erie County, PA  
*Administrator:* Charles A. J. Halpin, III, Esquire, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110

*Attorney:* Charles A. J. Halpin, III, Esquire, The Land Title Building, 100 S. Broad St., Ste. 1830, Phila., PA 19110

**STATECZNY, REGINA, a/k/a  
REGINA MARIE STATECZNY,  
a/k/a VIRGINIA STATECZNY,  
deceased**

Late of the Township of Washington, County of Erie, Commonwealth of Pennsylvania  
*Co-Executors:* Karen M. Bond, 4065 Ponderosa Drive, Edinboro, PA 16412 and Michael J. Stateczny, 2128 West Churchhill Street, Chicago, IL 60647

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

**WARD, SAMUEL R., JR., a/k/a  
SAMUEL R. WARD, JR. M.D.,  
deceased**

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

*Executor:* Cheryl A. Ward, 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

**WELCH, MARY GRACE, a/k/a  
MARY GRACE J. WELCH, a/k/a  
MARY WELCH,  
deceased**

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

*Executor:* Daniel J. Welch, 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

**WYDRO, MARTHA A.,  
deceased**

Late of the City of Erie, Erie County, PA

*Administratrix:* Mary Alfieri Richmond, Esquire, 150 East 8th Street, Floor 1, Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond, Esquire, 150 East 8th Street, Floor 1, Erie, PA 16501

**SECOND PUBLICATION****ALLEN, ROBERT K.,  
deceased**

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

*Executrix:* Madeleine L. Allen  
*Attorney:* Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**COOK, KEITH L.,  
deceased**

Late of North East Township, Erie County, North East, PA

*Executor:* Robert J. Jeffery, 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

**DOLAN, RICHARD THOMAS,  
a/k/a RICHARD T. DOLAN, a/k/a  
RICHMOND T. DOLAN,  
deceased**

Late of the City of Erie, Erie County, PA

*Administratrix:* Nancy Arrington, c/o Mary Alfieri Richmond, Esquire, 150 East 8th Street, Floor 1, Erie, PA 16501

*Attorney:* Mary Alfieri Richmond, Esquire, 150 East 8th Street, Floor 1, Erie, PA 16501

**HARRIS, JACQUELINE D.,  
deceased**

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

*Administratrix:* Nancy Amanda Cowser, 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

**HORNYAK, JOHN E.,  
deceased**

Late of the Township of Fairview, County of Erie, Pennsylvania

*Executor:* James J. Hornyak, 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

**LAWSON, PAUL M., a/k/a  
PAUL LAWSON,  
deceased**

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

**MARIES, JENNIFER A.,  
deceased**

Late of the City of Erie, County  
of Erie and State of Pennsylvania  
*Executor:* Carol D. Kenny, c/o 227  
West 5th Street, Erie, PA 16507  
*Attorney:* Mark O. Prenatt,  
Esquire, 227 West 5th Street,  
Erie, PA 16507

**MINNICK, ANNETTE M.,  
deceased**

Late of the City of Erie, County  
of Erie, and Commonwealth of  
Pennsylvania  
*Executrix:* Patricia Pytlarz, c/o  
300 State Street, Suite 300, Erie,  
PA 16507  
*Attorney:* Thomas V. Myers,  
Esquire, Marsh Schaaf Law Firm,  
300 State Street, Suite 300, Erie,  
PA 16507

**MOORE, JOHN H.,  
deceased**

Late of the City of Erie, Erie  
County, Pennsylvania  
*Administrator:* Courtney Moore,  
c/o 2580 West 8th Street,  
Erie, Pennsylvania 16505  
*Attorney:* Ralph R. Riehl, III,  
Esquire, 2580 West 8th Street,  
Erie, Pennsylvania 16505

**PALUN, NICHOLAS S., a/k/a  
NICHOLAS PALUN, a/k/a  
NICKALOS R.S. PALUN, a/k/a  
NICKALOS R.S. PALUN,  
deceased**

Late of City of Erie, Erie County,  
Commonwealth of Pennsylvania  
*Executor:* Michael F. Gallagher,  
c/o Thomas A. Tupitza, Esq., 120  
West Tenth Street, Erie, PA 16501  
*Attorney:* Thomas A. Tupitza,  
Esquire, Knox McLaughlin  
Gornall & Sennett, P.C., 120 West  
Tenth Street, Erie, PA 16501

**SHAFFER, DIANE S.,  
deceased**

Late of North East Borough, Erie  
County, North East, PA  
*Co-Executors:* Jeffrey J. Shafer  
and William C. Shafer, 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

**TOWNSEND, WILLIAM A.,  
SR., a/k/a WILLIAM ALBERT  
TOWNSEND,  
deceased**

Late of the Township of Millcreek,  
County of Erie, Commonwealth of  
Pennsylvania  
*Administrator:* William D.  
Townsend, 9395 West Lake Road,  
Lake City, Pennsylvania 16423  
*Attorney:* Grant M. Yochim, Esq.,  
24 Main St. E., P.O. Box 87,  
Girard, PA 16417

**WHITE, ESTHER M.,  
deceased**

Late of the City of Erie, PA  
*Executor:* Charles J. White, 4205  
Stone Creek Dr., Erie, PA 16506  
*Attorney:* None

**THIRD PUBLICATION**

**BAIRD, DORIS L.,  
deceased**

Late of City of Erie  
*Executrix:* Joan W. Timko, c/o 246  
West 10th Street, Erie, PA 16501  
*Attorney:* Evan E. Adair, Esq., 246  
West 10th Street, Erie, PA 16501

**BRIGGS, DOROTHY B.,  
deceased**

Late of Millcreek Township,  
Erie County, Commonwealth of  
Pennsylvania  
*Executrix:* Carol B. Seley, 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

**ENGMAN, PATRICIA A., a/k/a  
PATRICIA ENGMAN,  
deceased**

Late of the Township of  
Harborcreek, County of Erie and  
Commonwealth of Pennsylvania  
*Executrix:* Karen S. Gaertner  
*Attorney:* David J. Rhodes,  
Esquire, ELDERKIN LAW FIRM,  
150 East 8th Street, Erie, PA 16501

**FLYNN, JEAN M.,  
deceased**

Late of the Township of Millcreek,  
County of Erie, Commonwealth of  
Pennsylvania  
*Executrix:* Dianne M. Stephan,  
c/o Quinn, Buseck, Leemhuis,  
Toohey & Kroto, Inc., 2222 West  
Grandview Blvd., Erie, PA 16506  
*Attorney:* Colleen R. Stumpf,  
Esq., Quinn, Buseck, Leemhuis,  
Toohey & Kroto, Inc., 2222 West  
Grandview Blvd., Erie, PA 16506

**GORNIAK, DOLORES, a/k/a  
DOLORES F. GORNIAK,  
deceased**

Late of the Township of Millcreek,  
County of Erie, Commonwealth of  
Pennsylvania  
*Executor:* John J. Shimek, III,  
Esquire, c/o 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



**HAWS, MARJORIE JEWELL, a/k/a MARJORIE J. HAWS, a/k/a MARJORIE HAWS, a/k/a MARJORIE R. HAWS, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Co-Administratrices:* Pamela H. Wood and Beverly H. Evans, 10211 Oxfordshire Road, Great Falls, Virginia 22066  
*Attorney:* None

**KOESTER, HAROLD JOHN, a/k/a HARRY KOESTER, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Kathleen Koester, 2056 Berkshire Lane, Erie, PA 16509  
*Attorney:* None

**MOTTER, KARLENE M., a/k/a KARLENE MOTTER, deceased**

Late of the Township of Summit, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Shellie Y. Motter, n/b/m Shellie Mrozowski, 2818 Sunset Trail, Waterford, Pennsylvania 16441  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**ROESCH, DORIS V., a/k/a DORIS S. ROESCH, a/k/a DORIS ROESCH, deceased**

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania  
*Executor:* R. Geoffrey Roesch, 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

**SKAPURA, FLORENCE, deceased**

Late of the Township of Fairview, Commonwealth of Pennsylvania  
*Executor:* Michael Skapura, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SLAUGHENHAUPT, BARRY C., a/k/a BARRY CLINTON SLAUGHENHAUPT, a/k/a BARRY SLAUGHENHAUPT, deceased**

Late of the Township of Greenfield, Commonwealth of Pennsylvania  
*Administrators:* Brett Slaughenaupt and Bonnie Bell, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SONNEY, JULIA L., a/k/a JULIA LEE SONNEY, a/k/a JULIA SONNEY, a/k/a JULIA L. JACOBSON, deceased**

Late of the Township of McKean, County of Erie, Commonwealth of Pennsylvania  
*Co-Administrators:* Jacob G. Chemsak and Anna M. Chemsak, 5440 Decker Dr., Edinboro, PA 16412  
*Attorney:* None

**STEPHAN, HOLLY E., deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Lisa Kaveney, c/o 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Thomas E. Kuhn, Esquire, QUINN, BUSECK, LEEMHUIS, TOOHEY & KROTO, INC., 2222 West Grandview Blvd., Erie, PA 16506

**TANN, SUSAN MARY, a/k/a SUSAN M. TANN, deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania  
*Executor:* Mary Carol O'Camb, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**TAYLOR, FREDERICK, a/k/a FREDERICK J. TAYLOR, deceased**

Late of the Borough of Albion, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Billie Jean Messmer, 11951 Route 98, Edinboro, Pennsylvania 16412  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**WILL, JEANNETTE L., deceased**

Late of Harborcreek Township, Erie County, Erie, PA  
*Executor:* Lee R. Will, 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

**WILSON, JAMES E., a/k/a JAMES WILSON, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Todd M. Wilson, 224 Connecticut Drive, Erie, PA 16505  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

### E-MAIL ADDRESS CHANGE

LAWRENCE R. BROWN ..... *lrbrownusn@gmail.com*

### ATTENTION ALL ATTORNEYS

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