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ERIE



OCTOBER 15
2021



ERIE COUNTY LEGAL JOURNAL

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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. 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
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6th St., Erie, PA 16507 (814/459-3111). POSTMASTER:
Send address changes to THE ERIE COUNTY LEGAL
JOURNAL, 429 West 6th St., Erie, PA 16507-1215.

ERIE COUNTY BAR ASSOCIATION CALENDAR OF EVENTS AND SEMINARS

MONDAY, OCTOBER 18, 2021

Red Mass
5:15 p.m.
Mary, Seat of Wisdom Chapel -
Gannon University
Click link for details
[https://www.eriebar.com/events/ecba-
events/1734-red-mass](https://www.eriebar.com/events/ecba-events/1734-red-mass)

TUESDAY, OCTOBER 19, 2021

Young Lawyers Division Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

WEDNESDAY, OCTOBER 20, 2021

Flu Shots administered by LifeWorks
11:30 a.m. - 2:30 p.m.
The Will J. Schaaf & Mary B. Schaaf
Education Center

MONDAY, OCTOBER 25, 2021

ECBA Board of Directors Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

TUESDAY, OCTOBER 26, 2021

Solo/Small Firms Division Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

WEDNESDAY, OCTOBER 27, 2021

Live ECBA Seminar
Authority to Sign Binding Documents
4:00 - 5:00 p.m.
The Will J. Schaaf & Mary B. Schaaf
Education Center live or via Zoom
Click link for details
[https://www.eriebar.com/events/public-
registration/1743](https://www.eriebar.com/events/public-registration/1743)

THURSDAY, OCTOBER 28, 2021

Defense Bar Section Meeting
4:00 p.m.
ECBA Headquarters live (must RSVP)
or via Zoom

THURSDAY, OCTOBER 28, 2021

The Pennsylvania Institute of Certified
Public Accountants and the Erie County Bar
Association present
Dinner and Discussion with
Rep. Bizzarro and Sen. Laughlin
5:30 - 8:00 p.m.
Calamari's Squid Row, 1317 State Street
Click link for details
[https://www.eriebar.com/events/member-
registration/1741](https://www.eriebar.com/events/member-registration/1741)

WEDNESDAY, NOVEMBER 3, 2021

Live ECBA Lunch-n-Learn Seminar
Economic Development Tools and Resources in
Erie County: A Guide for Local Practitioners
Noon - 1:30 p.m.
The Will J. Schaaf & Mary B. Schaaf
Education Center live or via Zoom
Click link for details
[https://www.eriebar.com/events/public-
registration/1746](https://www.eriebar.com/events/public-registration/1746)

2021 BOARD OF DIRECTORS

Nicholas R. Pagliari, *President*
Jennifer K. Fisher, *First Vice President*
J. Timothy George, *Second Vice President*
George Joseph, *Past President*
S. Craig Shamburg, *Treasurer*
Matthew J. Lager, *Secretary*

Emily S. Antolik
Alexander K. Cox
Jonathan M. D'Silva
Catherine Moody Doyle
Maria Goellner
Elizabeth A. Hirz
Michael P. Kruszewski
Jamie R. Schumacher
John J. Shimek, III
William S. Speros



NOMINATIONS TO THE ECBA BOARD OF DIRECTORS

Pursuant to Article V, Section 4 of the Erie County Bar Association By laws, the Nominating Committee intends to propose the following for nominations at the Annual Membership Meeting on Thursday, December 9, 2021:

Second Vice President (1 yr. term):	William S. Speros
Treasurer (1 yr. term):	S. Craig Shamburg
Board Members (3 yr. terms):	John M. Bartlett
	Gregory J. Grasinger
	Rachel A. George
	William B. Helbling

Oct. 15, 22

NOTICE – POSITIONS AVAILABLE 2022

The Erie County Court of Common Pleas has contract positions available for attorneys to provide representation for indigent criminal defendants (adult & juvenile), indigent criminal defendants in PCRA's, homicide defendants, parents and/or children in dependency and IVT cases, as well as Guardian Ad Litem.

The breakdown of available positions for 2022 is as follows:

Indigent criminal defendants – Adult	5 positions
Indigent criminal defendants – Juvenile	3 positions
Dependency/IVT Hearings	7 positions
PCRAs	1 position
Guardian Ad Litem	5 positions
Coordinating Guardian Ad Litem	1 position
Indigent criminal defendants – Homicide	

All contracts may be reviewed in the Court Administrators Office. Please direct all letters of interest and/or resume to Robert J. Catalde, Esquire, District Court Administrator. Please specify each position or positions for which you are applying.

DEADLINE: October 29, 2021

In order to be considered for the 2022 contract year, **all** Attorneys currently under contract must reapply by the deadline date above.

Oct. 1, 8, 15, 22

OFFICE BUILDING FOR RENT

150 West Fifth St. (across from Courthouse), \$1,500 per month includes 4 offices, staff work areas, conference & waiting room, kitchen area, 3 rest rooms and partially furnished. Includes parking, w/s, plowing, landscape and phone/intercom system. Approximately 3,000 sf. Call Colleen McCarthy 814-566-8023.

Sept. 3, 17 and Oct. 1, 15, 29 and Nov. 12, 26

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

— Law Office of Robert David Malove

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or visit

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

BANKRUPTCY SALE NOTICE

In re: Matthew B. Penrod
and Sarah L. Penrod
Chapter 13 Bankruptcy
Case No. 17-11209 TPA
**NOTICE OF A NON-
EVIDENTIARY HEARING
ON MOTION FOR SALE OF
REAL PROPERTY FREE AND
DIVESTED OF LIENS:**

NOTICE IS HEREBY GIVEN THAT the Debtor in the above-referenced Bankruptcy has filed a **Motion for Sale of Real Property Free and Divested of Liens** seeking approval to sell the property located at **52 North Lake Street, North East, Pennsylvania** for the sum of **\$230,000.00** according to the terms set forth in the Motion. A Zoom Video Conference hearing shall take place on **November 3, 2021 at 11:30 a.m.** via the Zoom Video Conference Application. **The Court will entertain higher offers at the hearing.** A successful bidder must

deposit hand money of \$5,000.00 at the time of the approval of the sale by the Court, with the balance due to be paid at closing of this sale.

To participate in and join a Zoom Hearing, please initiate and use the following link at least 15 minutes prior to the scheduled Zoom Hearing time: <https://www.zoomgov.com/j/16021303488>, or alternatively, you may use the following: Meeting ID: 160 2130 3488. **All attorneys and Parties may only appear by Zoom** and must comply with Judge Agresti's **Amended Notice of Temporary Modification of Appearance Procedures**, dated and effective August 13, 2021, which can be found on the Court's Website at <https://www.pawb.uscourts.gov/content/judge-thomas-p-agresti>. Under the current COVID-19 circumstances, the general public may appear telephonically if unable to do so via the Internet. When the need to appear telephonically arises,

members of the general public should immediately contact Michael P. Kruszewski, Esquire to learn how to make telephonic arrangements. Examination of the property can be obtained by contacting the attorney for the Debtor, listed below. Further information regarding this sale may be found on the Court's EASI Website: <http://www.pawb.uscourts.gov/easi.htm>.

Attorney for Movant/Applicant
Michael P. Kruszewski, Esquire
Quinn, Buseck, Leemhuis, Toohey,
& Kroto, Inc.
2222 West Grandview Blvd.
Erie, Pennsylvania 16506
(814) 833-2222
PA ID#91239

Oct. 15

*Erie County Bar Association**Zoom Services*

— Your connection to the world of communication.

WHAT IS ZOOM?

Zoom conferencing brings together people at different locations around the country and around the world. Our Zoom conferencing account can connect with one location or with multiple locations, providing an instantaneous connection to facilitate meetings, interviews, depositions and much more.

**WHY USE ZOOM?**

Business can be conducted without the expense and inconvenience of travel, overnight accommodations and time out of the office when using our Zoom conferencing system.

RATES:

Non-ECBA Members:
\$150/hour (minimum 1 hour)
M-F, 8:30 a.m. - 5:00 p.m.

ECBA Members:
\$100/hour (minimum 1 hour)
M-F, 8:30 a.m. - 5:00 p.m.

**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

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 15, 2021 for **ANTHONY MCGOWAN DBA KING KONE** at 802 East 22nd Street, Erie, PA 16503. The name and address of each individual interested in the business is Shara McGowan at 802 East 22nd Street, Erie, PA 16503. This was filed in accordance with 54 PaC.S. 311.417.

Oct. 15

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 16, 2021 for **Diverse Hands Daycare** at 1420 E. 29th St., Erie, PA 16503. The name and address of each individual interested in the business is Javonna Beason at 1420 E. 29th St., Erie, PA 16503. This was filed in accordance with 54 PaC.S. 311.417.

Oct. 15

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name Lakeview Notary Services, 2813 CHARLOTTE ST., ERIE, PA 16508 has been filed in the Department of State at Harrisburg, PA, File Date 09/01/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is NICHOLAS HALLER, 2813 CHARLOTTE ST., ERIE, PA 16508.

Oct. 15

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 13, 2021 for **Sweet Treat Boutique** at 4801 Meadowview Drive, Apt. 212, Erie, PA 16509. The name and address of each individual interested in the business is Mya Alexis Fillak at 4801 Meadowview Drive, Apt. 212, Erie, PA 16509. This was filed in accordance with 54 PaC.S. 311.417.

Oct. 15

FICTITIOUS NAME NOTICE

1. Fictitious Name: The Autobody Outlet
2. Address of the principal place of business, including street and number: 1303 Union Road, Waterford, PA 16441
3. The real names and addresses, including street and number, of the entities who are parties to the registration: Brace Services, LLC, 1303 Union Road, Waterford, PA 16441
4. An application for registration of a fictitious name under the Fictitious Names Act was filed on September 22, 2021 with the Department of State.

Oct. 15

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 20, 2021 for **ZOOS-BBQ** at 9633 Wattsburg Rd., Erie, PA 16509. The name and address of each individual interested in the business is James Wasielewski at 9633 Wattsburg Rd., Erie, PA 16509. This was filed in accordance with 54 PaC.S. 311.417.

Oct. 15

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on September 20, 2021 for Erie County Equine Rescue under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 15

**LEGAL NOTICE
LISA LANGER V.
STEVEN EVANS****IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA****DOCKET NO. 10927-2020****ATTENTION: STEVEN EVANS**

Lisa Langer has filed a Custody Modification Petition against you. You are ordered to appear in person in Courtroom H of the Erie County Courthouse, 140 West Sixth Street, Erie, Pennsylvania on December 13, 2021 at 9:30 a.m. for a custody trial before the Hon. Elizabeth K. Kelly. You are warned that, if you fail to appear, an order for custody may be entered against you or the court may issue a warrant for your arrest.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced or no fee.

Lawyer Referral &
Information Service

P.O. Box 1792, Erie, PA 16507
(814) 459-4411

Oct. 15

LEGAL NOTICE**ATTENTION: ARIANNA ELISE MCCOY**

**INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS IN THE
MATTER OF THE ADOPTION
OF MINOR MALE CHILD Z.L.F
DOB: 12/18/19**

104 IN ADOPTION 2021

If you could be the parent of the

above-mentioned children, 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 Stephanie Domitrovich, Courtroom 222-G, City of Erie on November 16, 2021 at 1:30 p.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 children. 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 children 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) 451-6688, or contact your adoption attorney, if you have one.

Oct. 15

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

CIVIL ACTION - LAW
NO. 2021-10410

TED HILINSKI and
ROSALEE CALDWELL, Plaintiffs
v.

AMANDA FLICK, JAMES
FLICK, BRADLEY FLICK,
LAWRENCE JOSEPH FLICK
and JEFFRY PORACKY, Heirs
of LAWRENCE E. FLICK
(Deceased), Defendants

**AMANDA FLICK, JAMES
FLICK, BRADLEY FLICK,
LAWRENCE JOSEPH FLICK
AND JEFFRY PORACKY, as
Heirs of LAWRENCE E. FLICK,
Deceased, SHOULD TAKE
NOTICE** that Ted Hilinski and
Rosalee Caldwell have filed a
Complaint in Mortgage Foreclosure
against them concerning the property
commonly known as **1425 Hilborn
Avenue, Erie, Pennsylvania.**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER,
GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION
ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO

HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

Lawyers Referral &
Information Service
P.O. Box 1792
Erie, PA 16507
(814) 459-4411

MARSH SCHAAF, LLP
By /s/ Eugene C. Sundberg, Jr.
Eugene C. Sundberg, Jr., Esquire
Attorneys for Plaintiff
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Oct. 15

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

CIVIL ACTION - LAW
NO. 11823-21

MARQUETTE SAVINGS BANK,
Plaintiff
v.

NANCY A. SWAIN-NEMENZ
and THOMAS A. NEMENZ,
Defendants

**NANCY A. SWAIN-NEMENZ,
SHOULD TAKE NOTICE** that
Marquette Savings Bank has filed a
Complaint in Mortgage Foreclosure
against her concerning the property
commonly known as **3717 Charlotte
Street, Erie, Pennsylvania.**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER,
GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE

YOU WITH INFORMATION
ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

Lawyers Referral &
Information Service
P.O. Box 1792
Erie, PA 16507
(814) 459-4411

MARSH SCHAAF, LLP
By /s/ Eugene C. Sundberg, Jr.
Eugene C. Sundberg, Jr., Esquire
Attorneys for Plaintiff
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Oct. 15

LEGAL NOTICE

Erie County
Court of Common Pleas
Number: 2021-10710
Notice of Action in
Mortgage Foreclosure
Finance of America Reverse LLC,
Plaintiff v. Richard Tressler, Known
Surviving Heir of Thomas A.
Tressler and Unknown Surviving
Heirs of Thomas A. Tressler,
Defendants

**TO: Unknown Surviving Heirs of
Thomas A. Tressler**

Premises subject to foreclosure:
6650 Huntley Road, West Springfield,
Pennsylvania 16443. NOTICE: If
you wish to defend, you must enter
a written appearance personally or
by attorney and file your defenses or
objections in writing with the court.
You are warned that if you fail to do so
the case may proceed without you and
a judgment may be entered against
you without further notice for the
relief requested by the Plaintiff. You
may lose money or property or other
rights important to you. You should
take this notice to your lawyer at once.
If you do not have a lawyer, go to or
telephone the office set forth below.
This office can provide you with
information about hiring a lawyer. If
you cannot afford to hire a lawyer, this
office may be able to provide you with

information about agencies that may
offer legal services to eligible persons
at a reduced fee or no fee. **Lawyer
Referral & Information Service,
P.O. Box 1792, Erie, PA 16507,
(814) 459-4411.** McCabe, Weisberg &
Conway, LLC, Attorneys for Plaintiff,
123 S. Broad St., Ste. 1400, Phila., PA
19109, 215-790-1010

Oct. 15

LEGAL NOTICE

NOTICE OF SUBMISSION
AND REQUEST FOR PUBLIC
COMMENT:

Notice of Submission for Approval
of Proposed Sale and Transfer of
Operations of LIFE-NWPA and
related changes to and distributions
of nonprofit corporation assets
Submitted by The Lutheran Home for
the Aged of Erie, Pennsylvania d/b/a
LIFE-Northwestern Pennsylvania
To the Office of the Attorney
General of the Commonwealth of
Pennsylvania and Request for Public
Comment

The Lutheran Home for the Aged of
Erie, Pennsylvania, a Pennsylvania
nonprofit, charitable corporation,
pursuant to the "Review Protocol for
Fundamental Change Transactions
Affecting Health Care Non-profits,"
has submitted a request to the Office
of Attorney General ("OAG") for
review and approval of: (a) the
sale and transfer of operations of
its LIFE-NWPA operations in Erie,
Elk, Clarion, Clearfield, Crawford,
Forest, Jefferson, Mercer, Venango
and Warren Counties, Pennsylvania
to FFL Pace Buyer, Inc., a Delaware
for-profit corporation; (b) the transfer
of charitable trusts for the benefit
of The Lutheran Home for the
Aged of Erie, Pennsylvania to The
Lutheran Foundation for Long-Term
Living, a Pennsylvania nonprofit
corporation; (c) the conversion of The
Lutheran Home for the Aged of Erie,
Pennsylvania into a for-profit LLC,
Lutheran Home for the Aged, LLC,
whose sole member is The Lutheran
Foundation for Long-Term Living;
(d) the sale of the Foundation's
membership interests in Lutheran
Home for the Aged, LLC to FFL
Pace Buyer, Inc.; and (e) payment of
the Purchase Price for the entire sale

transaction by FFL Pace Buyer, Inc.
to The Lutheran Foundation for Long-
Term Living for use for its charitable
purposes.

The OAG must review this transaction
to ensure that the public interest in
the charitable assets of the nonprofit
organizations are fully protected
and used for their proper charitable
purpose and also to determine
whether the proposed transaction
will adversely affect the availability
or accessibility of health care in the
affected community or region. The
OAG will review all public comments
prior to making a final decision on the
Submission.

Comments to the Submission
must be received on or before
November 10, 2021 and should be
directed to the following:

Gene J. Herne, Esquire
Senior Deputy
Attorney General-in-Charge
Charitable Trusts and
Organizations Section
Office of Attorney General
Commonwealth of Pennsylvania
1251 Waterfront Plaza,
Mezzanine Level
Pittsburgh, PA 15222
eherne@attorneygeneral.gov
Daniel K. Natirboff, Esquire
CAPOZZI ADLER, P.C.
2933 North Front Street
Harrisburg, PA 17110-1250
Phone: 717-233-4101
Facsimile: 717-233-4103
Dann@CapozziAdler.com

Oct. 15, 22, 29

LEGAL NOTICE

In re: : IN THE COURT OF COMMON PLEAS
 PETITION OF THE ERIE COUNTY TAX CLAIM : OF ERIE COUNTY, PENNSYLVANIA
 BUREAU FOR SALE OF REAL ESTATE AT :
 PUBLIC SALE FREE AND CLEAR OF CLAIMS, :
 LIENS, MORTGAGES, TAX CLAIMS, CHARGES, : CIVIL ACTION - LAW
 AND ESTATES EXCEPT SEPARATELY TAXED :
 GROUND RENTS IN ACCORDANCE WITH THE :
 PROVISIONS OF THE REAL ESTATE TAX SALE :
 LAW, Petitioner : NO. 11862-2021

v.

COUNTY OF ERIE, ALBION BOROUGH,
 CONCORD TOWNSHIP, CONNEAUT TOWNSHIP,
 CITY OF CORRY, EDINBORO BOROUGH, CITY OF
 ERIE, FAIRVIEW TOWNSHIP, GIRARD TOWNSHIP,
 GREENE TOWNSHIP, GREENFIELD TOWNSHIP,
 HARBORCREEK TOWNSHIP, MCKEAN
 TOWNSHIP, MILLCREEK TOWNSHIP, NORTH
 EAST BOROUGH, NORTH EAST TOWNSHIP,
 PLATEA BOROUGH, SUMMIT TOWNSHIP,
 UNION CITY BOROUGH, UNION TOWNSHIP,
 WATERFORD BOROUGH, WATERFORD
 TOWNSHIP, WESLEYVILLE BOROUGH.

AND

CORRY AREA SCHOOL DISTRICT, ERIE SCHOOL
 DISTRICT, FAIRVIEW SCHOOL DISTRICT,
 FORT LEBOEUF SCHOOL DISTRICT, GENERAL
 MCLANE SCHOOL DISTRICT, GIRARD SCHOOL
 DISTRICT, HARBORCREEK SCHOOL DISTRICT,
 IROQUOIS SCHOOL DISTRICT, MILLCREEK
 SCHOOL DISTRICT, NORTH EAST SCHOOL
 DISTRICT, NORTHWESTERN SCHOOL DISTRICT,
 UNION CITY AREA SCHOOL DISTRICT,
 WATTSBURG AREA SCHOOL DISTRICT,
 Respondents

AND

COMMONWEALTH OF PENNSYLVANIA,
 INTERNAL REVENUE SERVICE, and UNITED
 STATES OF AMERICA, Additional Respondents

NOTICE OF JUDICIAL TAX SALE TO
PROPERTY OWNERS, MORTGAGE HOLDERS AND LIENHOLDERS

PUBLIC NOTICE IS HEREBY GIVEN TO CERTAIN INDIVIDUALS AND ENTITIES WHO MAY HAVE AN INTEREST IN REAL PROPERTY TO BE SOLD AT A JUDICIAL TAX SALE TO BE HELD PURSUANT TO THE PENNSYLVANIA REAL ESTATE TAX SALE LAW, 72 P.S. § 5860.101 ET SEQ., PURSUANT TO THE ORDER OF THE COURT OF COMMON PLEAS OF ERIE COUNTY AT CIVIL NO. 11862-2021.

1. On or about August 26, 2021, at the above term and number, the Erie County Court of Common Pleas issued a Rule to Show Cause upon all those with a potential interest in property to be sold at a proposed judicial tax sale to be held pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101.
2. Petitioner attempted to serve all interested parties, but despite due diligence, certain individuals and entities could not be found or service on them could not otherwise be obtained.
3. On October 4, 2021, the Court of Common Pleas of Erie County conducted a hearing on a Rule to Show Cause and issued an Order and Decree which schedules a judicial tax sale, as requested by Petitioner, to be held virtually, on-line on November 17, 2021 beginning at 9:00 A.M. and continuing through November 18, 2021 until 3:00 P.M.
4. On October 4, 2021, the Court granted the Petitioner's Motion to serve certain individuals and entities by publication identified by Petitioner as set forth below for the reason that their whereabouts were unknown or service could not otherwise be obtained.
5. The individuals and entities which the Court ruled may be served by publication and the properties to be involved in the judicial tax sale in which they may have an interest are as follows:

Auc #	Parcel #	PROPERTY OWNER(S)	Address
J21-0002	03-005-016.0-003.50	Justene Harley	19019 ROUTE 89 TRL
J21-0002	03-005-016.0-003.50	Roy Harley	19019 ROUTE 89 TRL
J21-0007	05-020-104.0-032.00	JASON MORTON	721 LIBERTY ST 50 X 165
J21-0008	05-020-104.0-033.00	JASON MORTON	711 LIBERTY ST 50 X 165
J21-0009	05-021-104.0-001.00	David R. Reid	515 CATHERINE ST 340 X 295 X 164
J21-0010	05-028-192.0-004.00	Kyle R. Christensen	644 E SOUTH ST 60 X 115.02 IRR
J21-0011	05-029-107.0-015.00	David A. Ross	439 SHADY AVE 65.6 X 152.73
J21-0012	06-006-014.2-013.62	Sherrie A. Miles	244 SHAWNEE AVE LOT 222 TRL
J21-0013	08-033-146.0-011.00	Jakob D. Petachi	209 FAIRVIEW ST TR 51 40X64
J21-0015	11-010-046.0-014.00	Emily Sue Sweeney	218 1/2 WATERFORD ST 96.8X64.5 IRR
J21-0016	14-010-013.0-114.00	Eugene M. Willover	444 E 8 ST 41.25 X 110
J21-0016	14-010-013.0-114.00	Katherine Willover	444 E 8 ST 41.25 X 110
J21-0018	14-010-016.0-130.00	David Lindvay	518 E 8 ST 40 X 157.5
J21-0021	14-010-020.0-214.00	Daniel Juilfs	627 E 4 ST 30 X 157.5
J21-0022	14-010-023.0-221.00	Kevin R. Phelps	728 E 5 ST 40 X 157.5
J21-0026	14-010-035.0-126.00	M. Demyanovich, their Heirs, Successors and Assigns	1036 E 8 ST 35.25 X 70
J21-0026	14-010-035.0-126.00	Mildred M. Demyanovich, Her Heirs, Successors and Assigns	1036 E 8 ST 35.25 X 70
J21-0028	14-011-002.0-201.00	Lawrence L. Buffalari	616 PAYNE AVE 40 X 120
J21-0028	14-011-002.0-201.00	Sandra Buffalari	616 PAYNE AVE 40 X 120
J21-0032	15-020-025.0-205.00	Anna Marie SAMS (DECEASED), Her Heirs, Successors and Assigns	443 E 16 ST 40X120
J21-0032	15-020-025.0-205.00	Harvey Dennis Moore (DECEASED), His Heirs, Successors and Assigns	443 E 16 ST 40X120
J21-0034	15-020-028.0-108.00	Diane Andrychowski	545 E 14 ST 30X105
J21-0035	15-020-028.0-211.00	John R. Lilley	527 E 13 ST 34X105
J21-0036	15-020-031.0-208.00	Michele (Hess) Wiesen	627 E 8 ST 41.25X165
J21-0037	15-020-033.0-225.00	Toby A. Seabrooke	618 E 14 ST 30 X 112.5
J21-0039	15-020-045.0-126.00	Charlene Trojanovich	1032 E 10 ST 32 X 165.16
J21-0039	15-020-045.0-126.00	Dana A. Trojanovich (Deceased), His Heirs, Successors and Assigns	1032 E 10 ST 32 X 165.16
J21-0040	15-020-048.0-309.00	Nedim Ibrahimovic	1135 E 10 ST 35X61.80
J21-0042	16-031-036.0-104.00	Tate Plastics Consultants Inc.	W 16 ST 643 X 43.07
J21-0044	17-040-025.0-108.00	Troy A. Keppard	811 W 7TH ST 28*5X165

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COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J21-0045	17-040-030.0-111.00	Donald R. Ginnery (Deceased), His Heirs, Successors and Assigns	927 W 3RD ST 41.25X165
J21-0046	17-040-032.0-200.00	Michael G. Perry Jr.	430 32 CASCADE ST 45 X 65
J21-0047	18-050-010.0-101.00	Betty A. Dunmire (Deceased), Her Hiers, Successors and Assigns	2324 GERMAN ST 35 X 130
J21-0048	18-050-011.0-123.00	ART LEWKOWICZ	212 E 26 ST 36.5 X 82.5
J21-0049	18-050-014.0-230.00	DAH' ZISIAREE A.Y. KEITH	314 E 23 ST 35 X 135
J21-0049	18-050-014.0-230.00	DA'NAZSIA N.D. KEITH	314 E 23 ST 35 X 135
J21-0051	18-050-023.0-208.00	Tina SANSOM (Henderson)	527 E 24 ST 40 X 128
J21-0053	18-050-026.0-203.00	Lun E. Arrington	631 E 22 ST 32 X 135
J21-0055	18-050-033.0-103.00	John W. Knox III, Esq. Estate of Carl F. Smith	859 E 21 ST 30 X 70
J21-0056	18-050-033.0-116.00	Devon Barnett	817 E 21 ST 42 X 128
J21-0056	18-050-033.0-116.00	Latoia Crockett	817 E 21 ST 42 X 128
J21-0057	18-050-035.0-234.00	James O. Brewington, CEO Community Real Estate Group - COMVET	834 E 25 ST 30 X 135
J21-0060	18-050-077.0-122.00	Carol R. Komorowski	E 28TH ST
J21-0063	18-051-001.0-244.00	Lillian E. Gordon	1268 E 21 ST 40 X IRREG
J21-0063	18-051-001.0-244.00	Angelo L. Gordon, Sr. (Deceased), His Heirs, Successors and Assigns	1268 E 21 ST 40 X IRREG
J21-0064	18-051-015.0-210.00	Svetlana Kostenko	BRINDLE FARM SUB LOTS 116 118
J21-0065	18-051-019.0-215.00	Nakesha Jackson, Exe. to the Estate of Howard Plunkett	1743 FAIRMOUNT PKWY 120 X 88
J21-0065	18-051-019.0-215.00	Howard Plunkett (Deceased) His Heirs, Successors and Assigns	1743 FAIRMOUNT PKWY 120 X 88
J21-0066	18-051-021.0-222.00	Carol L. Knight	C K RIBLET SUB LT20 46X138
J21-0067	18-051-043.0-315.00	Terri MCBRAYER-Hearns	2624 WOODLAWN AVE 35 X IRR
J21-0070	18-052-026.0-401.00	Sylvester Myers His Heirs, Successors and Assigns	1664 E GRANDVIEW BLVD 40XIRR
J21-0070	18-052-026.0-401.00	Dorothy Myers Her Heirs, Successors and Assigns	1664 E GRANDVIEW BLVD 40XIRR
J21-0071	18-053-031.0-130.00	Gary R. MORRILL	41 KELLOGG ST 44 X 131.4 AV
J21-0072	18-053-099.0-205.00	Kathem A. Muhsen	243 LONGACRE AVE IRREG
J21-0073	19-060-029.0-105.00	Jacob Francis	1918 CASCADE ST 30X130
J21-0076	19-060-043.0-245.00	Dionisio Ernest Paul Pulcini (Deceased), His Heirs, Successors and Assigns	2679 HAZEL ST 40X125.5
J21-0079	21-068-107.0-003.00	Thomas C. Gresh	TANNERY RD OFF 165.55X185X85TR
J21-0085	24-021-071.0-004.00	Bret Weaver, Exe. to the Estate of Clinton E. Weaver	1 90 TR534&535 2.6AC
J21-0087	26-003-011.0-013.50	Stephen Peters	RICH HILL RD TRL
J21-0088	26-005-032.1-005.00	Sean A. Bedner	RAYMOND MILLS RD 100X280S IRR
J21-0089	27-080-211.0-002.00	Nandlal P. Patel	3798 HARBOR RIDGE TRAIL HARBOR RD
J21-0089	27-080-211.0-002.00	Chandrika N. Patel	3798 HARBOR RIDGE TRAIL HARBOR RD
J21-0090	27-080-211.0-003.50	Nandlal P. Patel	3801 HAZZARD CT LOT T-1
J21-0090	27-080-211.0-003.50	Chandrika N. Patel	3801 HAZZARD CT LOT T-1
J21-0091	27-080-211.0-003.51	Nandlal P. Patel	3803 HAZZARD CT LOT T-2
J21-0091	27-080-211.0-003.51	Chandrika N. Patel	3803 HAZZARD CT LOT T-2
J21-0092	27-080-211.0-003.52	Nandlal P. Patel	3805 HAZZARD CT LOT T-3
J21-0092	27-080-211.0-003.52	Chandrika N. Patel	3805 HAZZARD CT LOT T-3
J21-0093	27-080-211.0-003.53	Nandlal P. Patel	3807 HAZZARD CT LOT T-4
J21-0093	27-080-211.0-003.53	Chandrika N. Patel	3807 HAZZARD CT LOT T-4
J21-0094	27-080-211.0-003.54	Nandlal P. Patel	3809 HAZZARD CT LOT T-5
J21-0094	27-080-211.0-003.54	Chandrika N. Patel	3809 HAZZARD CT LOT T-5
J21-0095	27-080-211.0-003.55	Nandlal P. Patel	3811 HAZZARD CT LOT T-6

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COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J21-0095	27-080-211.0-003.55	Chandrika N. Patel	3811 HAZZARD CT LOT T-6
J21-0096	27-080-211.0-003.56	Nandlal P. Patel	3813 HAZZARD CT LOT T-7
J21-0096	27-080-211.0-003.56	Chandrika N. Patel	3813 HAZZARD CT LOT T-7
J21-0097	27-080-211.0-003.57	Nandlal P. Patel	3815 HAZZARD CT LOT T-8
J21-0097	27-080-211.0-003.57	Chandrika N. Patel	3815 HAZZARD CT LOT T-8
J21-0098	27-080-211.0-003.58	Nandlal P. Patel	3817 HAZZARD CT LOT T-9
J21-0098	27-080-211.0-003.58	Chandrika N. Patel	3817 HAZZARD CT LOT T-9
J21-0099	27-080-211.0-003.59	Nandlal P. Patel	3819 HAZZARD CT LOT T-10
J21-0099	27-080-211.0-003.59	Chandrika N. Patel	3819 HAZZARD CT LOT T-10
J21-0100	27-080-211.0-003.60	Nandlal P. Patel	3821 HAZZARD CT LOT T-11
J21-0100	27-080-211.0-003.60	Chandrika N. Patel	3821 HAZZARD CT LOT T-11
J21-0101	27-080-211.0-003.61	Nandlal P. Patel	3223 HAZZARD CT LOT T-12
J21-0101	27-080-211.0-003.61	Chandrika N. Patel	3223 HAZZARD CT LOT T-12
J21-0102	27-080-211.0-006.60	Nandlal P. Patel	3822 HAZARD CT T-23
J21-0102	27-080-211.0-006.60	Chandrika N. Patel	3822 HAZARD CT T-23
J21-0103	27-080-211.0-006.61	Nandlal P. Patel	3824 HAZARD CT T-24
J21-0103	27-080-211.0-006.61	Chandrika N. Patel	3824 HAZARD CT T-24
J21-0104	31-013-057.0-007.00	Carol L. Adams (DECEASED) Her Heirs Successors and Assigns	EDINBORO RD OFF TR22 85 X 250 IR
J21-0106	33-016-019.0-268.23	James Moon	533 PERINELLA DR TRL
J21-0107	33-016-019.0-268.62	Cassandra Bagnoni	565 ADIUTORI DR TRL
J21-0108	33-016-019.1-268.51	Dennis Jay Rollinger	569 CONTI DR TRL
J21-0113	33-053-225.0-001.55	Calvin P. Naylor	3549 W 22 ST TRL
J21-0114	33-053-225.0-001.76	Joseph A. Vitarelli	3558 W 22 ST TRL
J21-0116	33-123-418.0-128.59	Jesse J. Lane, Jr.	5005 ZUCK RD LOT 47 TRL
J21-0118	33-169-554.0-015.00	Michael L. Blanc	ZUCK RD OFF W/S 45 X 100
J21-0118	33-169-554.0-015.00	Loretta J. Blanc	ZUCK RD OFF W/S 45 X 100
J21-0120	36-005-037.0-007.00	Jack W. Tarr	39 S WASHINGTON 86X122
J21-0121	37-025-088.5-015.97	Danyel Thompson	5321 LOOMIS ST LOT 137 TRL
J21-0122	37-025-088.8-015.42	Robert Friedline	5321 LOOMIS ST LOT 41 TRL
J21-0122	37-025-088.8-015.42	Kelly Friedline	5321 LOOMIS ST LOT 41 TRL
J21-0123	37-027-114.0-001.00	Esther L. Rihel (DECEASED), Her Heirs, Successors and Assigns	12009 Kerr Rd. SHERMAN RD TR 134 165X100.5
J21-0127	40-014-088.5-001.44	Lisa M. Greenwood	83A PINELAND LN TRL
J21-0129	41-003-005.0-001.00	Charles W. Bailey, Jr.	127 N MAIN ST 104 X 146.59 IRR
J21-0130	41-003-005.0-006.00	Charles W. Bailey, Jr.	N MAIN ET JOHN ST 110X305 IRR
J21-0131	41-005-009.0-006.00	Joshua Z. Ingram	127 EAST HIGH ST 166.5 X 165
J21-0132	41-014-059.0-002.00	Brenda K. Morton	18 GILLETTE ST 39X57.92
J21-0133	41-015-070.0-008.00	Joshua I. Hull	48 MILES ST 75X195 IRR
J21-0133	41-015-070.0-008.00	Angela M. Hull	48 MILES ST 75X195 IRR
J21-0134	42-015-077.0-023.00	Mary Lou Ward	21 PARADE ST 50X160
J21-0135	43-008-008.0-002.00	Charles W. Bailey, Jr.	ROUTE 8 35 X 91 IRR
J21-0136	46-008-061.2-001.11	Kevin Morgan	301 E 1ST ST LOT 7 TRL
J21-0137	47-011-027.0-007.13	Colleen Eisert	1057 SOUTH DR TRL
J21-0138	47-011-027.2-007.34	Jan M. Russell	1065 HOBBS LN TRL
J21-0138	47-011-027.2-007.34	Fred Russell	1065 HOBBS LN TRL
J21-0139	47-027-060.0-001.85	Theresa Nicole Young	12508 WEST ROAD LOT 3 TRL
J21-0141	50-001-006.1-001.47	TIMOTHY TETZEL	3213 PEARL AVE TRL
J21-0142	50-003-023.0-015.00	Brandy Welsh	3012 EDISON AVE 39.5X89.27
J21-0143	14-010-020.0-216.00	Donald P. Burton	621 E 4 ST 30 X 157.5
J21-0143	14-010-020.0-216.00	Diane L. Burton	621 E 4 ST 30 X 157.5
J21-0145	18-051-001.0-112.00	Wilma Harris	1241 E 21ST 80 X 105

Mortgage AND Lien holders (Serve By Publication):

Auction #	Mortgage/Lien Holder:	Property Description/Address:	Parcel Number:
# J21-			
#43	Kimberly A. Bowes, Vice President		
	RLD Enterprises of Erie, Inc.	427 LIBERTY ST 29X70	17-040-023.0-218.00

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT
#8	US BANK Trust Services	711 LIBERTY ST 50 X 165 05-020-104.0-033.00
#13	AEGIS Mortgage Corporation d/b/a UC Lending	209 FAIRVIEW ST TR 51 40X64 08-033-146.0-011.00
#20	Midland Mortgage Co.	605 07 E 6 ST 40 X 165 14-010-019.0-215.00
#28	DLJ Mortgage Capital, Inc.	616 PAYNE AVE 40 X 120 14-011-002.0-201.00
#51	Great Seneca Financial Corp. (assignee of Forward Properties) (assignee of Household Bank)	527 E 24 ST 40 X 128 18-050-023.0-208.00
#53	Citizens Bank	631 E 22 ST 32 X 135 18-050-026.0-203.00
#60	Robertson, Anschutz, Schneid, Crane & Partners, PLLC Robert Flacco, Esq.	E 28TH ST 18-050-077.0-122.00
#71	Sherman Acquisition, L.P.	41 KELLOGG ST 44 X 131.4 AV 18-053-031.0-130.00
#131	CitiGroup, Inc. formerly Avco Financial Services	127 EAST HIGH ST 166.5 X 165 41-005-009.0-006.00
#43	RLD Enterprises of Erie, Inc. c/o Brokers Settlement Services	427 LIBERTY ST 29X70 17-040-023.0-218.00
#2	Midland Funding LLC c/o Burton Neil & Associates, P.C.	19019 ROUTE 89 TRL 03-005-016.0-003.50
#2	Midland Funding LLC	19019 ROUTE 89 TRL 03-005-016.0-003.50
#66	c/o Law Offices of Hayt, Hayt & Landau, LLC	C K RIBLET SUB LT20 46X138 18-051-021.0-222.00
#127	Midland Funding LLC c/o Daniel J. Santucci	83A PINWOOD LN TRL 40-014-088.5-001.44
#2	Arthur Lashin, Esq. Law Offices of Hayt, Hayt & Landau, LLC	19019 ROUTE 89 TRL 03-005-016.0-003.50
#23	Pennsylvania Department of Revenue	728 E 5 ST 40 X 157.5 14-010-023.0-221.00
#24	Bureau of Individual Taxes	WAYNE ST 14-010-027.0-110.00
#31	Inheritance Tax Division	440 E 9 ST 30.4X157.5 15-020-021.0-232.00
#32		443 E 16 ST 40X120 15-020-025.0-205.00
#38		926 EAST AVE 30.67X105 15-020-043.0-102.00
#39		1032 E 10 ST 32 X 165.16 15-020-045.0-126.00
#55		859 E 21 ST 30 X 70 18-050-033.0-103.00
#65		1743 FAIRMOUNT PKWY 18-051-019.0-215.00
#66		120 X 88
#70		C K RIBLET SUB LT20 46X138 18-051-021.0-222.00
#72		1664 E GRANDVIEW BLVD 18-052-026.0-401.00
#76		40XIRR
#85		243 LONGACRE AVE IRREG 18-053-099.0-205.00
#124		2679 HAZEL ST 40X125.5 19-060-043.0-245.00
#131		1 90 TR534&535 2.6AC 24-021-071.0-004.00
#56	Tendto Credit Union c/o Matthew D. Urban, Esq. Weltman, Weinberg and Reis, Co., LPA	10155 W PEACH ST TRL 38-013-017.0-002.51
#15	PNC Bank National Association c/o Tucker Arensburg, P.C. Donna M. Donaher, Esq.	127 EAST HIGH ST 166.5 X 165 41-005-009.0-006.00
#60	Wells Fargo Bank, NA c/o Peter Wapner, Esq.	817 E 21 ST 42 X 128 18-050-033.0-116.00
#85	PNC Bank, N.A. Attn: Probate Department P5-PCLC-A1-H	218 1/2 WATERFORD ST 11-010-046.0-014.00
#133	Remit Corporation	96.8X64.5 IRR
#143	Portfolio Recovery Associates, LLC c/o Patricia A. Blair, Esq. Scott & Associates, P.C.	E 28TH ST 18-050-077.0-122.00
		1 90 TR534&535 2.6AC 24-021-071.0-004.00
		48 MILES ST 75X195 IRR 41-015-070.0-008.00
		621 E 4 ST 30 X 157.5 14-010-020.0-216.00

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT
#89	Harborcreek Township	3798 HARBOR RIDGE TRAIL HARBOR RD 27-080-211.0-002.00
#90	c/o Robert C. Ward, Esq.	3801 HAZZARD CT LOT T-1 27-080-211.0-003.50
#91		3803 HAZZARD CT LOT T-2 27-080-211.0-003.51
#92		3805 HAZZARD CT LOT T-3 27-080-211.0-003.52
#93		3807 HAZZARD CT LOT T-4 27-080-211.0-003.53
#94		3809 HAZZARD CT LOT T-5 27-080-211.0-003.54
#95		3811 HAZZARD CT LOT T-6 27-080-211.0-003.55
#96		3813 HAZZARD CT LOT T-7 27-080-211.0-003.56
#97		3815 HAZZARD CT LOT T-8 27-080-211.0-003.57
#98		3817 HAZZARD CT LOT T-9 27-080-211.0-003.58
#99		3819 HAZZARD CT LOT T-10 27-080-211.0-003.59
#100		3821 HAZZARD CT LOT T-11 27-080-211.0-003.60
#101		3223 HAZZARD CT LOT T-12 27-080-211.0-003.61
#102		3822 HAZARD CT T-23 27-080-211.0-006.60
#103		3824 HAZARD CT T-24 27-080-211.0-006.61
#51	Alliance Funding, a Division of Superior Bank FSB (FDIC took over in 2001 and then closed them.)	527 E 24 ST 40 X 128 18-050-023.0-208.00
#71	The Corporation Trust Center	41 KELLOGG ST 44 X 131.4 AV 18-053-031.0-130.00
ALL	Internal Revenue Service - Department of the Treasury	ALL

THE ABOVE ARE HEREBY NOTIFIED THAT PROPERTY IN WHICH THEY MAY HOLD AN INTEREST WILL BE SOLD, FREE AND CLEAR OF ANY INTEREST THEY MAY HAVE BEGINNING AT 9 A.M. ON WEDNESDAY, NOVEMBER 17, 2021 and CONTINUING UNTIL THURSDAY, NOVEMBER 18, 2021 AT 3:00 P.M. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE.

Lorie Watson
MacDONALD, ILLIG, JONES & BRITTON LLP
100 State Street, Suite 700
Erie, PA 16507
814-870-7770
taxsaleinfo@mijb.com

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA - NO. 11862-2021

SUPPLEMENTAL RULE TO SHOW CAUSE ORDER

AND NOW, this 4th day of October, 2021, the within Motion for Leave to Serve by Publication being presented, it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. A Rule is hereby directed to all legal owners and lienholders not previously served to appear and show cause why a decree should not be made that said property be sold free and clear of their respective tax and municipal claims, liens, mortgages, charges and estates.
2. This Rule is returnable before the Honorable Judge Joseph M. Walsh III on November 5th, 2021 at 9:30 A.M. in Courtroom 1-217 of the Erie County Courthouse at which time the Court will hear from any owner or party who opposes the relief sought in the Petition.

BY THE COURT,
/s/Joseph M. Walsh, III, Judge
Oct. 15

LEGAL NOTICE

In re: : IN THE COURT OF COMMON PLEAS
 PETITION OF THE ERIE COUNTY TAX CLAIM : OF ERIE COUNTY, PENNSYLVANIA
 BUREAU FOR SALE OF REAL ESTATE AT :
 PUBLIC SALE FREE AND CLEAR OF CLAIMS, :
 LIENS, MORTGAGES, TAX CLAIMS, CHARGES, : CIVIL ACTION - LAW
 AND ESTATES EXCEPT SEPARATELY TAXED :
 GROUND RENTS IN ACCORDANCE WITH THE :
 PROVISIONS OF THE REAL ESTATE TAX SALE :
 LAW, Petitioner : NO. 11862-2021

v.

COUNTY OF ERIE, ALBION BOROUGH,
 CONCORD TOWNSHIP, CONNEAUT TOWNSHIP,
 CITY OF CORRY, EDINBORO BOROUGH, CITY OF
 ERIE, FAIRVIEW TOWNSHIP, GIRARD TOWNSHIP,
 GREENE TOWNSHIP, GREENFIELD TOWNSHIP,
 HARBORCREEK TOWNSHIP, MCKEAN
 TOWNSHIP, MILLCREEK TOWNSHIP, NORTH
 EAST BOROUGH, NORTH EAST TOWNSHIP,
 PLATEAU BOROUGH, SUMMIT TOWNSHIP,
 UNION CITY BOROUGH, UNION TOWNSHIP,
 WATERFORD BOROUGH, WATERFORD
 TOWNSHIP, WESLEYVILLE BOROUGH.

AND

CORRY AREA SCHOOL DISTRICT, ERIE SCHOOL
 DISTRICT, FAIRVIEW SCHOOL DISTRICT,
 FORT LEBOEUF SCHOOL DISTRICT, GENERAL
 MCLANE SCHOOL DISTRICT, GIRARD SCHOOL
 DISTRICT, HARBORCREEK SCHOOL DISTRICT,
 IROQUOIS SCHOOL DISTRICT, MILLCREEK
 SCHOOL DISTRICT, NORTH EAST SCHOOL
 DISTRICT, NORTHWESTERN SCHOOL DISTRICT,
 UNION CITY AREA SCHOOL DISTRICT,
 WATTSBURG AREA SCHOOL DISTRICT,
 Respondents

AND

COMMONWEALTH OF PENNSYLVANIA,
 INTERNAL REVENUE SERVICE, and UNITED
 STATES OF AMERICA, Additional Respondents

**PUBLIC NOTICE OF JUDICIAL “LIEN FREE” TAX SALE
 TO BE HELD WEDNESDAY, NOVEMBER 17, 2021 BEGINNING AT 9:00 A.M AND CONTINUING
 THROUGH THURSDAY, NOVEMBER 18, 2021 AT 3:00 P.M. VIA
 ON-LINE AT WWW.GOVDEALS.COM**

TO: ALL INTERESTED MEMBERS OF THE PUBLIC

On October 4, 2021, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 11862-2021, authorizing a judicial tax sale to be conducted pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101 et seq., and it will involve the sale, to the highest bidder, of certain parcels of Erie County real estate for which there has been a delinquency in the payment of their real estate taxes for a period exceeding three (3) years. The purchasers at this judicial sale take the property free and clear of all tax and municipal claims, mortgages, liens, charges

and estates of whatsoever kind in existence as of March 1, 2021, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after March 1, 2021 may not receive notice of the sale, and thus remain with the property. Prospective purchasers are encouraged to conduct their own due diligence.

1. The sale shall be conducted on **WEDNESDAY, NOVEMBER 17, 2021 BEGINNING AT 9:00 A.M. AND CONTINUING THROUGH THURSDAY, NOVEMBER 18, 2021 AT 3:00 P.M. VIA ON-LINE AT WWW.GOVDEALS.COM**

2. The sale shall be open to any interested member of the public and any interested bidders shall register to bid.

3. The sale shall be conducted in the style of an on-line auction each parcel being listed, and sale to the highest bidder on each parcel.

4. All persons interested in bidding at the judicial sale, if not already pre-registered through MacDonald Illig Law Firm and www.GOVDEALS.com, should do so by Thursday, November 4, 2021 at their office, 100 State Street, Suite 700, Erie, PA 16507. **Photo identification must be presented at time of registration.** Such registration will create no obligation to bid on any property.

5. **TITLE, CONDITION and OCCUPANCY** All properties are sold “as is” with no warranty or guaranties of any kind regardless of statement of condition made from the auction block/page. Bidders shall rely entirely on *their own inspection and information and are responsible for knowing the properties which they are bidding upon*. ALL SALES ARE FINAL.

The “As Is” sale includes, but is not limited to environmental conditions such as possible wetlands, storm water drainage matters, underground storage tanks, or hazardous or toxic waste or materials in, on or under the property.

Neither the County nor the attorneys make any guaranty or warranty that the information or photos from the Erie County Assessment Office displayed is accurate. **For example, the information may include a photo of a structure that is no longer on the property. In particular, mobile homes are MOVABLE and may not be on the property anymore, despite being in a photograph displayed during the sale.**

As such, Bidders shall *rely entirely on their own inspection and information* and are responsible for knowing the current condition of properties upon which they are bidding (*including BLIGHTED Properties*).

With the exception of mobile homes without land, no personalty is included in the sale.

The Bureau conducts a limited title search in order to attempt to notify all known holders of mortgages, judgments or liens that, by Order of the Erie County Court of Common Pleas, the property will be offered for sale divested of such mortgages, judgments or liens. These searches occur during the year leading up to the sale, not on the day of the sale. Thus, liens or judgments that are filed after the search, but before the sale, will not receive notice of the sale and such liens may continue as valid liens. For this reason, the Bureau places a “good through” date of **March 1, 2021** on its searches. Buyers are warned that if they do not perform “bring down” searches after that date, they could take a property subject to a valid lien. No warranty or guaranty is made regarding the title searches.

Any trailers that are purchased from the sale may have an encumbrance on the trailer’s certificate of title and will be sold under and subject to said encumbrance.

Note: land title insurance companies usually will not insure the title of judicially sold property. Buyers should consult legal counsel concerning the title and the advisability of bringing a court action to Quiet Title. The County, its attorneys and representatives make no warranty, guarantee, or representation as to the description of a property, nor will it make any survey on the property.

The Erie County Tax Claim Bureau reserves the right to participate, or not to participate in any post-sale litigation.

The Erie County Tax Claim Bureau will sell subject to existing tenancies and possessors (i.e., renters or others occupying the property). You may have to bring an action for eviction or ejectment to remove any such occupants.

All those participating in the bidding process or who may otherwise be affected thereby and have an interest therein are reminded of the following: the risk of loss due to casualty or other destruction or damage to the premises, and responsibility and liability for any injuries to persons arising out of the condition of the premises will be upon the bidder, effective upon payment of the bid price. **Winning bidders have an insurable interest the moment they pay for the property and need not wait to receive a deed to obtain insurance on the property.**

****** Please Note:** The existence of a Federal Tax Lien creates a 120-day right of redemption in favor of the federal agency. This entitles the federal authorities to purchase the property within 120 days of the sale from the successful bidder at the bid price. Therefore, bidders are cautioned to refrain from improving the premises by improvement or demolition during this redemption period.

6. PAYMENT: CERTIFIED CHECK or WIRED FUNDS ONLY.

NO CASH and NO PERSONAL CHECKS WILL BE ACCEPTED. Purchases may only be made by cashier’s/ certified check or wired funds made payable to “MacDonald, Illig, Jones & Britton LLP” or to the winning bidder and then endorsed.

Winning Bidders will receive a Buyer’s Invoice by e-mail from GovDeals as their notice of winning bid. **And, then winning bidders will receive a FINAL e-mail from MIJB with the TOTAL amount due.** All sales must be paid in full by 5:00 p.m. on the day after the close of the sale (November 19th, 2021); **with the winning bid amount, auction fee (5%), transfer taxes, City of Erie administrative fee (if applicable), and recording fees (also known as Additional Day of Sale Costs).** Please refer to the Final e-mail for all fees and taxes. (Failure to do so will result in the property

being sold to the next highest bidder or placed back in the auction and reoffered for sale during this or the next judicial tax sale.)

*****Failure to make any required payments within the time frame set forth above will result in the property being sold to the next highest bidder or re-auctioned at this or the next judicial tax sale and may result in a prohibition of bidding on any other properties in the sale, as well as pursuit of the winning bidder for damages resulting from the winning bidder's failure to make the required payment. The payments are non-refundable and all payments made by bidders will be retained as liquidated damages.**

Any failure to pay the required minimum within one day after the sale shall be treated as a breach of contract and the County reserves all rights to pursue the winning bidder for all damages resulting from the winning bidder's failure to make the required minimum payment, including but not limited to the costs and legal fees associated with placing the property in a subsequent sale.

7. **BID REGISTRATION** All Prospective bidders will be required to complete and execute an "Affidavit of Bidder" and shall provide the original Affidavit to MacDonald, Illig, Jones & Britton LLP at the time of registration on or before November 4, 2021.

The Affidavit of Bidder and Bid Registration will follow the provisions of PA House Bill 264, No. 2021-33.

The Applicant on the Bidder Application will provide the following information:

1. If the applicant is an individual, the individual's name, residential address and phone number.
2. If the applicant is not an individual, the applicant's name, including the name of all officers, business address and phone number.

3. If the applicant is a limited liability company, the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company.

4. An affidavit stating that the applicant:
i. is not delinquent in paying real estate taxes to any taxing district in this Commonwealth and that the applicant has no municipal utility bills, as defined in section 619.1(b), that are not more than one year outstanding anywhere in this Commonwealth;

ii. is not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601(d);
iii. has not, within the three years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and has not either:

A. failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property; or

B. permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property; and

iv. understands that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa.C.S. §4904 (a) (relating to unsworn falsification to authorities)

5. If the applicant is not an individual, documentation that the signer has the authority to act on behalf of the applicant, and the individual appearing in person to register, as required under section 501-A (a), is the signer of the application or otherwise authorized to act on behalf of the applicant.

BIDDERS WILL BE PROHIBITED FROM BIDDING IF THEY HAVE DELINQUENT TAXES, OUTSTANDING MUNICIPAL UTILITY BILLS, UNCORRECTED HOUSING CODE VIOLATIONS, OR LANDLORD LICENSING REVOCATION, ON ANY OF THEIR OWN PROPERTY IN ERIE COUNTY, AT THE TIME OF THE SALE.

8. BID PROCEDURES

a. The auctioneer reserves the right to accept any bids in any increment the auctioneer feels is in the best interest of the Erie County Tax Claim Bureau. The auctioneer reserves the right to refuse any bid for any reason, from any person, whose actions, conduct or adverse comments are not in the best interest of the Erie County Tax Claim Bureau.

b. "Bid rigging," "pooling" or "collusion" by bidders can be a felony violation and will be treated accordingly.

c. Under the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale. It is also prohibited for a property owner to use a family member, friend or other "straw" person to circumvent this rule. Any payment made in violation of this provision by or on behalf of any owner will be retained as liquidated damages, the sale voided and the property will be re-auctioned at this or a subsequent judicial sale.

9. This Judicial Sale is being held according to the provisions of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101 et seq., and a Petition and Order to hold this sale was filed at the Erie County Court of Common Pleas, Civil Action No. 11862-2021, which Petition and Order is available for public inspection in the Erie County Prothonotary's Office. In the event of any conflict between these terms and conditions and the Pennsylvania Real Estate Tax Sale Law, the Real Estate Tax Sale Law shall control.

10. **DEED TO WINNING BIDDER** It is anticipated that successful bidders will receive a quit claim deed in

approximately three months after the Judicial Tax Sale.

UNTIL SUCH TIME AS THE SUCCESSFUL BIDDER RECEIVES THE QUIT CLAIM DEED CONVEYING TITLE TO THE PROPERTY, THE SUCCESSFUL BIDDER HAS ONLY EQUITABLE OWNERSHIP. IF THE PROPERTY IS OCCUPIED, IT IS THE WINNING BIDDER'S RESPONSIBILITY TO FOLLOW ALL LAWS AND RULES GOVERNING THE REMOVAL OF OCCUPANTS. If needed, MacDonald, Illig, Jones & Britton LLP will supply a letter confirming the winning bidder's equitable ownership in a given property.

*The County, its attorneys and representatives are not permitted to provide legal advice. If you have any questions regarding this point, you are encouraged to contact your attorney. If you do not have an attorney, you may contact the Lawyer Referral Service of the Erie County Bar Association at (814) 459-4411.

11. **DEED RECORDING FEE** A deed recording fee of approximately \$86.00 and \$2.00 for Realty Transfer Tax Statement of Value filing fee will automatically be added to each purchase of real property. The City of Erie, City Engineer administrative fee of \$100.00 will automatically be added where appropriate. Mobile homes, purchased without land, are not subject to the deed recording fee or Realty Transfer Tax Statement of Value filing fee.

12. **REALTY TRANSFER TAXES** A real estate transfer tax equal to 2%* of the computed value of the property will **automatically be added to each purchase of real property**, and must be paid with the bid price. The computed value is the **assessed value** of the parcel **multiplied by the common level factor of 1.23%**. The transfer tax is NOT based on the bid price. However, if the bid price is more than the assessed value, then the bid price will be used as the value of the property for transfer tax purposes. Mobile homes, purchased without land, are not subject to the real estate transfer tax. (**The transfer tax is 2.5% in the Borough of Edinboro).

13. **AUCTION FEE** Bidder agrees to pay 5% of the Bid price as the Auction Fee.

14. Successful bidders will take properties free and clear of claims, liens, mortgages, tax claims, charges and estates, except separately taxed ground rents, filed through March 1, 2021.

15. THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2022 CALENDAR YEAR REAL ESTATE TAXES, THE 2022-2023 FISCAL YEAR TAXES AND SUBSEQUENTLY LEVIED REAL ESTATE TAXES AND MUNICIPAL CHARGES. THESE TAXES MAY ALREADY HAVE BEEN BILLED AND/OR NEW BILLS MAY NOT BE ISSUED TO THE NEW OWNERS. IT IS THE WINNING BIDDER'S RESPONSIBILITY TO CONTACT THE TAX COLLECTOR TO DETERMINE THE TAX AND MAKE PAYMENT.

16. The Erie County Tax Claim Bureau reserves the right to withdraw any parcel from the auction at any time and change the minimum bid for any parcel at any time, regardless of any previous advertisements or notices which have been made to the public.

17. Successful bidders agree to cooperate in correcting any errors or other irregularities that may occur after the sale (for example an incorrect deed description or other similar clerical errors).

18. **The minimum bid for all parcels located in Millcreek Township may be changed prior to the sale.**

19. **There will be no registrations after the deadline to register, November 4, 2021. Those wishing to pre-register may do so by Thursday, November 4, 2021, at MacDonald Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507, Monday-Friday, 8:30 a.m. to 4:30 p.m. Registrants must complete an Affidavit of Bidder form and present a valid driver's license or other valid photo identification at the time of registration. Out-of-town residents may pre-register by e-mailing to lwatson@mijb.com a fully-executed and notarized Affidavit of Bidder form, together with a clear, fully legible copy of the registrant's valid driver's license or other valid photo identification.**

20. **The following properties will be sold at the Judicial Tax Sale on November 17 and 18, 2021, reserving the right to pull any sales because taxes have been brought current or for any other reason:**

Auction #	PARCEL NUMBER	OWNER'S NAME	PROPERTY DESCRIPTION
J21-0001	01-004-028.0-003.00	KUNTZ STACY D	53 ELK ST 70X115
J21-0002	03-005-016.0-003.50	HARLEY ROY ET JUSTENE	19019 ROUTE 89 TRL
J21-0003	03-014-036.0-001.00	REMOVED - Paid in Full	20281 HAMMOND RD 50 AC
J21-0004	03-015-035.0-004.51	HAMMOND HOWARD III	20300 HAMMOND RD TRL
J21-0005	03-017-024.0-004.00	REMOVED - Paid IN FULL	11145 NASH HILL RD 4 AC CAL
J21-0006	04-009-028.0-023.51	REMOVED -TCB (no trl) ARANYOS RENEE	9459 ROUTE 215 TRL
J21-0007	05-020-104.0-032.00	MORTON JASON ET LEHMANN JENNIFER	721 LIBERTY ST 50 X 165
J21-0008	05-020-104.0-033.00	MORTON JASON ET LEHMANN JENNIFER	711 LIBERTY ST 50 X 165
J21-0009	05-021-104.0-001.00	REID DAVID R	515 CATHERINE ST 340X295X164 (lot)
J21-0010	05-028-192.0-004.00	CHRISTENSEN KYLE R	644 E SOUTH ST 60 X 115.02 IRR
J21-0011	05-029-107.0-015.00	ROSS DAVID A	439 SHADY AVE 65.6 X 152.73
J21-0012	06-006-014.2-013.62	MILES SHERRIE A	244 SHAWNEE AVE LOT 222 TRL
J21-0013	08-033-146.0-011.00	PETACHI JAKOB D	209 FAIRVIEW ST TR 51 40X64
J21-0014	09-004-004.2-012.34	REMOVED - TCB (no trl-demo'd) FULLER GABRIEL	10099 MEADVILLE ST LOT 61 TRL
J21-0015	11-010-046.0-014.00	SWEENEY EMILY SUE	218 1/2 WATERFORD ST 96.8X64.5 IRR

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COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J21-0016	14-010-013.0-114.00	WILLOVER EUGENE M UX KATHERINE	444 E 8 ST 41.25 X 110
J21-0017	14-010-013.0-404.00	REED DAVID J	614 16 WALLACE ST 40 X 52.5
J21-0018	14-010-016.0-130.00	LINDVAY DAVID	518 E 8 ST 40 X 157.5
J21-0019	14-010-018.0-133.00	REMOVED - Paid in Full	544 1/2 E 4 ST 66 X 33
J21-0020	14-010-019.0-215.00	***FISHER CONNIE - AND FISHER, WILLIAM & BRENDA	605 - 07 E 6 ST 40 X 165
J21-0021	14-010-020.0-214.00	JUILFS DANIEL UX STELLA	627 E 4 ST 30 X 157.5
J21-0022	14-010-023.0-221.00	PHELPS KEVIN R	728 E 5 ST 40 X 157.5
J21-0023	14-010-027.0-110.00	CURRIE ROBERT R. Estate of (Deceased)	WAYNE ST 113.26 X 27.54 X 116.54
J21-0024	14-010-027.0-116.00	CURRIE ROBERT R. Estate of (Deceased)	525 WAYNE ST 34 X IRR
J21-0025	14-010-030.0-113.00	BAILEY LILLIAN T	905 1/2 E 7 ST 27.18 X 85.1
J21-0026	14-010-035.0-126.00	DEMYANOVICH M UX MILDRED M	1036 E 8 ST 35.25 X 70
J21-0027	14-011-001.0-101.00	***REMOVED - Condemnation filed	708 PAYNE AVE 80 X 160
J21-0028	14-011-002.0-201.00	BUFFALARI LAWRENCE L UX SANDRA	616 PAYNE AVE 40 X 120
J21-0029	14-011-017.0-219.00	KING MICHELLE ET JONES TELLEY	501 PARK WAY 40 X 115
J21-0030	15-020-017.0-131.00	GOODWINE MARKEICE D	1117 GERMAN ST 62.5 X 41.25
J21-0031	15-020-021.0-232.00	***LAMAYE GRANT L JR (Deceased) and LAMAYE, LEONA H	440 E 9 ST 30.4X157.5
J21-0032	15-020-025.0-205.00	***MOORE, HARVEY DENNIS (DECEASED) and SAMS, ANNA MARIE	443 E 16 ST 40X120
J21-0033	15-020-027.0-114.00	FRANCO GINA	515 E 11 ST 39.37X160
J21-0034	15-020-028.0-108.00	ANDRYCHOWSKI DIANE	545 E 14 ST 30X105
J21-0035	15-020-028.0-211.00	LILLEY JOHN R	527 E 13 ST 34X105
J21-0036	15-020-031.0-208.00	***WIESEN MICHELE	627 E 8 ST 41.25X165
J21-0037	15-020-033.0-225.00	SEABROOKE TOBY A	618 E 14 ST 30 X 112.5
J21-0038	15-020-043.0-102.00	SMITH, PAMELA MILLS and KEITH, DAVID A	926 EAST AVE 30.67X105
J21-0039	15-020-045.0-126.00	TROJANOVICH DANA A UX CHARLENE	1032 E 10 ST 32 X 165.16
J21-0040	15-020-048.0-309.00	IBRAHIMOVIC NEDIM	1135 E 10 ST 35X61.80
J21-0041	16-030-043.0-225.00	***STRANGE DUEY	934 W 17 ST 40 X 132.5
J21-0042	16-031-036.0-104.00	TATE PLASTICS CONSULTANTS INC	W 16 ST 643 X 43.07
J21-0043	17-040-023.0-218.00	GRAVES CHARLES C SR	427 LIBERTY ST 29X70
J21-0044	17-040-025.0-108.00	KEPPARD TROY A	811 W 7TH ST 28*5X165
J21-0045	17-040-030.0-111.00	GINNERY DONALD R	927 W 3RD ST 41.25X165
J21-0046	17-040-032.0-200.00	***PAMULA, GREGORY D and PERRY, Jr., MICHAEL G	430 32 CASCADE ST 45 X 65
J21-0047	18-050-010.0-101.00	DUNMIRE BETTY A (DECEASED)	2324 GERMAN ST 35 X 130
J21-0048	18-050-011.0-123.00	LEWKOWICZ ART ET JONES DENISE	212 E 26 ST 36.5 X 82.5
J21-0049	18-050-014.0-230.00	KEITH DAH ZJSIAREE A Y ET DA NAZSIA	314 E 23 ST 35 X 135
J21-0050	18-050-023.0-204.00	NEWSOME SHADACEA MARCHAE	549 E 24 ST 33 X 128
J21-0051	18-050-023.0-208.00	HENDERSON TINA, C/O TINA SANSOM and Henderson, Andre	527 E 24 ST 40 X 128
J21-0052	18-050-023.0-222.00	*** REMOVED - Condemnation filed	524 E 25 ST 45 X 128
J21-0053	18-050-026.0-203.00	ARRINGTON LUN E	631 E 22 ST 32 X 135
J21-0054	18-050-030.0-216.00	TRIPLETT ALLENE A	711 E 22 ST 30 X 128
J21-0055	18-050-033.0-103.00	SMITH CARL F (deceased)	859 E 21 ST 30 X 70

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J21-0056	18-050-033.0-116.00	BARNETT, DEVON and CROCKETT, LATOIA	817 E 21 ST 42 X 128
J21-0057	18-050-035.0-234.00	COMMUNITY REAL ESTATE GROUP-COMVET James O. Brewington, CEO	834 E 25 ST 30 X 135 LOT ONLY
J21-0058	18-050-037.0-127.00	GRAHAM LORI A	938 E 22 ST 45 X 135
J21-0059	18-050-075.0-204.00	***REMOVED - Condemnation filed	2912 PINE AVE 28.37X168.62 I
J21-0060	18-050-077.0-122.00	KOMOROWSKI, ANDREW J (deceased) and CAROL R. E	28TH ST (lot & garage only)
J21-0061	18-050-078.0-113.00	REMOVED (TCB request)	327 E 27 ST 30 X 135
J21-0062	18-050-094.0-220.00	***REMOVED - Condemnation filed	1142 E 21 ST 40 X 105
J21-0063	18-051-001.0-244.00	***GORDON ANGELO L SR (Deceased) and GORDON LILLIAN TRUSTEES	1268 E 21 ST 40 X IRREG
J21-0064	18-051-015.0-210.00	SK INVESTMENT SOLUTIONS LLC	BRINDLE FARM SUB LOTS 116 118
J21-0065	18-051-019.0-215.00	PLUNKETT HOWARD (DECEASED)	1743 FAIRMOUNT PKWY 120 X 88
J21-0066	18-051-021.0-222.00	KNIGHT, ROBERT AND KNIGHT,CAROL	C K RIBLET SUB LT20 46X138
J21-0067	18-051-043.0-315.00	MCBRAYER-HEARNS, TERRI	2624 WOODLAWN AVE 35 X IRR
J21-0068	18-052-021.0-100.00	JOHNSON BEATRICE	4044 DAVISON AVE 50X132
J21-0069	18-052-026.0-400.00	RANDOLPH JOHN	CONRAD HGTS SUB LT578 40X120.7
J21-0070	18-052-026.0-401.00	MYERS, SYLVESTER AND MEYERS, DOROTHY	1664 E GRANDVIEW BLVD 40XIRR
J21-0071	18-053-031.0-130.00	***HINES BARBARA A and MORRILL GARY R	41 KELLOGG ST 44 X 131.4 AV
J21-0072	18-053-099.0-205.00	MUHEN KATHEM A ET KHTHIR MUNA A	243 LONGACRE AVE IRREG
J21-0073	19-060-029.0-105.00	FRANCIS JACOB	1918 CASCADE ST 30X130
J21-0074	19-060-037.0-108.00	KREIDER JOHN W	1015 W 28TH ST 40X135
J21-0075	19-060-039.0-312.00	MILLIMACI JOE	921 W 26 ST 33.33X135
J21-0076	19-060-043.0-245.00	PULCINI DIONISIO ERNEST PAUL	2679 HAZEL ST 40X125.5
J21-0077	19-061-023.0-318.00	REMOVED - Paid in FULL	163 BRIGHTON AVE 40X120
J21-0078	21-054-092.1-001.93	WEBSTER ADAM	6621 W RIDGE RD LT 31E TRL
J21-0079	21-068-107.0-003.00	GRESH THOMAS C UX JOYCE ANN	TANNERY RD OFF 165.55X185X85TR
J21-0080	22-012-025.0-007.56	REMOVED (TCB) - Demo'd	6994 CRANE RD TRL
J21-0081	24-004-007.2-012.67	RICHARDSON LYNN ET ECKER REBECCA (Peaceful Acres)	9800 W LAKE RD LOT 43 TRL
J21-0082	24-004-007.3-012.50	TRIPP TERESA (Peaceful Acres)	9800 W LAKE RD LOT 26 TRL
J21-0083	24-008-065.0-001.52	(Cross Station Rd MHC) REMOVED - DEMOf July 2021	11390 CROSSSTATION LOT 36 TRL
J21-0084	24-012-036.7-074.11	REMOVED - Paid in FULL	492 SHADYBROOK CL TRAILER
J21-0085	24-021-071.0-004.00	WEAVER, ESTATE OF CLINTON E. and WEAVER, RUTH M (Deceased)	190 TR534&535 2.6AC
J21-0086	25-002-010.0-002.00	STRUCHEN, WILLIAM G and STRUCHEN, LOIS MAE	TR 240 TWP RTE 701 433 X 440
J21-0087	26-003-011.0-013.50	PETERS STEPHEN	RICH HILL RD TRL
J21-0088	26-005-032.1-005.00	BEDNER SEAN A	RAYMOND MILLS RD 100X280S IRR

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J21-0089	27-080-211.0-002.00	PATEL NANDLAL P UX CHANDRIKA N	3798 HARBOR RIDGE TRAIL - HARBOR RD
J21-0090	27-080-211.0-003.50	PATEL NANDLAL P UX CHANDRIKA N	3801 HAZZARD CT LOT T-1
J21-0091	27-080-211.0-003.51	PATEL NANDLAL P UX CHANDRIKA N	3803 HAZZARD CT LOT T-2
J21-0092	27-080-211.0-003.52	PATEL NANDLAL P UX CHANDRIKA N	3805 HAZZARD CT LOT T-3
J21-0093	27-080-211.0-003.53	PATEL NANDLAL P UX CHANDRIKA N	3807 HAZZARD CT LOT T-4
J21-0094	27-080-211.0-003.54	PATEL NANDLAL P UX CHANDRIKA N	3809 HAZZARD CT LOT T-5
J21-0095	27-080-211.0-003.55	PATEL NANDLAL P UX CHANDRIKA N	3811 HAZZARD CT LOT T-6
J21-0096	27-080-211.0-003.56	PATEL NANDLAL P UX CHANDRIKA N	3813 HAZZARD CT LOT T-7
J21-0097	27-080-211.0-003.57	PATEL NANDLAL P UX CHANDRIKA N	3815 HAZZARD CT LOT T-8
J21-0098	27-080-211.0-003.58	PATEL NANDLAL P UX CHANDRIKA N	3817 HAZZARD CT LOT T-9
J21-0099	27-080-211.0-003.59	PATEL NANDLAL P UX CHANDRIKA N	3819 HAZZARD CT LOT T-10
J21-0100	27-080-211.0-003.60	PATEL NANDLAL P UX CHANDRIKA N	3821 HAZZARD CT LOT T-11
J21-0101	27-080-211.0-003.61	PATEL NANDLAL P UX CHANDRIKA N	3223 HAZZARD CT LOT T-12
J21-0102	27-080-211.0-006.60	PATEL NANDLAL P UX CHANDRIKA N	3822 HAZARD CT T-23
J21-0103	27-080-211.0-006.61	PATEL NANDLAL P UX CHANDRIKA N	3824 HAZARD CT T-24
J21-0104	31-013-057.0-007.00	ADAMS RICHARD L (Deceased) and ADAMS, CAROL J	EDINBORO RD OFF TR22 85 X 250 IRR
J21-0105	33-016-019.0-264.11	SCHULTZ JAMES - REMOVED (Trl gone)	411 KELSO DR LOT 28 TRL
J21-0106	33-016-019.0-268.23	MOON JAMES	533 PERINELLA DR TRL
J21-0107	33-016-019.0-268.62	BAGNONI CASSANDRA	565 ADIUTORI DR TRL
J21-0108	33-016-019.1-268.51	ROLLINGER DENNIS JAY	569 CONTI DR TRL
J21-0109	33-026-154.0-005.00	REMOVED - PAID IN FULL	1214 HARTT RD 117X285
J21-0110	33-050-297.0-009.00	REMOVED - PAID IN FULL	2518 CRESCENT DR 90X169.12
J21-0111	33-051-205.0-010.00	REMOVED - Paid in FULL	W 23 ST LOT 229 40X130.14
J21-0112	33-051-205.0-010.50	REMOVED - Paid in FULL	2722 W 23 ST TRL
J21-0113	33-053-225.0-001.55	NAYLOR CALVIN P	3549 W 22 ST TRL
J21-0114	33-053-225.0-001.76	VITARELLI JOSEPH A	3558 W 22 ST TRL
J21-0115	33-055-247.0-009.45	REMOVED - PAID IN FULL	4065 W 26 ST TRL
J21-0116	33-123-418.0-128.59	LANE JESSE J JR	5005 ZUCK RD LOT 47 TRL
J21-0117	33-123-418.3-028.17	REMOVED - PAID IN FULL	5005 ZUCK RD. LOT 41 TRL
J21-0118	33-169-554.0-015.00	BLANC MICHAEL L UX LORETTA J	ZUCK RD OFF W/S 45 X 100
J21-0119	35-001-004.0-001.00	GIBBONS BRENDA	BANK ST 31 X 12 X 33 TRI
J21-0120	36-005-037.0-007.00	TARR JACK W and ELSIE M. (Deceased)	39 S WASHINGTON 86X122
J21-0121	37-025-088.5-015.97	THOMPSON DANYEL	5321 LOOMIS ST LOT 137 TRL

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J21-0122	37-025-088.8-015.42	FRIEDLINE ROBERT UX KELLY	5321 LOOMIS ST LOT 41 TRL
J21-0123	37-027-114.0-001.00	RIHEL, ESTHER L (deceased)	SHERMAN RD TR 134 165X100.5
J21-0124	38-013-017.0-002.51	WLOCH JOHN J and URSULA M. (BOTH DECEASED)	10155 W PEACH ST TRL
J21-0125	40-012-046.2-001.91	REMOVED - Paid in Full	340 SNOWBURY ST TRL (Holly Acres)
J21-0126	40-014-088.4-001.13	REMOVED PIF (TCB pmnt) HAYES LINDA MARIE ET MCDONALD BRADL	87 APPLEWOOD LN TRL
J21-0127	40-014-088.5-001.44	GREENWOOD JOSEPH UX LISA	83A PINWOOD LN TRL
J21-0128	40-016-072.0-003.00	REMOVED - Paid in Full GREATER REGIONAL ERIE ATHLETIC TEAM TRAINING	8155 8159 OLIVER RD LOT D 15.88
J21-0129	41-003-005.0-001.00	BAILEY CHARLES W JR	127 N MAIN ST 104 X 146.59 IRR
J21-0130	41-003-005.0-006.00	BAILEY CHARLES W JR	N MAIN ET JOHN ST 110X305 IRR
J21-0131	41-005-009.0-006.00	INGRAM JOSHUA Z	127 EAST HIGH ST 166.5 X 165
J21-0132	41-014-059.0-002.00	MORTON BRENDA K	18 GILLETTE ST 39X57.92
J21-0133	41-015-070.0-008.00	HULL JOSHUA I UX ANGELA M	48 MILES ST 75X195 IRR
J21-0134	42-015-077.0-023.00	WARD CHARLES D (Deceased) UX MARY LOU	21 PARADE ST 50X160
J21-0135	43-008-008.0-002.00	BAILEY CHARLES W JR	ROUTE 8 35 X 91 IRR
J21-0136	46-008-061.2-001.11	MORGAN KEVIN	301 E 1ST ST LOT 7 TRL
J21-0137	47-011-027.0-007.13	EISERT COLLEEN	1057 SOUTH DR TRL
J21-0138	47-011-027.2-007.34	RUSSELL JAN ET FRED	1065 HOBBS LN TRL
J21-0139	47-027-060.0-001.85	YOUNG THERESA NICOLE	12508 WEST ROAD LOT 3 TRL
J21-0140	50-001-006.0-008.52	SEXTON JONATHON E	1811 SPARTAN DR TRL
J21-0141	50-001-006.1-001.47	LARNER JESSE	3213 PEARL AVE TRL
J21-0142	50-003-023.0-015.00	WELSH BRANDY	3012 EDISON AVE 39.5X89.27
J21-0143	14-010-020.0-216.00	BURTON DONALD P., BURTON DIANE L	621 E 4 ST 30 X 157.5
J21-0144	14-010-040.0-122.00	SMITH SHANNON D	1118 E LAKE RD 32 X 125.5
J21-0145	18-051-001.0-112.00	VACTOR KEVIN L. ET HARRIS WILMA	1241 E 21ST 80 X 105

Please call MacDonald Illig Law Firm for the Minimum Bid, which is subject to change. It is strongly recommended that you complete your own title search prior to the sale. Please direct any questions to MacDonald Illig Law Firm at 814-870-7770 or taxsaleinfo@mijb.com.

Oct. 15

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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

**OCTOBER 22, 2021
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. 1, 8, 15

SALE NO. 1

Ex. #10603 of 2021
Northwest Bank f/k/a
Northwest Savings Bank, Plaintiff
v.

David W. Russell and
Amy J. Herp-Russell, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed at No. 2021-10603, Northwest Bank f/k/a Northwest Savings Bank v. David W. Russell and Amy J. Herp-Russell, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being commonly known as 4033 Calico Drive, Erie, Pennsylvania with 1,224 square footage and 0.4917 acreage. Assessment Map No. (33) 82-414-3.11

Assessed Value Figure: \$128,000
Improvement thereon: Single family dwelling
Mark G. Claypool, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Oct. 1, 8, 15

SALE NO. 3

Ex. #10018 of 2020
MIDFIRST BANK, Plaintiff
v.

JEFFREY SCAVO and
KYLE B. SCAVO, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2020-10018, MIDFIRST BANK vs. JEFFREY SCAVO and KYLE B. SCAVO, owner(s) of the property situated in Erie County, Pennsylvania being 5203 ERAGAS DRIVE, ERIE, PA 16511
Assessment Map Number: 27010049200300
Assessed Value Figure: \$257,800.00
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. 1, 8, 15

SALE NO. 4

Ex. #10998 of 2021
Wells Fargo Bank, National
Association, Plaintiff
v.

Tina Klaus a/k/a T Klaus a/k/a
T L Klaus, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2021-10998, Wells Fargo Bank, National Association vs. Tina Klaus a/k/a T Klaus a/k/a T L Klaus, owner(s) of property situated in the Township of Springfield, Erie County, Pennsylvania being 4538 Crayton Road, West Springfield, PA 16443
Single Family
75 X 155
Assessment Map number: 3901404100201

Assessed Value figure: \$71,630
Improvement thereon: Residential Single Dwelling
Stern & Eisenberg, P.C.
Andrew J. Marley, Esquire
1581 Main Street, Suite 200
Warrington, PA 18976

Oct. 1, 8, 15

SALE NO. 5

Ex. #12599 of 2019
THE BANK OF NEW YORK
MELLON, F/K/A THE
BANK OF NEW YORK AS
SUCCESSOR IN INTEREST
TO JPMORGAN CHASE
BANK, N.A. AS TRUSTEE
FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES
2003-4, NOVASTAR HOME
EQUITY LOAN ASSET-
BACKED CERTIFICATES,
SERIES 2003-4, Plaintiff
v.

RANDOLPH J. LIGHTNER,
Defendant
DESCRIPTION

By virtue of a Writ of Execution No. 12599-2019, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2003-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-4 v. RANDOLPH J. LIGHTNER, owner(s) of property situate in the CITY OF ERIE, ERIE County, Pennsylvania, being 1249 BROWN AVE., ERIE, PA 16502
Tax ID No. 19062002011800
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$59,573.85
Attorneys for Plaintiff
Brock & Scott, PLLC

Oct. 1, 8, 15

SALE NO. 6

Ex. #11280 of 2021
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.
GILLIAN D. TENON AND
EDWARD J. TENON,
Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 11280-21, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. GILLIAN D. TENON AND EDWARD J. TENON, Defendants
Real Estate: 256 E. 31ST STREET, ERIE, PA 16504
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 29.4 x 135
Deed Book/Inst#: Book 1461, page 0422
Tax I.D. (18) 5083-254
Assessment: \$16,900 (Land)
\$46,500 (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. 1, 8, 15

SALE NO. 7

Ex. #11016 of 2021
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL2, Plaintiff
v.
Charles Ray Taylor, Jr. and Marie A. Taylor, Defendants

DESCRIPTION

By Virtue of Writ of Execution filed to No. 2021-11016, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL2 vs. Charles Ray Taylor, Jr. and Marie A. Taylor, owner(s) of property situated in the Borough of Albion, Erie County, Pennsylvania being 23 1st Avenue, Albion, PA 16401
0.1664
Assessment Map number: 01003035009800
Assessed figure: \$92,700.00
Improvement thereon: Single Family Residential
Hladik, Onorato & Federman, LLP
289 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Oct. 1, 8, 15

SALE NO. 8

Ex. #10041 of 2021
Y & R I OPPORTUNITY FUND, LLC, Plaintiff
v.
THOMAS E. KASPICK AND ANN M. KASPICK AND THE UNITED STATES OF AMERICA, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10041-21, Y & R I OPPORTUNITY FUND, LLC, vs. THOMAS E. KASPICK AND ANN M. KASPICK AND THE UNITED STATE OF AMERICA
THOMAS E. KASPICK AND ANN M. KASPICK, owner(s) of property situated in the TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3233 W. 39th Street, Erie, PA 16506
996 square feet
Assessment Map number: 33083410000300
Assessed Value figure: \$85,540
Improvement thereon: Residential Dwelling
Jillian Nolan Snider, Esquire
Frost Brown Todd LLC
501 Grant Street, Suite 800
Pittsburgh, PA 15219
(412) 513-4300

Oct. 1, 8, 15

MARCH 20, 2020

SALE NO. 11

Ex. #12269 of 2019
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MERITAGE 2003-1, Plaintiff
v.
SERGIO LOPEZ; DEANA LOPEZ, Defendant(s)

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE 6TH WARD OF THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 1022 WEST 29TH STREET, ERIE, PA 16508
PARCEL NUMBER: 19060037013700
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS Citron, LLC
Robert Crawley, Esq.,

Attorney ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com
Oct. 1, 8, 15

APRIL 17, 2020

SALE NO. 25

Ex. #12536 of 2019
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE FOR REGISTERED HOLDERS OF SALOMON BROTHERS MORTGAGE SECURITIES VII, INC., MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2001-2, Plaintiff
v.
DIANA LITZEL, IN HER CAPACITY AS HEIR OF DAVID L. BITTNER; DAVID L. J. BITTNER, JR., IN HIS CAPACITY AS HEIR OF DAVID L. BITTNER; JAMES BITTNER, A/K/A JAMES B. BITTNER, IN HIS CAPACITY AS HEIR OF DAVID L. BITTNER; JAY BITTNER A/K/A JAY A. BITTNER, IN HIS CAPACITY AS HEIR OF DAVID L. BITTNER; TRACEY M. SPANO, IN HER CAPACITY AS HEIR OF DAVID L. BITTNER; JEAN M. BITTNER, IN HER CAPACITY AS HEIR OF DAVID L. BITTNER; CHANDA BITTNER A/K/A CHANDA L. BITTNER, IN HER CAPACITY AS HEIR OF JEFFREY BITTNER A/K/A JEFFREY JOHN BITTNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID L. BITTNER, Defendant(s)

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN LAWRENCE PARK TOWNSHIP, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 845 PRIESTLEY AVENUE, ERIE (LAWRENCE PARK

TOWNSHIP), PA 16511
BEING PARCEL NUMBER: 29-010-047.0-033.01
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
rflacco@rasnj.com

Oct. 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, October 6, 2021** and confirmed Nisi.


November 17, 2021 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>2021 ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
264 Paul Michael Newell a/k/a Paul M. Newell a/k/a Paul M. Newell, M.D.	Thomas M. Newell Executor	Melissa L. Larese, Esq.

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

Oct. 15, 22



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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

BRACE, CRAIG A., deceased

Late of Waterford Borough, County of Erie and Commonwealth of Pennsylvania
Executor: Darrell L. Brace, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh, Jr., Esq., MARSH SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

CORAPI, MARGARET, deceased

Late of Summit Township, County of Erie and Commonwealth of Pennsylvania
Co-executors: Thomas Paul Corapi, Jr., 5510 Bondy Drive, Erie, PA 16509 and Dina Marie White, c/o Thomas Paul Corapi, Jr., 5510 Bondy Drive, Erie, PA 16509
Attorney: None

FOGLE, WILLIAM E., a/k/a WILLIAM EDWARD FOGLE, deceased

Late of the Township of Edinboro, County of Erie, Commonwealth of Pennsylvania
Executrix: Catherine L. Stemmler, 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

HILL, VIOLET C., deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administratrix: Dawn Denning, 930 West 20th Street, Erie, PA 16502
Attorney: None

MAGUIRE, ELMER J., JR., a/k/a ELMER JOSEPH MAGUIRE, JR., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kevin M. Monahan, Esq., MARSH SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

MARCY, FLOYD J., deceased

Late of East Haven, Connecticut
Administrator CTA: Donald Marcy, 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

MORGAN, DAVID M., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Garrett D. Morgan
Attorney: James H. Richardson, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

ORTON, BOBBIE L., deceased

Late of the Township of North East, County of Erie, Commonwealth of Pennsylvania
Executrix: Michelle Harper, c/o Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428
Attorney: Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428

PASSAMONTE, EDWARD J., JR., a/k/a EDWARD J. PASSAMONTE, deceased

Late of the Township of Greene, Commonwealth of Pennsylvania
Executrix: Virginia J. Passamonte, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

POSTLEWAITE, ETHEL MARIE, a/k/a ETHEL MARIE PIFER POSTLEWAITE, a/k/a MARIE POSTLEWAITE, deceased

Late of Erie County
Administrator: Gary R. Postlewaite, 2058 Strong Road, Waterford, PA 16442
Attorney: Jay R. Hagerman, Esquire, Abernethy & Hagerman, LLC, 4499 Mt. Royal Blvd., Allison Park, PA 15101

ROBINSON, EDWARD A., deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Brittanie Jimenez-Canet, 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

SENGER, MARIE T., deceased

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Co-executors: John L. Senger and Gregory M. Senger, 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

SMITH, WILLIAM H., deceased

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania
Executor: George T. Smith, Jr., 7316 Water Street, Fairview, PA 16415
Attorney: Brian M. McGowan, Esq., 8220 Old French Road, Erie, PA 16509

STEFANELLI, LEONARD A., deceased

Late of Fairview Township, County of Erie, Commonwealth of Pennsylvania
Executor: Charles Devine, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

SUTTO, LINDA JEAN, deceased

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Administratrix: Carol Sutto-Pugliese, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kevin M. Monahan, Esq., MARSH SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

TROHOSKE, MYRTLE M., a/k/a MYRTLE M. SMITH, a/k/a MYRTLE MARIE TROHOSKE, deceased

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Judy A. Kraus
Attorney: James H. Richardson, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

VROMAN, HUGH E., deceased

Late of Millcreek Township, Erie County, Pennsylvania
Co-executors: Kirk E. Vroman & Lori Sala, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

WASSINK, MICHAEL J., deceased

Late of Fairview Township, County of Erie and Commonwealth of Pennsylvania
Administratrix: Susan Hetz, 7000 Kreider Road, Fairview, PA 16415-2508
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

WICKWIRE, RANDY ALLAN, deceased

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Administratrix: Deborah A. Stripay, c/o 519 Court Place, Pittsburgh, PA 15219
Attorney: Michele McPeak Cromer, Esquire, Gaitens, Tucceri & Nicholas, P.C., 519 Court Place, Pittsburgh, PA 15219

SECOND PUBLICATION

CHURCHILL, REBECCA JEAN, deceased

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Administratrix: Desiree Palmer, c/o Steven Srnka, Esquire, Orton & Orton, LLC, 68 East Main Street, North East, PA 16428
Attorney: Steven Srnka, Esquire, Orton & Orton, LLC, 68 East Main Street, North East, PA 16428

COOK, LINDA J., deceased

Late of the City of Erie, County of Erie, and State of Pennsylvania
Executor: George M. Schroeck, c/o 117 West Seventh Street, Erie, Pennsylvania 16501
Attorneys: Schroeck & Associates, P.C., 117 West Seventh Street, Erie, Pennsylvania 16501

DISBROW, FRANCES M., a/k/a FRANCES DISBROW, deceased

Late of the City of Erie, Erie County
Executor: Shawn M. Disbrow
Attorney: Steven E. George, Esq., Marsh SchAAF, LLP, 300 State Street, Suite 300, Erie, PA 16507

FOULK, JEAN ADELLA, deceased

Late of the City of Erie
Executrix: Caroline Marie Foulk, 3613 Eliot Rd., Erie, PA 16508
Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

GERTZ, JOHN T., deceased

Late of Summit Township, County of Erie and Commonwealth of Pennsylvania
Executor: Joseph B. Gertz, c/o James E. Marsh Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh Jr., Esq., MARSH SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

HUGHES, ERNEST W., a/k/a ERNEST HUGHES, deceased

Late of the Township of Millcreek, Erie County, Commonwealth of Pennsylvania
Administrator C.T.A.: John Garrick, 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

JASPER, JAMES H., deceased

Late of the Township of Girard, County of Erie and Commonwealth of Pennsylvania
Administrator: Andrew Jasper, c/o Anthony Angelone, Esquire, Law Office of Gery T. Nietupski, Esquire, LLC, 818 State Street, Suite A, Erie, PA 16501
Attorney: Anthony Angelone, Esquire, Law Office of Gery T. Nietupski, Esquire, LLC, 818 State Street, Suite A, Erie, PA 16501

LANE, CAROLYN A., deceased

Late of the Township of Harborcreek
Executrix: Katherine S. Delfino, 13 Wood Dr., Atkinson, NH 03811
Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

LINDAHL, PHYLLIS, deceased

Late of the Township of Millcreek, Erie County, Pennsylvania
Executrix: Kristine Balinski, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

LONGO, CHRISTINE A., deceased

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania
Executor: Vincent M. Mayer
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

MILLER, DONALD L., a/k/a DONALD MILLER, deceased

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

NELSON, SHIRLEY ANN, a/k/a SHIRLEY A. NELSON, a/k/a SHIRLEY NELSON, deceased

Late of the Township of Springfield, County of Erie, Commonwealth of Pennsylvania
Executrix: Veronica Hershelman, 1211 Cherry Street, Lake City, PA 16423
Attorney: John M. Bartlett, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

SILVERTHORN, DANIEL S., a/k/a DANIEL STILWELL SILVERTHORN, deceased

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Ann Marie Silverthorn, 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

THIRD PUBLICATION

BROWN-CAROTHERS, GEORGIA ANNIE, a/k/a GEORGIE ANNIE BROWN-CAROTHERS, a/k/a ANNIE CAROTHERS, deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Amiesh Carothers
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

DeCECCO, ROBERT, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Ronald G. Cuzzola, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

FAHRS, MARY THERESE, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Mary Ann Zarnick, 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

GARDNER, ROBERT CHARLES, a/k/a BOB GARDNER, a/k/a ROBERT C. GARDNER, deceased

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

JOSLIN, DAVID L., deceased

Late of the Township of West Springfield, County of Erie, Commonwealth of Pennsylvania
Executrix: Mary K. Joslin, 14650 Ridge Rd., West Springfield, Pennsylvania 16443
Attorney: None

**KIDDER, CRYSTAL D., a/k/a
CRYSTAL D. DeANGELO,
deceased**

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

Administrator: Donald Robert
Kidder, 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

**LLOYD, GERALD R.,
deceased**

Late of the City of Erie, Erie
County, Pennsylvania

Executrix: Deborah Morton,
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

**MALINSKI, FRANCES J., a/k/a
FRANCES MALINSKI,
deceased**

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

Executor: Jerome Prugar,
c/o 504 State Street, Suite 300,
Erie, PA 16501

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

**NEWARA, LOUIS F., a/k/a
LOUIS FRANK NEWARA,
deceased**

Late of the Township of
Harborcreek, County of Erie,
Commonwealth of Pennsylvania
Co-executrices: Carol M. Rouse
and JoAnn Kloss, c/o Leigh Ann
Orton, Esquire, Orton & Orton,
LLC, 68 East Main Street, North
East, PA 16428

Attorney: Leigh Ann Orton,
Esquire, Orton & Orton, LLC,
68 East Main Street, North East,
PA 16428

**NEWCOME, LONZO I.,
deceased**

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

Executrix: Cheri L. Post,
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

**REISER, WILLIAM B., a/k/a
WILLIAM BERNARD REISER,
a/k/a BILL REISER,
deceased**

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

Executrix: Marilyn E. Reiser,
c/o 504 State Street, 3rd Floor,
Erie, PA 16501

Attorney: Michael J. Nies, Esquire,
504 State Street, 3rd Floor, Erie,
PA 16501

**STANGER, MARJORIE A., a/k/a
MARJORIE STANGER,
deceased**

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

Administrator: Eric C. Stanger,
DO, c/o 504 State Street, Suite
300, Erie, PA 16501

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

**TEEL, DAVID L.,
deceased**

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

Administrator: Douglas S. Teel,
c/o Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

Attorney: Melissa L. Larese,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

**ZIMMER, RICHARD A.,
deceased**

Late of the City of Erie, Erie
County, Pennsylvania

Executrix: Melissa Zimmer,
c/o Martone & Peasley, 150 West
Fifth Street, Erie, Pennsylvania
16507

Attorney: Joseph P. Martone,
Esquire, Martone & Peasley,
150 West Fifth Street, Erie,
Pennsylvania 16507

**ZIROLI, MARY MARIE, a/k/a
MARY M. ZIROLI, a/k/a
MARY ZIROLI,
deceased**

Late of the City of Erie, Erie
County, Pennsylvania

Executrix: Cynthia M. Agostino,
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

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 Erie, PA 16506michelle@alaskeylaw.com

October 15, 2021

Flu Shots



KEEPING YOU HEALTHY!

The ECBA is making it easy and convenient for you and your family members to receive a flu shot this year. All are welcome to stop by the ECBA, as no appointment is necessary.

Date

Wednesday, October 20th, from 11:30 a.m. – 2:30 p.m.

Location

The Will J. Schaaf & Mary B. Schaaf Education Center, 429 West 6th St.

- Free parking on-site
- **Please note:** Face masks are required for those who have not received a COVID-19 vaccination.

The CDC recommends shots for all people age 6 months and older. If vaccination is intended for a young child, someone over 65, or someone requesting the nasal spray flu vaccine – please reach out the ECBA office in advance.

All participants need to bring their photo ID, insurance card and completed consent form (see link below) with them.

LifeWorks will be administering the flu shots. Almost all insurances are accepted and cover the flu shots, but to be sure... contact your carrier. If you do not have insurance, the cost is \$29 for a regular dose and \$65 for a high dose (recommended for people 65+).

[Click here for Consent Form](#)

The House always wins? - Penn National Gaming and its Ohio casinos were hit with an employment class action Monday in Ohio Northern District Court. The suit, filed by Nilges Draher LLC, alleges that Penn National improperly deducted from employee wages the costs to obtain, maintain, and renew Ohio gaming licenses resulting in violations of minimum wage laws. Counsel have not yet appeared for the defendants. The case is 4:21-cv-01917, *Guerriero v. Penn National Gaming, Inc. et al.*

Missing apostrophe in Facebook post leads to defamation suit - An Australian real estate agent is facing a defamation lawsuit because of a missing apostrophe in his Facebook post. The real estate agent, Anthony Zadravic, wrote the post last year about his former employer, Stuart Gan, and his alleged failure to pay money into Australia's retirement system. What's unclear is whether Zadravic was referring to a failure to pay the money for himself or for all employees. Zadravic didn't include an apostrophe before the "s" in the word "employees," suggesting that he was referring to all employees. Read more ... <https://www.abajournal.com/news/article/missing-apostrophe-in-facebook-post-leads-to-defamation-suit>

Another type of COVID long haul — future discrimination suits? - With all of the technical guidance out there and the adjustments you've had to make, it may have been easy to forget about the big picture and what all these regulations may yield in the future: discrimination claims. Recently, the EEOC filed suit in the U.S. District Court in the Northern District of Georgia on behalf of an employee, claiming that her employer violated the Americans with Disabilities Act (ADA) when it denied her request to work from home. While today's COVID-19 focus still centers around regulatory compliance and the pandemic's daily effects, this lawsuit is a reminder that the effects of COVID-19 may last longer than we think and that they may start to infect discrimination suits. The EEOC's allegations in the complaint are as follows: The plaintiff employee, Ronisha Moncrief, worked as a Health, Safety, and Environmental Quality manager for ISS Facility Services, Inc. She has chronic lung disease and hypertension, which inhibit her ability to walk and breathe, limit the functions of her pulmonary and cardiovascular systems, and cause her to cough and have shortness of breath. In March 2020, ISS, like many others, directed its employees to work from home due to the COVID-19 pandemic. Around that same time, Moncrief's doctor recommended that she work from home and take breaks while working. Read more ... <https://www.natlawreview.com/article/another-type-covid-long-haul-future-discrimination-suits>

Can a court reduce punitive damages below statutory cap? Supreme Court asks for solicitor general's view - The case could become the first major punitive damages dispute to come before the Supreme Court in more than a decade. The plaintiff in the stolen trade secrets case, the Epic Systems Corp., argues in its cert petition that the Wisconsin law capping damages at twice the amount of compensatory damages provides fair notice to defendants about the extent of possible penalties, which satisfies the due process clause. Read more ... <https://www.abajournal.com/news/article/can-a-court-reduce-punitive-damages-below-statutory-cap-supreme-court-asks-for-solicitor-generals-view>

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