

Erie
County
Legal
Journal

October 25, 2019

Vol. 102 No. 43



102 ERIE

Erie County Legal Journal

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

Managing Editor: Megan E. Anthony

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

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

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Erie County Bar Association

Calendar of Events and Seminars

MONDAY, OCTOBER 28, 2019

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

TUESDAY, OCTOBER 29, 2019

2020 AKT 5K Committee Meeting
8:30 a.m. - 9:30 a.m.
ECBA Headquarters

TUESDAY, OCTOBER 29, 2019

ECBA Live Seminar
Planning for Disabled & Deceased Clients
The Will J. Schaaf & Mary B. Schaaf Education Center
2:45 p.m. - Registration
3:00 a.m. - 5:15 p.m. - Seminar
Cocktails afterwards
\$94 (ECBA members)
\$120 (non-members)
2 hour substantive

THURSDAY, OCTOBER 31, 2019

ECBA and WPTLA Live Seminar
The ABCs of Focus Groups
The Will J. Schaaf & Mary B. Schaaf Education Center
8:00 a.m. - Registration
8:30 a.m. - 11:45 a.m. - Seminar
\$140 (ECBA and WPTLA members)
\$180 (non-members)
3 hour substantive

THURSDAY, OCTOBER 31, 2019

Annual Admission Ceremonies
11:00 a.m. - Court of Common Pleas Ceremony
(Courtroom H, ECCH)
11:45 a.m. - lunch (Erie Club)
1:15 p.m. - Federal Ceremony

SATURDAY, NOVEMBER 2, 2019

In-House Counsel Division Event
Volunteer Day at the Second Harvest Food Bank
1:00 p.m. - 4:00 p.m.

MONDAY, NOVEMBER 11, 2019

Veteran's Day Observed
Erie County and Federal Courthouses Closed

TUESDAY, NOVEMBER 12, 2019

ECBA Live Seminar
Hot Topics in Real Estate Law 2019
The Will J. Schaaf & Mary B. Schaaf Education Center
8:45 a.m. - Registration
9:00 a.m. - 11:15 a.m. - Seminar
\$94 (ECBA members)
\$120 (non-members)
2 hour substantive

TUESDAY, NOVEMBER 12, 2019

Family Law Section Meeting
Noon
Judge Walsh's Courtroom



Erie County Bar
Association



@eriepabar

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

2019 BOARD OF DIRECTORS

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FROM THE REGISTER OF WILLS OFFICE

As everyone is aware, we amended our fee schedule, effective March 1, 2019, and thus our probate fees have been increased, as of March 1, 2019. I would like to remind the estate attorneys about our policy in regards to the additional probate fee. For all estates opened prior to March 1, 2019, we are using the former fee schedule to calculate the additional probate fee. Many attorneys are using the current fee schedule to calculate the additional probate fee, and are paying too much for the additional probate fee. We are eventually catching the error and refunding the funds, but we are hoping to avoid having to void receipts and refund fees.

In sum, **(1) with any estate opened prior to March 1, 2019, the probate fee is calculated in accordance with our former fee schedule, including the additional probate fee (even if paid after March 1, 2019), and**

(2) with any estate opened March 1, 2019 and thereafter, the probate fee is calculated in accordance with the current fee schedule.

Tammi Elkin, Esquire
Deputy Register of Wills

Oct. 25

LEGAL ASSISTANT/PARALEGAL

Baldwin Brothers, Inc., an Erie-based national real estate company, has immediate need for a full-time legal assistant/paralegal as lease administration manager. Responsibilities include lease review, notices, legal correspondence, lease interpretation and compliance. Two years' experience required. Paralegal degree not necessary. Please submit resumes to development@baldwinbros.com.

Oct. 25

Hot Topics in Real Estate Law 2019:

The Upside-Down World of Short Term Rentals AND

Emotional Support & Service Animals and Reasonable Accommodations in Light of Act 118 of 2018

Tuesday, November 12, 2019

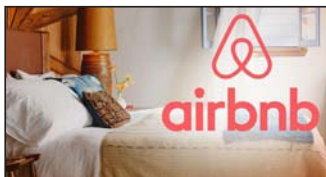
The Will J. Schaaf & Mary B. Schaaf Education Center, 429 West 6th Street, Erie, PA 16507

Registration: 8:45 a.m.

Seminar: 9:00 a.m. - 11:15 a.m.

Cost: \$94 ECBA Members and their Non-Attorney Staff
\$120 Non-Members

2 hours Substantive CLE/CJE



The Upside-down World of Short-term Rentals: As Uber did to taxis so Airbnb does to the housing market. Are municipalities upset for lack of hotel revenue or concern for renter and landlord safety? Do condos have a right to control occupancy? Are short-term renters different from roommates or visiting relatives? Is it all just push-back against a clever and profitable new way of doing business? We will explore this fascinating new wave in an interactive conversation touching on municipal ordinances; community association governance; case law and to-the-minute news reports.



Emotional Support & Service Animals and Reasonable Accommodations in Light of Act 118 of 2018: Landlords and community associations now have an ally in attempting to limit the abuse of emotional support animals in housing. Act 118 of 2018 allows the housing provider to inquire into the need for a support animal. But can Pennsylvania Law supersede the federal Fair Housing Act? Are support iguanas permissible? Real life cases of turning residents away give rise to thorny questions. We will explore this new law and what it has done to Fair Housing, with practical tips and lots of remaining questions.

Marshal Granor, Esquire, has many job titles and licenses, all surrounding his love of real estate and community associations. With his father, Bernard, Marshal practices law at Granor & Granor, PC, concentrating in community association document drafting and problem solving, as well as real estate transactions (commercial and residential sales and leasing). He was a principal author of Pennsylvania's Uniform Planned Community Act and is a member of the Montgomery, Pennsylvania and American Bar Associations.

Mr. Granor is Chair of the Pennsylvania Bar Association's Section on Real Property, Probate and Trust Law, and was the Executive Editor of the RPPT Section Newsletter. Marshal is a member of Community Associations Institute's Pennsylvania Legal Action Committee, and is a fellow of the College of Community Association Lawyers. He serves as an expert witness in community association cases, and has testified before committees of the Pennsylvania state legislature.

Marshal holds Pennsylvania and New Jersey licenses as a real estate broker and title insurance agent, as well as being a licensed Pennsylvania real estate instructor. He frequently teaches continuing education courses for attorneys, real estate licensees and title insurance agents, as well as for community association professionals and residents.

For six years, Mr. Granor owned and operated Community Management Services Group, a community association management company serving approximately 11,000 homes in 90 associations. Marshal is President of Granor & Company, Realtors, with offices in Pennsylvania and New Jersey. He was a partner in Granor Price Homes, a residential and commercial builder-developer, for 40 years, where he served as declarant member of the boards of 26 community associations in Pennsylvania and New Jersey.

Marshal is an adjunct professor of law at Manor College, where he developed the course to instruct paralegal students in real estate law.

Along with his wife, Tamar, Marshal was co-president of the Hebrew Free Loan Society of Greater Philadelphia for 14 years, providing interest-free loans to individuals with a temporary financial need. In his spare time, he sings in a community choir and enjoys writing short stories.



Reservations due to the ECBA office by Tuesday, November 5th

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 12782-19 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Kayla Elizabeth Rautine to Kayla Elizabeth Alberly. The Court has fixed the 25th day of November, 2019 at 3:15 p.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Oct. 25

FICTITIOUS NAME NOTICE

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name Osaki Japanese Steakhouse, 5800 Peach St. # 970 Erie, PA 16565, has been filed in the Department of State at Harrisburg, PA. The File Date is October 11, 2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the entity who is a party to the registration is Aoyama Inc. located at 5800 Peach St. #970, Erie, PA, 16565.

Oct. 25

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name The SunDog Shop, 12453 Lake Road, North East, PA 16428 has been filed in the Department of State at Harrisburg, PA, File Date 03/13/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Mary Brigham, 12453 Lake Road, North East, PA 16428.

Oct. 25

INCORPORATION NOTICE

Empowering Counseling Services, P.C., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Paul J. Carney, Jr., Esq. 224 Maple Avenue Corry, Pennsylvania 16407

Oct. 25

LEGAL NOTICE

ATTENTION: MARTUIS JEROME BURRELL
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD L.A.B. DOB: 06/23/2017
BORN TO: ANTEONNA LASHAE KADAY
92 IN ADOPTION, 2019

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Senior Judge Shad Connelly, Courtroom B-208, City of Erie on December 16, 2019 at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should

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

Family/Orphan's Court Administrator
Room 204 - 205
Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Oct. 25

LEGAL NOTICE

ATTENTION: JOSHUA HALE
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD X.S.G. DOB: 07/18/2018
BORN TO: REBECCA NICOLLE EDWARDS A/K/A REBECCA NICOLLE HARTMAN
95 IN ADOPTION, 2019

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Senior Judge Shad Connelly, Courtroom B-208, City of Erie on November 18, 2019 at 10:15 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance

with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

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Room 204 - 205

Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

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Oct. 25

LEGAL NOTICE

ATTENTION: UNKNOWN BIOLOGICAL FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD X.S.G. DOB: 07/18/2018

BORN TO: REBECCA NICOLLE EDWARDS A/K/A REBECCA NICOLLE HARTMAN 95 IN ADOPTION, 2019

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Senior Judge Shad Connelly, Courtroom B-208, City of Erie on November 18, 2019 at 10:15 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

Family/Orphan's Court Administrator
Room 204 - 205

Erie County Court House
Erie, Pennsylvania 16501

(814) 451-6251
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Oct. 25

LEGAL NOTICE

ATTENTION: CHARLES MITCHELL HUSTON INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD C.D-D.W.H. DOB: 11/04/2014

MINOR MALE CHILD R.L.H. DOB: 12/21/2015 MINOR FEMALE CHILD B.M.D.H. DOB: 12/08/2016 BORN TO: LISA MAE HUSTON A/K/ALISAMAESTRANGE/K/A LISA MAE LICHTENBERGER 98, 98A & 98B IN ADOPTION, 2019

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Joseph M. Walsh, III, Courtroom I-217, City of Erie on November 25, 2019 at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents

can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

Family/Orphan's Court Administrator
Room 204 - 205

Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Oct. 25

LEGAL NOTICE

ATTENTION: LISAMAE HUSTON
A/K/ALISAMAE STRANGE A/K/A
LISA MAE LICHTENBERGER
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS IN THE
MATTER OF THE ADOPTION OF

MINOR MALE CHILDC.D-D.W.H.
DOB: 11/04/2014

MINOR MALE CHILD R.L.H.
DOB: 12/21/2015

MINOR FEMALE CHILD
B.M.D.H. DOB: 12/08/2016
98, 98A & 98B IN ADOPTION,
2019

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Joseph M. Walsh, III, Courtroom I-217, City of Erie on November 25, 2019 at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

Family/Orphan's Court Administrator
Room 204 - 205

Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you

under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Oct. 25

LEGAL NOTICE

NewRez LLC, f/k/a New Penn
Financial LLC, d/b/a Shellpoint
Mortgage Servicing, PLAINTIFF
vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Teresa
Reitano, deceased, DEFENDANT
COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY
NO: 2019-11281

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Teresa
Reitano, deceased

7 Warden Street

Union City, PA 16438

Your house (real estate) at:

7 Warden Street, Union City, PA
16438

41006012004100

is scheduled to be sold at Sheriff's
Sale on January 24, 2020 at:

Erie County Sheriff's Office
140 West Sixth Street
Erie, PA 16501

at 10:00AM to enforce the court
judgment of \$34,949.84 obtained
by NewRez LLC, f/k/a New Penn
Financial LLC, d/b/a Shellpoint
Mortgage Servicing against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to NewRez LLC, f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.) **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**
5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.
6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 814-451-7012.
8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale.

This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Erie County Lawyer
Referral Service
Lawyer Referral &
Information Service
P.O. Box 1792
Erie, PA 16507
814-459-4411

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL that certain piece or parcel of land situate in the First Ward of the Borough of Union City, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the eastern line of Warden Street, located at the northwestern corner of the lot formerly of Congdon and now of Carlyle E. LeFevre, said beginning point being located 194 feet 6 inches north of the north line of East High Street; THENCE easterly parallel with the north line of East High Street along the said lot of LeFevre 85 feet to the lot of Fox; THENCE northerly parallel with the east line of Warden Street along the said lot of Fox 3 feet to a point; THENCE easterly parallel with the north line of East High Street along

the lot of Fox and continuing along the lots of Woodley, Nicks and Laver 260 feet and 6 inches to the lot of Duryee;

THENCE northerly along the lots of Duryee and Costano 105 feet 10 inches to another lot of Fox; THENCE westerly parallel with the north line of East High Street along the said lot of Fox 196 feet 6 inches to the lot of Peterson; THENCE southerly parallel with the east line of Warden Street along the said lot of Peterson 40 feet to a point; THENCE westerly parallel with the north line of East High Street along the said lot of Peterson 160 feet to the east line of East High Street; THENCE southerly along the east line of East High Street 65 feet 10 inches to the place of beginning, having a house and other improvements thereon, having the address of 7 Warden Street, Union City, Pennsylvania and having Index No. (41) 6-12-41.

SUBJECT to all easements, restrictions, and rights-of-way of record and/or those that are visible to a physical inspection. BEING known as 7 Warden Street, Union City, PA 16438 Parcel # 41006012004100 BEING THE SAME PREMISES which Donald F. Ruffner and Elaine F. Ruffner, by Deed Dated October 30, 1996 and recorded November 14, 1996 in Deed Book 471, page 547, in the office of the Recorder of Deeds in and for the county of Erie, granted and conveyed unto Teresa Reitano, in fee. AND THE SAID Teresa Reitano departed this life on or about April 23, 2018 thereby vesting title unto Unknown Heirs, Successors, or Assigns of Teresa Reitano, deceased. SHAPIRO & DeNARDO, LLC BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447 KRISTEN D. LITTLE, PA I.D. NO. 79992 KEVIN S. FRANKEL, PA I.D. NO. 318323 MICHELLE L. McGOWAN, PA I.D. NO. 62414 LESLIE J. RASE, PA I.D. NO. 58365 MORRIS A. SCOTT, PA I.D. NO. 83587

ALISON H. TULLIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE,
SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 18-059136

Oct. 25

LEGAL NOTICE

NOTICE is hereby given pursuant to Section 607(a) of Act No. 81 - 1986 that the Erie County Tax Claim Bureau has presented to the Erie County Court of Common Pleas its consolidated return with regard to real estate tax sales for seated lands and/or mobile homes for unpaid real estate taxes for the years 2017 and prior. This return has been confirmed Nisi by the court on October 17, 2019. Any objections or exceptions to the return may be filed by an owner or lien creditor within 30 days after the court made its confirmation Nisi and if no objections or exceptions are filed the return will be confirmed absolutely.

Steven A. Letzelter
Director of Erie County Tax Claim Bureau
Erie County Courthouse

Oct. 25



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SHERIFF SALES

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**NOVEMBER 15, 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

Oct. 25 and Nov. 1, 8

SALE NO. 1

**Ex. #10944 of 2019
Northwest Bank f/k/a Northwest Savings Bank, Plaintiff
v.**

Joseph A. Laska and Carolyn A. Laska a/k/a Carolyn A. Stockman, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed at No. 10944-2019, Northwest Bank f/k/a Northwest Savings Bank v. Joseph A. Laska and Carolyn A. Laska a/k/a Carolyn A. Stockman, owner of property situated in Millcreek Township, Erie County, Pennsylvania being commonly known as 2910 Homestead Drive, Erie, PA with 1,234 square footage and 0.3054 acreage.

Assessment Map No. (33) 65-252-24
Assessed Value Figure: \$127,504.80
Improvement thereon: One-story dwelling
Mark G. Claypool, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Oct. 25 and Nov. 1, 8

SALE NO. 2

**Ex. #12691 of 2016
Northwest Savings Bank,
Plaintiff
v.**

**Joseph G. Wise et al, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2016-12691, Northwest Savings Bank v. Joseph G. Wise et al, owner of property situated in Waterford Township, Erie County, Pennsylvania being commonly known as 722 Sedgwick Road, Waterford, PA 16441 with 2,112 square footage and 17.9510 acreage. Assessment Map No. (47) 17-37.0-5.00 and (47) 17-37.0-5.01
Assessed Value Figure: \$175,350
Improvement thereon: Two-story dwelling
Mark G. Claypool, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Oct. 25 and Nov. 1, 8

SALE NO. 3

**Ex. #10549 of 2019
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5, Plaintiff
v.**

JOYCE E. COVEL; ARTHUR B. COVEL, Defendant(s)

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3214 BRANDES ST, ERIE, PA 16504
PARCEL NUMBER: 18-050-047.0-102.00
IMPROVEMENTS:
RESIDENTIAL PROPERTY
RAS Citron, LLC
Robert Flacco, Esq.
Attorney ID No. 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Oct. 25 and Nov. 1, 8

SALE NO. 4

**Ex. #11760 of 2019
EQUITY TRUST COMPANY CUSTODIAN FBO FLOYD HATCH IRA, Plaintiff
v.**

**PARADIGM INVESTMENTS, LLC, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11760-19, EQUITY TRUST COMPANY CUSTODIAN FBO FLOYD HATCH IRA vs. PARADIGM INVESTMENTS, LLC, owner(s) of property situated in City of Erie, ERIE County, Pennsylvania
614 BRANDES STREET, ERIE, PA 16503
14-010-039.0-337.00; 1200 square feet; 0.0430 acreage
Assessment Map number: 14-010-039.0-337.00
Assessed Value figure: \$38,380.00
Improvement thereon: SINGLE FAMILY
Vincent DiMaiolo, Jr.
Court I.d. No. 59461
Ashleigh Levy Marin, Esq.
Court I.d. No. 306799
7660 Imperial Way, Suite 121
Allentown, Pennsylvania 18195
(610) 395-3535

Oct. 25 and Nov. 1, 8

SALE NO. 6

**Ex. #10889 of 2016
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, Plaintiff
v.
STEVEN A. MORGAN, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10889-16, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Steven A. Morgan owner of property situated in the Borough of Wesleyville, Erie County, Pennsylvania being 2205-2207 Station Road, Wesleyville, PA 16510

2080 square feet 0.1313 acres
Assessment Map number: 50002039001600

Assessed Value figure: 110,200
Improvement thereon: Residential
Jill M. Fein, Esquire
Attorney I.D. 318491
Hill Wallack LLP
777 Township Line Rd., Suite 250
Yardley, PA 19067
(215) 579-7700

Oct. 25 and Nov. 1, 8

SALE NO. 7

Ex. #11462 of 2019
METROPOLITAN LIFE
INSURANCE COMPANY,
Plaintiff

v.

SUE M. MAY, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11462-19, METROPOLITAN LIFE INSURANCE COMPANY vs. SUE M. MAY, owner(s) of the property situated in Erie County, Pennsylvania being 1173 BELLEVIEW DRIVE, ERIE, PA 16504

Assessment Map Number: 33105473000900

Assessed Value Figure: \$161,880.00
Improvement Thereon: A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

Oct. 25 and Nov. 1, 8

SALE NO. 8

Ex. #11147 of 2019
KEY BANK, N.A. S/B/M FIRST
NIAGARA BANK, N.A., Plaintiff
v.
SHELLY A. BENTLEY and

CHAD T. BENTLEY, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11147-2019, KEY BANK, N.A. S/B/M FIRST NIAGARA BANK, N.A. vs. SHELLY A. BENTLEY and CHAD T. BENTLEY, owner(s) of the property situated in Erie County, Pennsylvania being 4144 ALISON AVENUE, ERIE, PA 16506

Assessment Map Number: 33092376007028

Assessed Value Figure: \$220,930.00
Improvement Thereon: A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

Oct. 25 and Nov. 1, 8

SALE NO. 9

Ex. #12276 of 2018
BAYVIEW LOAN SERVICING,
LLC, Plaintiff
v.

The Unknown Heirs of Julius C. Moffett Deceased, LINDA MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, SHIRLEEN MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, DEWITT C. MOFFETT Solely in His Capacity as Heir of Julius C. Moffett Deceased and LANE MOFFETT A/K/A DELANO J. MOFFETT Solely in His Capacity as Heir of Julius C. Moffett Deceased, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12276-18, BAYVIEW LOAN SERVICING, LLC vs. The Unknown Heirs of Julius C. Moffett Deceased, LINDA MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, SHIRLEEN MOFFETT Solely in Her Capacity as Heir of Julius C. Moffett Deceased, DEWITT C. MOFFETT Solely in His Capacity as Heir of Julius C. Moffett Deceased and LANE MOFFETT A/K/A DELANO J. MOFFETT

Solely in His Capacity as Heir of Julius C. Moffett Deceased, owner(s) of the property situated in Erie County, Pennsylvania being 2210 PARADE STREET, ERIE, PA 16503

Assessment Map Number: 18050014020600

Assessed Value Figure: \$45,100.00
Improvement Thereon: A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

Oct. 25 and Nov. 1, 8

SALE NO. 10

Ex. #11733 of 2018
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF FINANCE OF
AMERICA STRUCTURED
SECURITIES ACQUISITION
TRUST 2018-HB1, Plaintiff

v.

BRUCE STANKO AKA BRUCE
E. STANKO, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11733-18, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. BRUCE STANKO AKA BRUCE E. STANKO, owner(s) of the property situated in Erie County, Pennsylvania being 4222 WEST LAKE ROAD, ERIE, PA 16505

Assessment Map Number: (33) 019-001.0-075.00

Assessed Value Figure: \$363,900.00
Improvement Thereon: A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

Oct. 25 and Nov. 1, 8

SALE NO. 11

Ex. #11880 of 2019
PENNSYLVANIA HOUSING

FINANCE AGENCY, Plaintiff
v.

AARON E. DANIEL AND
ERICA L. FERRARO,

Defendants
DESCRIPTION

By virtue of a Writ of Execution No. 2019-11880, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AARON E. DANIEL AND ERICA L. FERRARO, Defendants

Real Estate: 3615 OAKWOOD STREET, ERIE, PA 16508
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 45 x 130
Deed Book/Inst#: 2010-008447
Tax I.D. (19) 6145-212
Assessment: \$26,600 (Land)
\$57,200 (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

Oct. 25 and Nov. 1, 8

SALE NO. 13

Ex. #11881 of 2019
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

JUSTIN TANNER LOESLEIN,
Defendant
DESCRIPTION

By virtue of a Writ of Execution No. 2019-11881, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JUSTIN TANNER LOESLEIN, Defendant

Real Estate: 1205 PRIESTLEY AVENUE, ERIE, PA 16511
Municipality: Lawrence Park Township
Erie County, Pennsylvania
Dimensions: 15.85 x 109
Deed Book/Inst#: 2016-011903
Tax I.D. (29) 17-57-32
Assessment: \$15,800 (Land)
\$39,300 (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

Oct. 25 and Nov. 1, 8

SALE NO. 14

Ex. #11661 of 2019
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

AMY L. WARNER, Defendant
DESCRIPTION

By virtue of a Writ of Execution No. 2019-11661, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AMY L. WARNER, Defendant

Real Estate: 3485 PONDVIEW DRIVE, ERIE, PA 16506
Municipality: Township of Millcreek
Erie County, Pennsylvania
Dimensions: 84 x 127
Deed Book/Inst#: Bk 1600, page 2221
Tax I.D. (33) 69-258-1
Assessment: \$27,200 (Land)
\$127,000 (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

Oct. 25 and Nov. 1, 8

SALE NO. 15

Ex. #11687 of 2019
Pennsylvania Housing Finance
Agency, Plaintiff
v.

Jennifer R. Derner, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11687-19, Pennsylvania Housing Finance Agency vs. Jennifer R. Derner, owner of property situated in the Township of Greene, Erie County, Pennsylvania being: 11178 Lake Pleasant Road, Union City, PA 16438

Dimensions: Square Feet: 1687
Acreage: 0.7842
Assessment Map Number: (25)-019-054.0-006.00
Assess Value figure: \$132,290.00
Improvement thereon: Single Family Dwelling
Lois M. Vitti, Esquire
Attorney for Plaintiff

333 Allegheny Avenue, Suite 303
Oakmont, PA 15139
(412) 281-1725

Oct. 25 and Nov. 1, 8

SALE NO. 16

Ex. #11479 of 2019
Fifth Third Bank, Plaintiff
v.

Charlette Cross, AKA Charlette
A. Cross, Defendant
DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-11479, Fifth Third Bank vs. Charlette Cross, AKA Charlette A. Cross, owner(s) of property situated in The Borough of Union City, Erie County, Pennsylvania being 5 Merrill Avenue, Union City, PA 16438

801 SQFT
Assessment Map Number: 42015078000100
Assessed Value figure: \$44,450.00
Improvement thereon: Single Family Dwelling
Justin F. Kobeski, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 25 and Nov. 1, 8

SALE NO. 17

Ex. #11143 of 2019
PNC Bank, National Association,
Plaintiff
v.

Eric J. Ballentine AKA
Eric Ballentine; Michelle L.
Ballentine, Defendants
DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-11143, PNC Bank, National Association vs. Eric J. Ballentine, AKA Eric Ballentine; Michelle L. Ballentine, owner(s) of property situated in The City of Erie, Erie County, Pennsylvania being 832 West 8th Street, Erie, PA 16502

2159 sq ft
Assessment Map Number: 17040025012100
Assessed Value figure: \$65,900.00
Improvement thereon: Single Family Dwelling
Justin F. Kobeski, Esquire
Manley Deas Kochalski LLC

P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 25 and Nov. 1, 8

SALE NO. 18

Ex. #11444 of 2019

**PNC Bank, National Association,
Plaintiff**
v.

**Steven Daniels, AKA Steven C.
Daniels; Karen Daniels, AKA
Karen S. Daniels, Defendants**

DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-11444, PNC Bank, National Association vs. Steven Daniels, AKA Steven C. Daniels; Karen Daniels, AKA Karen S. Daniels, owner(s) of property situated in The Township of Concord, Erie County, Pennsylvania being 19572 Route 89, Corry, PA 16407

4132 SQFT

Assessment Map Number:
03009032000400

Assessed Value figure: \$76,010.00
Improvement thereon: Single
Family Dwelling

Justin F. Kobeski, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 25 and Nov. 1, 8

SALE NO. 19

Ex. #13120 of 2018

**PNC Bank, National Association,
Plaintiff**
v.

**Jennifer L. Dworek, AKA
Jennifer Dworek; Charles M.
Dworek, AKA Charles Dworek,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution file to No. 2018-13120, PNC Bank, National Association vs. Jennifer L. Dworek, AKA Jennifer Dworek; Charles M. Dworek, AKA Charles Dworek, owner(s) of property situated in The Township of Fairview, Erie County, Pennsylvania being 8340 Ridge Road AKA 8340 West Ridge Road, Girard, Pennsylvania 2.5000 acres

Assessment Map Number:
21067102001302
Assessed Value figure: \$197,680.00
Improvement thereon: Single
Family Dwelling
Justin F. Kobeski, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 25 and Nov. 1, 8

SALE NO. 20

Ex. #12401 of 2015

**U.S. NATIONAL
ASSOCIATION, AS TRUSTEE
FOR CITIGROUP MORTGAGE
LOAN TRUST 2006-WFHE4,
ASSET-BACKED PASS-
THROUGH CERTIFICATES,
SERIES 2006-WFHE4, Plaintiff**
v.

**DANIEL R. STODDARD
A/K/A DANIEL STODDARD,
HEATHER A. STODDARD
A/K/A HEATHER STODDARD,
Defendants**

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania BEING KNOWN AS: 356 CAMBRIDGE ROAD, ERIE, PA 16511

PARCEL # (27) 14-45-7

Improvements: Residential
Dwelling.

POWERS KIRN, LLC
Amanda L. Rauer, Esquire
Id. No. 307028
Attorneys for Plaintiff
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090

Oct. 25 and Nov. 1, 8

SALE NO. 21

Ex. #11951 of 2019

**Pennsylvania Housing Finance
Agency, Plaintiff**
v.

Glen W. Akerly, Jr., Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11951-19, Pennsylvania Housing Finance Agency v. Glen W. Akerly, Jr., Owner(s) of property

situated in City of Erie, Erie County, Pennsylvania, being 3013 Liberty Street, Erie, PA 16508

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the east line of Liberty Street, four hundred fifty (450) feet south of the south line of Twenty-ninth Street; THENCE eastwardly and parallel with Twenty-ninth Street, one hundred fifteen (115) feet to a point; THENCE southwardly and parallel with Liberty Street, forty (40) feet to a point; THENCE westwardly and parallel with Twenty-ninth Street, one-hundred fifteen (115) feet to the east line of Liberty Street; THENCE northwardly along the east line of Liberty Street, forty (40) feet to the place of beginning.

SAME premises having erected thereon a dwelling commonly known as 3013 Liberty Street, Erie, Pennsylvania and is further identified by Erie County Tax Index No. (19) 6042-139.

BEING the same premises conveyed to Grantor by deed dated July 15, 2002 and recorded July 24, 2002 in Record Book 903, page 1601.

Assessment Map number: 19-060-042.0-139.00

Assessed Value figure: \$84,000.00
Improvement thereon: Residential
Dwelling

MARTHAE.VONROSENSTIEL, PC.
Martha E. Von Rosenstiel, Esq /
No 52634

Lorraine Gazzara Doyle, Esq / No
34576

649 South Ave, Ste 7
Secane, PA 19018
(610) 328-2887

Attorneys for Plaintiff

Oct. 25 and Nov. 1, 8

SALE NO. 22

Ex. #11568 of 2019

**Wilmington Trust, National
Association, not in its individual
capacity, but solely as trustee for
MFRA Trust 2015-1, Plaintiff**
v.

Jeffrey A. Frantz, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11568-19, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 v. Jeffrey A. Frantz, Owner(s) of property situated in Lawrence Park, Erie County, Pennsylvania, being 1211 Rankine Avenue, Erie, PA 16511

All that certain piece or parcel of land situate in the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania, being part of Lawrence Park Realty Company plot of portions of Tracts Nos. 247 and 246 as recorded in Erie County Map Book 3, pages 38, 40 and 41, subject to the terms and conditions therein and herein mentioned, and located on the east side of Rankine Avenue, being the fourth southernmost of the eight apartments located on Lots Nos, 1, 2, 3, 4 and part of 5 of Block one hundred eighty-five (185), being more particularly bounded and described as follows, to-wit:

BEGINNING at a point called "I" located on the east line of Rankine Avenue, ninety and forty-six hundredths (90.46) feet south of the south line of Field Street; thence eastwardly, parallel with Field Street, one hundred nine (109) feet to a point, "J" on the west line of a sixteen (16) foot alley; thence southwardly parallel with Rankine Avenue and along the west line of said sixteen (16) foot alley nineteen and twenty-seven hundredths (19.27) feet to a point "K"; thence westwardly parallel with Field Street, one hundred nine (109) feet to a point, "L" on the east line of Rankine Avenue; thence northwardly along the east line of Rankine Avenue, nineteen and twenty-seven hundredths (19.27) feet to a point, "T", the place of beginning; having erected thereon a brick dwelling commonly known as 1211 Rankine Avenue, Erie, Pennsylvania, and further identified by Erie County Tax Number (29) 17-58-24.

The lines IJ and LK pass through the center of the party walls which divided the building located upon

the premises hereby conveyed and the premises located immediately north and south thereof, known as 1209 and 1213 Rankine Avenue, which walls are to be considered as party walls. The Grantees, their heirs and assigns, shall have no right to remove or interfere with said walls, except by and with the consent of the adjoining party wall owner or owners.

Being the same premises conveyed to Grantors by deed dated and recorded May 29, 2003 in the Erie County Recorder of Deeds office in Record Book 1017, page 496.

Assessment Map number: 29-017-058.0-024.00

Assessed Value figure: \$52,990.00

Improvement thereon: Residential Dwelling

MARTHAE.VONROSENSTIEL,PC. Martha E. Von Rosenstiel, Esq / No 52634

Lorraine Gazzara Doyle, Esq / No 34576

649 South Ave, Ste 7

Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

Oct. 25 and Nov. 1, 8

SALE NO. 23

Ex. #10212 of 2017

U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMAC Trust, Series 2016-CTT, Plaintiff v.

Lorraine M. Dahl a/k/a Lorraine M. Miles, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10212-17, U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMAC Trust, Series 2016-CTT vs. Lorraine M. Dahl a/k/a Lorraine M. Miles, owners of property situated in Cory City, Erie County, Pennsylvania being 406 West Pleasant Street a/k/a 406 West Pleasant, Cory, PA 16407

Square Feet: 3,242 Acreage: 0.1148

Assessment Map number: 08033143000300

Assessed Value figure: \$97,090.00

Improvement thereon: Residential Dwelling

Roger Fay, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Oct. 25 and Nov. 1, 8

SALE NO. 24

Ex. #13418 of 2014

Wells Fargo Bank, N.A., Plaintiff v.

Christopher L. Black, Sr a/k/a Christopher L. Black, Teresa R. Black, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13418-14, Wells Fargo Bank, N.A. vs. Christopher L. Black, Sr a/k/a Christopher L. Black, Teresa R. Black, Teresa R. Black

Amount Due: \$67,197.43

Christopher L. Black, Sr a/k/a Christopher L. Black, Teresa R. Black, owner(s) of property situated in SPRINGFIELD TOWNSHIP, Erie County, Pennsylvania being 3219 Route 215, East Springfield, PA 16411-9117

Acreage: 1.000

Assessment Map number: 39007010001800

Assessed Value: \$83,090.00

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

Oct. 25 and Nov. 1, 8

SALE NO. 25

Ex. #11824 of 2019

Wells Fargo Bank, N.A., Plaintiff v.

Deborah E. Butler a/k/a Deborah A. Butler, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11824-19, Wells Fargo Bank, N.A. vs. Deborah E. Butler a/k/a Deborah A. Butler

Amount Due: \$62,303.65

Deborah E. Butler a/k/a Deborah A. Butler, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 515 West 9th Street, A/K/A 515 West 9 Street, Erie, PA 16502-1351

Dimensions: 41.25 X 165

Assessment Map number: 16-030-030.0-108.00
 Assessed Value: \$74,000.00
 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

Oct. 25 and Nov. 1, 8

SALE NO. 26

Ex. #11231 of 2019

**Matrix Financial Services
 Corporation, Plaintiff**

v.

Donald S. Caldwell, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11231-19, Matrix Financial Services Corporation vs. Donald S. Caldwell
 Amount Due: \$101,387.51
 Donald S. Caldwell, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3909 Marion Street, Erie, PA 16510-3431
 Dimensions: 120 X IRR
 Assessment Map number: 18052028032900
 Assessed Value: \$92,160.00
 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

Oct. 25 and Nov. 1, 8

SALE NO. 27

Ex. #10933 of 2019

**The Bank of New York Mellon,
 f/k/a The Bank of New York as
 Successor to JPMorgan Chase
 Bank, National Association,
 as Indenture Trustee for The
 Registered Holders of Abfs
 Mortgage Loan Trust 2002-3,
 Mortgage-Backed Pass-Through
 Certificates, Series 2002-3,
 Plaintiff**

v.

**Shearice Guerrero a/k/a Shearice
 Howard-Guerrero, in Her
 Capacity as Administratrix of
 The Estate of Barbara Deberry**

**a/k/a Barbara Ann Deberry
 and in Her Capacity as Heir
 of Anthony D. Deberry a/k/a
 Anthony Dwayne Deberry,
 Deceased, Shannon Jones, in His
 Capacity as Heir of The Estate of
 Barbara Deberry a/k/a Barbara
 Ann Deberry, Antonio Debberly,
 II, in His Capacity as Heir of The
 Estate of Barbara Deberry a/k/a
 Barbara Ann Deberry, D'Andre
 Deberry, in His Capacity as
 Heir of The Estate of Barbara
 Deberry a/k/a Barbara Ann
 Deberry, Robert James Deberry,
 in His Capacity as Heir of The
 Estate of Barbara Deberry a/k/a
 Barbara Ann Deberry, Jasmine
 Young, in Her Capacity as Heir
 of The Estate of Barbara Deberry
 a/k/a Barbara Ann Deberry,
 SHANA DEBERRY, in her
 capacity as Heir of ANTHONY
 D. DEBERRY A/K/A ANTHONY
 DWAYNE DEBERRY, Deceased
 Heir of the Estate of BARBARA
 DEBERRY A/K/A BARBARA
 ANN DEBERRY, Unknown
 Heirs, Successors, Assigns,
 and All Persons, Firms, or
 Associations Claiming Right,
 Title or Interest From or
 Under Barbara Deberry a/k/a
 Barbara Ann Deberry, Deceased,
 Unknown Heirs, Successors,
 Assigns, and All Persons, Firms,
 or Associations Claiming Right,
 Title or Interest From or Under
 Anthony D. Deberry a/k/a
 Anthony Dwayne Deberry,
 Deceased Heir of The Estate of
 Barbara Deberry a/k/a Barbara
 Ann Deberry, Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-10933, The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-3, Mortgage-Backed Pass-Through Certificates, Series 2002-3 vs. Shearice Guerrero a/k/a Shearice Howard-Guerrero, in Her Capacity as Administratrix of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry and in Her Capacity as Heir of Anthony D.

Deberry a/k/a Anthony Dwayne Deberry, Deceased, Shannon Jones, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, Antonio Debberly, II, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, D'Andre Deberry, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, Robert James Deberry, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, Jasmine Young, in Her Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, SHANA DEBERRY, in her capacity as Heir of ANTHONY D. DEBERRY A/K/A ANTHONY DWAYNE DEBERRY, Deceased Heir of the Estate of BARBARA DEBERRY A/K/A BARBARA ANN DEBERRY, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Deberry a/k/a Barbara Ann Deberry, Deceased, Unknown Heirs, Successors, Assigns, and AH Persons, firms, or Associations Claiming Right, Title or Interest From or Under Anthony D. Deberry a/k/a Anthony Dwayne Deberry, Deceased Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry
 Amount Due: \$27,337.33
 Shearice Guerrero a/k/a Shearice Howard-Guerrero, in Her Capacity as Administratrix of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry and in Her Capacity as Heir of Anthony D. Deberry a/k/a Anthony Dwayne Deberry, Deceased, Shannon Jones, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, Antonio Debberly, II, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, D'Andre Deberry, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, Robert James Deberry, in His Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, Jasmine Young, in Her Capacity as Heir of The Estate of Barbara Deberry a/k/a Barbara

Ann Deberry, SHANA DEBERRY, in her capacity as Heir of ANTHONY D. DEBERRY A/K/A ANTHONY DWAYNE DEBERRY, Deceased Heir of the Estate of BARBARA DEBERRY A/K/A BARBARA ANN DEBERRY, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Deberry a/k/a Barbara Ann Deberry, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony D. Deberry a/k/a Anthony Dwayne Deberry, Deceased Heir of The Estate of Barbara Deberry a/k/a Barbara Ann Deberry, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 317 West 4th Street, Erie, PA 16507-1240

Acreeage: 0.0862

Assessment Map number: 17040011024000

Assessed Value: \$61,200.00

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

Oct. 25 and Nov. 1, 8

SALE NO. 28

Ex. #12174 of 2018
U.S. Bank National Association,
Plaintiff
v.

Brandy J. Abbey-Jones,
Christopher E. Jones,
Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12174-18, U.S. Bank National Association vs. Brandy J. Abbey-Jones, Christopher E. Jones Amount Due: \$143,005.63 Brandy J. Abbey-Jones, Christopher E. Jones, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1028 Montpelier Avenue, Erie, PA 16505-1533

Dimensions: 60 X 130

Acreeage: 0.1791

Assessment Map number: 33019099002000

Assessed Value: \$149,270.00

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

Oct. 25 and Nov. 1, 8

SALE NO. 30

Ex. #11901 of 2018
REO Trust 2017-RPL1, Plaintiff
v.

Joshua E. Waite, Known Heir
of Robert J. Waite, deceased,
Unknown Heirs of Robert J.
Waite and United States of
America, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-11901, REO Trust 2017-RPL1 v. Joshua E. Waite, Known Heir of Robert J. Waite, deceased, Unknown Heirs of Robert J. Waite and United States of America owner(s) of property situated in Erie County, Pennsylvania being 1604 Fairmount Parkway, Erie, PA 16510

Assessment Map Number: 18051013013500

Assessed Value Figure: \$74,940.00

Improvement, thereon: Single Family Home - 0.1742 Acreage Richard M. Squire & Associates, LLC Chandra M. Arkema, Esq. (PA I.D. #203437)

Attorneys for Plaintiff

Oct. 25 and Nov. 1, 8

SALE NO. 31

Ex. #11401 of 2019
Deutsche Bank National Trust
Company, as Trustee for
Ameriquest Mortgage Securities
Inc., Asset-Backed Pass-Through
Certificates, Series 2005-R5, c/o
PHH Mortgage Corporation,
Plaintiff
v.

Robert L. Marsh, Christina M.
Marsh, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie,

County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot Nos. 1 and 2 of Block "A" of the Andrews Land Company Subdivision of Reserve Tract No. 33, as shown in Erie County Map Book No. 1 at Pages 374 and 375.

ALSO KNOWN AS: 2805 Ash Street, Erie, PA 16504
PARCEL # 1805006502200 and 18050065021900

BEING the same premises which Patricia Bieliniski, single, by Deed dated December 8, 1995 and recorded on December 11, 1995 in the office of the recorder of deeds in and for Erie County at book 0416 page 1557 granted and conveyed unto Robert L. Marsh and Christina M. Marsh, his wife, as tenants by the entireties with the right of survivorship.

BRIAN T. LAMANNA, ESQUIRE STERN & EISENBERG, PC

1581 Main Street, Suite 200 The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

Oct. 25 and Nov. 1, 8

SALE NO. 32

Ex. #11591 of 2019
Quicken Loans Inc., Plaintiff
v.

Thomas J. Havern and Amy L.
Moore, Defendants

DESCRIPTION

By virtue of Writ of Execution No. 11591-19, Quicken Loans Inc. v. Thomas J. Havern and Amy L. Moore, 402 Parkside Drive, Township of Harborcreek, Erie, PA 16511, Parcel No. 27008067001900. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$175,947.87.

Attorneys for Plaintiff:

Brian T. LaManna, Esquire Stern & Eisenberg, PC

1581 Main Street, Suite 200 The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

Oct. 25 and Nov. 1, 8

SALE NO. 33
Ex. #11298 of 2017
The Bank of New York Mellon, et al., Plaintiff

v.
Dennis I. Henderson and Jacqueline Henderson, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11298-17, The Bank of New York Mellon, et al. vs. Dennis I. Henderson and Jacqueline Henderson

Dennis I. Henderson, owner(s) of property situated in City of Erie,

Erie County, Pennsylvania being
2005 Schaal Avenue, Erie, PA
16510
140x124.5, 1824 Sq. Feet
Assessment Map number:
15021016010600
Assessed Value figure: 36,330.00
Improvement thereon: Residential Dwelling
Michelle Pierro, Esquire
Weltman, Weinberg & Reis, Co. LPA
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
412-434-7955

Oct. 25 and Nov. 1, 8

Erie County Bar Association

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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, October 9, 2019** and confirmed Nisi.

November 20, 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.

2019 ESTATE

ACCOUNTANT

ATTORNEY

- 342. Rosemarie H. Faber Thomas M. Faber, Executor Darlene H. Vlahos, Esq.
a/k/a Rosemarie Faber
a/k/a Rose Faber
a/k/a Rose H. Faber
- 343. Arthur H. Mallin Karen Lee Lewis, Executrix Melissa L. Larese, Esq.
a/k/a Arthur Mallin
- 344. Louis L. Beck Robert Beck, Lisa Campbell, Joseph W. Weis, Esq.
a/k/a Louis Lawrence Beck Bryan Fischberg, Co-Executors
a/k/a Ludwig Lawrence Beck

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

Oct. 18, 25

LOOKING FOR ESTATE NOTICES

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has been published.



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**ALBANO, TERESA IRENE,
deceased**

Late of Fairview Township, Erie County
Administrator: Patrick Ball
Attorney: Erin K. Rudert, Esquire, Ainsman Levine, LLC, 310 Grant Street, 15th Floor, Pittsburgh, PA 15219

**BOLASH, RONALD J.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Derek M. Costa, 427 Bower Hill Road, Venetia, PA 15367-1481
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**EVANS, ROBERT W.,
deceased**

Late of North East, Erie County, PA
Executrix: Jane Evans, 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

**FOFFI, ANTHONY B.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administratrix: Michele M. Foffi, 2904 Emerson Ave., Erie, PA 16508
Correspondent: John R. Marsden, 1103 Powell Ave., Erie, PA 16505

**LAWRENCE, GARY D.,
deceased**

Late of the Township of McKean, Erie County, Pennsylvania
Executrix: Beverly A. Hallett, c/o Robert Ward, Esq., 307 French Street, Erie, PA 16507
Attorney: Robert Ward, Esq., 307 French St., Erie, PA 16507

**McCALL, JAMES J., a/k/a
JAMES JOSEPH McCALL,
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Executor: James A. McCall, 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

**MOUNTAIN, SHIRLEY M.,
deceased**

Late of the Township of Springfield, County of Erie and State of Pennsylvania
Administrator: James R. Mountain, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**NIVENS, VALERIE,
deceased**

Late of Township of Millcreek, County of Erie, and State of Pennsylvania
Executor: Gary C. Nivens, 15304 Moate Court, Huntersville, NC 28078
Attorney: None

**ROESCH, ROBERT G.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Karen Link, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SIMPSON, MARIAN L.,
deceased**

Late of Harborcreek Township, Erie County, Erie, PA
Co-Executors: Calvin I. Simpson and William B. Simpson, 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

**TAYLOR, JANET I., a/k/a
JANET TAYLOR,
deceased**

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Co-Administrators: Tim Taylor and Marcie Van Horn, 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

**ZOHNS, CHARLES D.,
deceased**

Late of City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Elaine Zohns, c/o Knox Law Firm, 120 W. 10th St., Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

SECOND PUBLICATION**HARMON, ELNORA V.,
deceased**

Late of the City of Erie, County of Erie

Executor: James Ohrn, c/o Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506

Attorney: Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506

**KIMMEL, BENJAMIN F., a/k/a
BENJAMIN KIMMEL,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: James Kimmel, 1 Milbank Avenue #3A, Greenwich, CT 06830

Attorney: Gary J. Shapira, Esquire, 305 West Sixth Street, Erie, PA 16507

**LAIRD, FLORENCE E.,
deceased**

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

Executrix: Michele Happy, 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

**NEUBERT, JOHN E.,
deceased**

Late of Washington Township

Executor: John E. Neubert, II, c/o 246 West 10th Street, Erie, PA 16501

Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**SMOCK, HOWARD ARNOLD,
a/k/a HOWARD SMOCK, a/k/a
HOWARD A. SMOCK,
deceased**

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

Executor: Roger Howard Smock to be sworn in as Roger Smock, 9680 Crane Road, Cranesville, Pennsylvania 16410

Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SNYDER, WILLIAM J.,
deceased**

Late of North East Boro, County of Erie and Commonwealth of Pennsylvania

Executor: Aaron J. Cavalline, c/o W. Atchley Holmes, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: W. Atchley Holmes, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**TORRES, REBECCA LOUISE,
a/k/a REBECCA L. TORRES,
deceased**

Late of City of Erie, Erie County, PA

Executor: Andre N. Torres, 4510 Greengarden Blvd., Erie, PA 16509

Attorney: Robert Varsek, Esquire, 112 Center Street, PO Box B, Oil City, PA 16301

**WINIARCZYK, ELEANOR K.,
deceased**

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

Co-Executors: Patricia A. Winiarczyk and Gregory M. Winiarczyk, 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

THIRD PUBLICATION**BARRY, THOMAS KANE, a/k/a
THOMAS K. BARRY, a/k/a
THOMAS BARRY,
deceased**

Late of the Township of Harborcreek, County of Erie, State of Pennsylvania

Executrix: Mildred Barry, c/o 337 West 10th Street, Erie, PA 16502

Attorneys: THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**BROWN, MAYBELLE MARIE,
a/k/a MAYBELLE BROWN,
deceased**

Late of the City of Erie, County of Erie

Executor: Donald J. Boyd, 3520 Stone Quarry Road, Waterford, Pennsylvania 16441

Attorney: Kari A. Froess, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

**BROWN, ROBERT A., SR., a/k/a
ROBERT A. BROWN,
deceased**

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

Executor: Michael A. Agresti, c/o Suite 300, 300 State Street, Erie, PA 16507

Attorney: Michael A. Agresti, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**BROWN, SALLY J., a/k/a
SALLY BROWN, a/k/a
SALLY JANE BROWN,
deceased**

Late of the Township of Greene, County of Erie, Commonwealth of Pennsylvania

Executor: Michael L. Brown, 9347 Kuhl Road, Erie, Pennsylvania 16510

Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**CLAPPER, PAULA JEAN, a/k/a
PAULA J. CLAPPER, a/k/a
PAULA CLAPPER,
deceased**

Late of the Borough of McKean,
County of Erie, Commonwealth of
Pennsylvania
Administrator: James E. Clapper,
277 East Avenue, Greenville, PA
16125
Attorney: James R. Steadman,
Esq., 24 Main St. E., P.O. Box 87,
Girard, PA 16417

**DUNN, JAMES FREDERICK,
a/k/a JAMES F. DUNN, a/k/a
JAMES DUNN,
deceased**

Late of the Township of
Harborcreek, County of Erie,
State of Pennsylvania
Executrix: David B. Dunn, c/o 337
West 10th Street, Erie, PA 16502
Attorneys: THE FAMILY LAW
GROUP, LLC, 337 West 10th
Street, Erie, PA 16502

**KROTOSZYNSKI, DOROTHY T.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: Frank L. Kroto, Jr.,
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

**McCARTHY, BERNARD C., a/k/a
BERNARD CLARENCE
McCARTHY, a/k/a
BERNARD McCARTHY,
deceased**

Late of the Borough of Lake City,
County of Erie, Commonwealth of
Pennsylvania
Co-Executors: William James
McCarthy, 7048 South Shadow
Moss Avenue, Boise, ID 83709
and Mary Margaret Sofranek, 312
Lafitte Way, New Bern, NC 28560
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., P.O. Box 87,
Girard, PA 16417

**RICE, WILLIAM G., a/k/a
WILLIAM RICE, a/k/a
BILL RICE,
deceased**

Late of the Boro of Albion,
Commonwealth of Pennsylvania
Administrator: Richard A.
Vendetti, c/o Vendetti & Vendetti,
3820 Liberty Street, Erie,
Pennsylvania 16509
Attorney: Richard A. Vendetti,
Esquire, Vendetti & Vendetti, 3820
Liberty Street, Erie, PA 16509

**WILLIAMS, BARRY,
deceased**

Late of City of Albion, Conneaut
Township, Erie County
Administrator: Marguerite Dutton
Attorney: John F. Mizner, Esquire,
311 West Sixth Street, Erie, PA
16507

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

LORI L. THIERFELDT716-665-2889
 Thierfeldt Law P.C.(f) 716-665-2890
 24 East Third Street
 Jamestown, NY 14701 *lori@thierfeldtlaw.com*

Effective Monday, October 21, 2019, the Elderkin Law Firm, members listed below, will be located at 456 West 6th Street, Erie, PA 16507. Phone/fax/emails will not change.

EDWARD J. BETZA
 ROBERT C. LESUER
 CRAIG A. MARKHAM
 THOMAS J. MINARCIK

DAVID J. RHODES
 JAMES H. RICHARDSON, JR.
 KENNETH G. VASIL
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