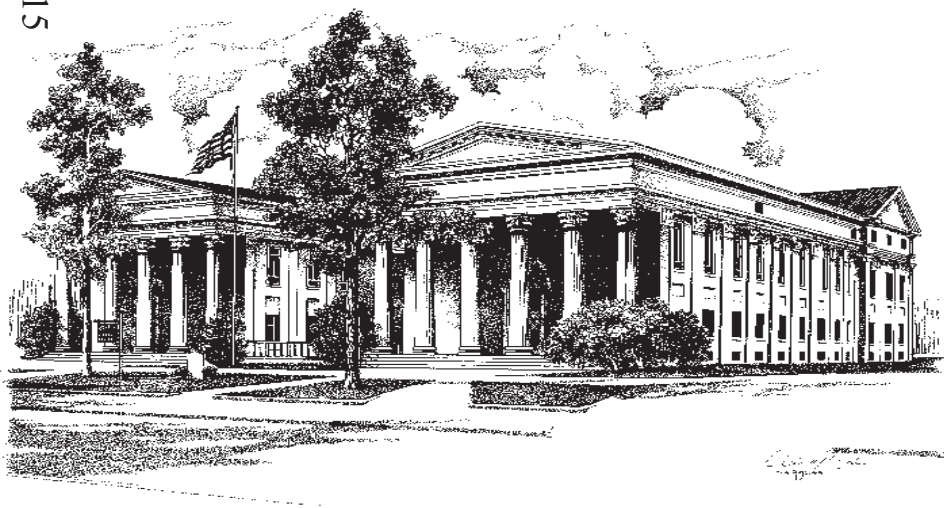


*Erie
County
Legal
Journal*

September 11, 2015

Vol. 98 No. 37



98 ERIE 82 - 85

**O'Donnell, et al. v. Millcreek Township Zoning Hearing
Board and Township of Millcreek**

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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Erie County Bar Association Calendar of Events and Seminars

THURSDAY, SEPTEMBER 17, 2015

Nominating Committee Meeting
8:00 a.m.
ECBA headquarters

MONDAY SEPTEMBER 21, 2015

Workers' Compensation Section Meeting
12:00 p.m.
ECBA headquarters

THURSDAY, SEPTEMBER 17, 2015

Solo/Small Firm Division Meeting
12:00 p.m.
Plymouth Tavern, loft area

SATURDAY, SEPTEMBER 26, 2015

Wills for Heroes
Erie County Emergency Services Center
(2880 Flower Road, just off of Oliver Road)

THURSDAY, SEPTEMBER 17, 2015

Young Lawyers Division Happy Hour with the
Workers Compensation and Business Law Sections
5:30 p.m.
Cloud 9

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



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ECBA NOMINATING COMMITTEE TO MEET

In accordance with Article V, Section (2) of the Erie County Bar Association (ECBA) By-Laws, the membership is hereby notified that the Nominating Committee will meet on Thursday, September 17, 2015 at 8:00 a.m. at the ECBA Headquarters. Any Association member wishing to nominate a candidate for any of the following offices may do so in writing to the ECBA office prior to the September 17th meeting: Second Vice-President (1 year term); Treasurer (1 year term); Three (3) Board Members (3 year terms each). Positive leadership characteristics of nominees include, among other things, a willingness to devote the necessary time to this commitment; integrity, intelligence, vision, decisiveness, reliability, open-mindedness; interest in and support of the ECBA and its mission, exhibited through current or recent involvement in the Association’s work; is an ethical and respected member of the ECBA; unlikely to embarrass the ECBA by words or deeds; works well with staff.

It will be the duty of the Nominating Committee to place in nomination the names of one candidate for each seat to be filled by election. Nominations to be considered will come from the membership and from the Nominating Committee itself. No other nominations may be made from the floor at the election meeting.

Sept. 11

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

AGRESTI LAW FIRM

1001 State Street, Suite 307 ----- 814-866-8800
Erie, PA 16501 -----(f) 814-454-2520

ELVAGE G. MURPHY

----- 814-732-1625
Edinboro University - Department of Political Science and Criminal Justice----- (f) 814-732-2118
235 Scotland Road , 232 Hendricks Hall
Edinboro, PA 16444----- *emurphy@edinboro.edu*

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----- 814-454-5218
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LEE O'DONNELL, PAUL ELLINGTON and MARCY ELLINGTON, Appellants
v.
MILLCREEK TOWNSHIP ZONING HEARING BOARD, Appellee
TOWNSHIP OF MILLCREEK, Intervenor

STATUTORY INTERPRETATION

A statute should be construed, if possible, to give effect to all its provisions, and the intention of its drafters, which can be determined based on “the object to be attained” or “the consequences of a particular interpretation.”. See 1 P.C.S.A. §1921(a)(b).

STATUTORY INTERPRETATION

Statutory words should not be interpreted in isolation, rather with reference to the context in which they appear.

STATUTORY INTERPRETATION

Common sense and practicality should be considered when interpreting a statute, both in construing the intent of the drafters and in the outcome of the specific interpretation.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
 CIVIL DIVISION NO. 10062 OF 2015

Appearances: L.C. TeWinkle, Esq. for the Appellants
 Richard Perhaps, Esq. for Millcreek Township Zoning Hearing Board
 Evan Adair, Esq. for Township of Millcreek

OPINION

Cunningham, William R., J.

The presenting matter is a land use appeal challenging the Millcreek Township Zoning Hearing Board’s denial of the Appellants’ building permit request. For the following reasons, the appeal is **GRANTED**.

BACKGROUND

Appellants own the premises located at 3272 Lake Front Road, Erie, Pennsylvania (“subject property”). The subject property is located in a row of beach front properties. A second row of lots are laid out behind Appellant’s row, with homes on a majority of the second row, but not behind Appellant’s lot. Directly behind the subject property is an empty lot currently being used for parking. The area is located in the Lake Front Overlay District which is subject to Millcreek Township Zoning Ordinance §5.06.1 (“the Ordinance”). The Ordinance provides:

- 5.06.1** The Lakefront Overlay District, generally, shall encompass lands in Millcreek Township along the shore of Lake Erie and extending inward (as its width) a distance of 250 feet.
- 5.06.2** Maximum height of a front row dwelling shall not exceed twenty feet (20’).
- 5.06.3** In each additional row of dwellings, the maximum allowed height may be increased by five feet (5’), to a maximum height of thirty-five feet (35’)in developments having four or more rows of dwellings.

5.06.4 In the case of a single row of dwellings, the maximum height shall not exceed thirty-five feet (35'). For there to be a single row of dwellings, there shall be no dwellings within 200 feet measured from the back of the dwelling landward.

Millcreek Township Zoning Ordinance §5.06.1 (Emphasis Added).

Appellants originally sought to renovate the subject property and initially submitted a request for permission to build a structure to a height of 32 feet. The request was denied and no appeal was filed. On September 29, 2014, Appellants filed a second request which modified the structure to be built to 30 feet. On September 29, 2014 the second request was denied. The appeal was submitted to the Zoning Hearing Board on October 1, 2014 and heard on October 29, 2019. The appeal was denied on December 10, 2014 and an opinion was issued on December 29, 2015.

On January 9, 2015, Appellants filed this appeal and filed the record on January 23, 2015.

STANDARD OF REVIEW

When a court does not take additional evidence into consideration, its review of a zoning hearing board decision is limited to a determination of whether the board abused its discretion or committed an error of law. *Zoning Hearing Bd. of Sadsbury Twp. v. Bd. of Sup'rs of Sadsbury Twp.*, 804 A.2d 1274, 1278 (Pa. Commw. Ct. 2002). A zoning hearing board has abused its discretion only if its findings are not supported by substantial evidence, meaning evidence a reasonable mind might accept as adequate to support a conclusion. *Rittenhouse Row v. Aspite*, 917 A.2d 880 (Pa. Commw. Ct. 2006). A court may not substitute its own judgment for that of the authorities who enacted the legislation and must defer to the board's decision regarding determinations on credibility and the weight to give evidence as long as there is substantial evidence to support it. *Sadsbury Twp*, 804 A.2d at 1278.

ISSUES ON APPEAL

Appellants raise two issues on appeal. Appellants first claim the term "landward" within the Ordinance was wrongfully interpreted by the Zoning Board. Appellants argue the term should be interpreted such that the 200 feet is measured perpendicular to the water, or directly behind the dwelling on the subject property. Appellants state if the ordinance was correctly interpreted, the subject property would have been classified as part of a single row of dwellings and thus any dwelling built would be subject to a 35 foot maximum height limitation.

Appellants alternatively claim even if the ordinance was correctly interpreted, a variance should be granted allowing Appellants to undertake the proposed renovations. Appellants argue the narrowness of the property hinders the use of the land and the topography of the subject property creates water and flooding issues which create undue hardship warranting a variance.

DISCUSSION

1. Interpretation of Ordinance

Both Appellants and Appellees argue this case turns on the interpretation of the term "landward" within the Ordinance. Appellants argue the rules of grammar and common usage

of the words support their position that the phrase “measured from the back of the dwelling landward” should be measured perpendicular to the lake shore line. Appellees state the ordinance should be construed such that the 200 feet is measured from either corner of the house in an arc, citing the underlying purpose of the ordinance and the intent of the drafters.

Appellants and Appellee both agree the subject property should be independently evaluated in light of the Ordinance. An independent assessment of each individual property leads to the fairest and most accurate classification of each property.

A statute should be interpreted to be construed, if possible, to give effect to all its provisions, and the intention of its drafters. See 1 P.C.S.A. §1921(a). When the words of a statute are not explicit, the intent can be determined based on, inter alia, “the object to be attained” or “the consequences of a particular interpretation.” 1 P.C.S.A. §1921(b). Statutory words should not be interpreted in isolation, rather with reference to the context in which they appear. *O'Rourke v. Commonwealth*, 778 A.2d 1194, 1201 (2001). Perhaps most importantly, common sense and practicality must be utilized in interpreting a statute. *Commonwealth v. Trippett*, 932 A.2d 188, 194 (Pa. Super. 2007); *Capital Acad. Charter Sch. v. Harrisburg Sch. Dist.*, 934 A.2d 189, 193 (Pa. Commw. Ct. 2007).

The Ordinance sets out a maximum height of 35 feet for single row dwellings. The most common interpretation of “single row” clearly is a dwelling that is not bounded by other dwellings. The Ordinance gives additional assistance in interpreting “single row” dwellings as those which have “no dwellings within 200 feet measured from the back of the dwelling landward.” Millcreek Township Zoning Ordinance §5.06.1.

This interpretation must be supplemented by the undisputed purpose of the Ordinance, to-wit, ensuring dwellings that sit back from Lake Erie, behind other dwellings, maintain a view of the lake. The Ordinance limits the height of houses that sit on the lake front, lest they block the view of dwellings that sit behind those on lake front lots.

The subject property is a lake front property, bordered on the north side by Lake Erie and the south by Lake Front Drive. On the other side of Lake Front Drive, behind the subject property, are portions of two lots. The space behind the subject property is vacant and a large portion is occupied by the beginning of a bluff. The other part is used as a parking lot. Both Appellants and Appellees agree the nature of the area behind the subject property will render these lots permanently unbuildable. The fact the lot behind the subject property does not and will have a dwelling on it is dispositive.

Appellee's point to a dwelling located within a 200 foot arc from the corner of the proposed dwelling as the reason for limiting the proposed dwelling's height. However, the area behind the subject property is unoccupied and thus will not be affected. That a building falls within a 200 foot arc of the current structure does not mean its view of Lake Erie would be obstructed should a taller structure be built. Indeed, as it currently stands, the view of the dwelling Appellees point to in assessing the subject property is obstructed. Consequently, limiting the dwelling on the subject property to a height of 20 feet would not serve the purpose intended by the Ordinance.

Because the area behind the subject property is not and will not be built on and limiting a dwelling on the subject property to 20 feet would not serve the purpose of the Ordinance, the subject property is part of a single row of dwellings. As part of a single row of dwellings, any structure built on the subject property must be limited to a height of 35 feet.

2. Variance

Given that the subject property is part of a single row of dwellings, and thus subject to a maximum height restriction of 35 feet, the question whether Appellants have established a variance is moot.

CONCLUSIONS

Based on the record and a reading of the plain language of the statute, the subject property is subject to a 35 foot building height restriction. The question of whether Appellants should be granted a variance is moot. Consequently, the appeal is **GRANTED**.

BY THE COURT:

/s/ WILLIAM R. CUNNINGHAM, JUDGE

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 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 1, 2015 for Chinese Lagoon located at 4211 Elk Park Road, Lake City, PA 16423. The name and address of each individual interested in the business is Karen Koper, 4211 Elk Park Road, Lake City, PA 16423. This was filed in accordance with 54 Pa.C.S. 311.

Sept. 11

INCORPORATION NOTICE

Notice is hereby given that CHOPSTIX4041, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Li Wei Shi
4041 Buffalo Road
Erie, PA 16510

Sept. 11

ORGANIZATION NOTICE

Notice is hereby given that Loflen Medical Services, PC has been organized under provisions of the Business Corporation Law of 1988.
Jason Loflen
1115 Appletree Lane
Erie, PA 16509

Sept. 11

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
ERIE COUNTY
COURT OF COMMON PLEAS
Number: 12148-15

REVERSE MORTGAGE
SOLUTIONS, INC.,
Plaintiff

v.

CATHERINE H. AGRESTI,
KNOWN SURVIVING HEIR
OF JANET H. TURNER,
PATRICK A. TURNER, KNOWN
SURVIVING HEIR OF JANET H.
TURNER, SUSAN E. TURNER,
KNOWN SURVIVING HEIR
OF JANET H. TURNER AND
UNKNOWN SURVIVING
HEIRS OF JANET H. TURNER,
Defendants

TO: UNKNOWN SURVIVING
HEIRS OF JANET H. TURNER.
Premises subject to foreclosure:
4314 Washington Avenue, Erie,
Pennsylvania 16509.

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.

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Erie County Bar Association
302 West 9th Street
Erie, Pennsylvania 16502
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McCabe, Weisberg & Conway, P.C.,
Attorneys for Plaintiff
123 S. Broad St.
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Philadelphia, PA 19109
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Sept. 11



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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

**SEPTEMBER 18, 2015
at 10:00 AM**

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

Aug. 28 and Sept. 4, 11

SALE NO. 2

Ex. #13200 of 2013

Deutsche Bank Trust Company Americas, as Trustee for Saxon Asset Securities Trust 2003-3, Mortgage Loan Asset Backed Certificates, Series 2003-3, Plaintiff

v.

**DIANE L. CROWL A/K/A
DIANE CROWL Defendant**

SHORT DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF CONNEAUT, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 10230 Knapp Road, Albion, PA 16401
Parcel Number: 04016042001501
IMPROVEMENTS: Residential

Property
Elizabeth L. Wassall, Esquire
PA ID 77768
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Aug. 28 and Sept. 4, 11

SALE NO. 3

Ex. #11292 of 2015

**CORRY JAMESTOWN
CREDIT UNION, Plaintiff**

v.

**MICHAEL L. THEURET and
YULONDA L. THEURET,
Defendants**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11292-2015 Corry Jamestown Credit Union vs. Michael L. Theuret and Yulonda L. Theuret, owners of property situated in Township of Concord, Erie County, Pennsylvania being 20300 Reed Road, Corry, Pennsylvania 16407

24.99 acres

Assessment Map Number: (3) 11-13-4

Assessed Value Figure: 130,000.00

Improvement Thereon: Single Family Dwelling

Jennifer B. Hirneisen, Esq.

MacDONALD, ILLIG, JONES & BRITTON LLP

100 State Street, Suite 700

Erie, Pennsylvania 16507-1459

(814) 870-7703

Aug. 28 and Sept. 4, 11

SALE NO. 4

Ex. #11830 of 2013

**PAUL H. NAZARIAN and
PATRICIA A. NAZARIAN,
assignees of Northwest Savings Bank, Plaintiff**

v.

**DAVID W. RUSSELL and AMY
J. HERP RUSSELL aka AMY
RUSSELL aka AMY J. HERP**

**RUSSELL and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE, Defendant
SHERIFF'S SALE**

ALL THAT CERTAIN pierce or

parcel of land, situate in Tract 298, Girard Township, Erie County, Pennsylvania, being shows as: (1) the "residue of the lands of Alan Builders" and (2) a 0.158-acre parcel of land to be conveyed to Alan Builders, Inc., on a map entitled "Plot of Survey for Parts of the Lands of Alan Builders, Inc. & Bob Ferrando Ford Sales, Inc.; by Henry T. Welka & Associates, dated August 21, 2000 and recorded October 11, 2000 as Erie County Map Number 2000-301, and being more particularly bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of the piece herein described, at a point in the northerly right-of-way line of West Lake Road (State Route 5), a 50 foot wide Right-of-Way, at the southeasterly corner of the lands now or formerly of Robert J. & Anne E. Ferrando (Record Book 132, Page 1442), said lands of Ferrando also being shown, in part, as parcel "B" on a map entitled "Subdivision of Land for the Estate of Pauline F. Hayes", by David James Laird, dated May 4, 1990 and recorded July 17, 1990 in Erie County Map Book 36, page 148; thence N. 25°58'50"W., along the westerly line of Ferrando, passing over an iron survey point found at 519.41 feet, in all 526.24 feet to a point at the southwesterly corner of a parcel shown as 2.978-acre parcel to be conveyed from Alan Builders, Inc. to Robert A. Ferrando, Sr. & Dorothy C. Ferrando on said Map Number 2000-201; thence N. 85°25'52"E., along the southerly line of said 2.978-acre parcel to be conveyed 238.28 feet to a point; thence N. 66°50'02"E., continuing along the southerly line of said 2.978-acre parcel to be conveyed, 65.85 feet to a point marked by an iron survey point found in the westerly line of the lands now or formerly of Bob Ferrando Ford Sales, Inc. (Record Book 132, page 1436), said lands also being shown as Parcel "C" on said map recorded in Map book 36, page 148; thence S. 25°58'50"E., along the westerly line of Bob Ferrando Ford Sale, Inc., 261.94 feet to a point at the

northwesterly corner of a parcel shown as 0.158-acre parcel to be conveyed from Bob Ferrando Ford Sales, Inc. to Alan Builders, Inc. on said Map Number 2000-301; thence N. 64°08'10"E., along the northerly line of said 0.158 acre parcel to be conveyed, and along the residue of the lands of Bob Ferrando Ford Sales, Inc., 33.00 feet to a point; thence S. 25°58'50"E., along the easterly line of said 0.158 acre parcel to be conveyed, and continuing along the residue of the lands of Bob Ferrando Ford Sales, Inc., 210.00 feet to a point in the northerly right-of-way line of West Lake Road, aforesaid; thence along the northerly right-of-way line of West Lake Road in a westerly direction, following a curve to the right, having a radius of 3345.50 feet, an arc distance of 96.08 feet to a point of tendency; thence S. 70°40'10"W., continuing along the northerly right-of-way of West Lake Road, 226.54 feet to the point of beginning.

Being currently known as designated as 9860 West Lake Road, Lake City, PA; being Erie County Assessment Index No. (24) 4-7-10.01.

Gary V. Skiba, Esq.
345 West 6th Street
Erie, PA 16507
814/454-6345

Aug. 28 and Sept. 4, 11

SALE NO. 5

Ex. #11347 of 2015
PNC Bank, National Association,
Plaintiff

v.

Gary E. Baron, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11347-2015, PNC Bank, National Association vs. Gary E. Baron, owner(s) of property situated in 5th Ward of the City of Erie, Erie County, Pennsylvania being 849 East 25th Street, Erie, PA 16503 .1102 Acres

Assessment Map number: 18050035010800

Assessed Value figure: \$40,460.00
Improvement thereon: a residential dwelling

Bradley J. Osborne, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Aug. 28 and Sept. 4, 11

SALE NO. 6

Ex. #11201 of 2015
J.P. Morgan Mortgage
Acquisition Corp., Plaintiff

v.

Oscar J. Longo, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11201-2015, J.P. Morgan Mortgage Acquisition Corp. vs. Oscar J. Longo, owner(s) of property situated in Borough of Edinboro, Erie County, Pennsylvania being 102 Georgian Drive, Edinboro, PA 16412 0.1377

Assessment Map number: 11-1-11-44

Assessed Value figure: \$75.90
Improvement thereon: a residential dwelling

Bradley J. Osborne, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610)278-6800

Aug. 28 and Sept. 4, 11

SALE NO. 7

Ex. #11379 of 2015
Nationstar Mortgage LLC,
Plaintiff

v.

Victoria L. Wintemute,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11379-2015, Nationstar Mortgage LLC vs. Victoria L. Wintemute, owner(s) of property situated in Cranesville Borough, Erie County, Pennsylvania being 10390 Crane Street, Cranesville, PA 16410 .6887

Assessment Map number: 9-5-2-15
Assessed Value figure: \$72,600.00

Improvement thereon: a residential dwelling

Bradley J. Osborne, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150

King of Prussia, PA 19406
(610)278-6800

Aug. 28 and Sept. 4, 11

SALE NO. 8

Ex. #10159 of 2015
Pennymac Corp., Plaintiff

v.

Edward Stumpf, in His Capacity
as Heir of Francine A. Grace,
Deceased

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Francine A. Grace, Deceased
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10159-15, Pennymac Corp. vs. Edward Stumpf, in His Capacity as Heir of Francine A. Grace, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Francine A. Grace, Deceased

Amount Due: \$46,715.47

Edward Stumpf, in His Capacity as Heir of Francine A. Grace, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Francine A. Grace, Deceased, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 3024 Marvin Avenue, Erie, PA 16504-1136

Dimensions: 39.5 X IRR
Acreage: 0.1624

Assessment Map number: 18050075020000

Assessed Value: \$54,200
Improvement thereon: residential
Phelan Hallinan Diamond
& Jones, LLP

One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215)563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 9

Ex. #13373 of 2013
Federal National Mortgage
Association, Plaintiff

v.

Tracy Hamrick a/k/a Tracy L. Hamrick; Arthur S. Hamrick, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13373-13, Federal National Mortgage Association vs. Tracy Hamrick a/k/a Tracy L. Hamrick, Arthur S. Hamrick Amount Due: \$62,819.62

Tracy Hamrick a/k/a Tracy L. Hamrick, Arthur S. Hamrick, owner(s) of property situated in WATERFORD TOWNSHIP, Erie County, Pennsylvania being 251 Hull Road, Waterford, PA 16441-8825

Dimensions: 1792 sq ft
Acreage: 1.8000
Assessment Map number: 47030070000500

Assessed Value: \$ 107,080.00
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 10

Ex. #13519 of 2014

JPMorgan Chase Bank, N.A., Plaintiff

v.

Stephen D. Penalvert, Wendi D. Penalvert a/k/a Wendi Sadowski Penalvert, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13519-14, JPMorgan Chase Bank, N.A. vs. Stephen D. Penalvert, Wendi D. Penalvert a/k/a Wendi Sadowski Penalvert Amount Due: \$99,997.50

Stephen D. Penalvert, Wendi D. Penalvert a/k/a Wendi Sadowski Penalvert, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 2624 West 24th Street, Erie, PA 16506-3004
Dimensions: 40 X 135.14
Acreage: 0.1241

Assessment Map number: 33051198001300

Assessed Value: \$84,640.00
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000
Aug. 28 and Sept. 4, 11

SALE NO. 11

**Ex. #11064 of 2015
Wells Fargo Bank, NA, Plaintiff**

v.

Robert G. Smith, Jr., Dawn M. Smith a/k/a Dawn Smith, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11064-15, Wells Fargo Bank, NA vs. Robert G. Smith, Jr, Dawn M. Smith a/k/a Dawn Smith Amount Due: \$135,695.05
Robert G. Smith, Jr, Dawn M. Smith a/k/a Dawn Smith, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 4816 Foxboro Court, Erie, PA 16510-3861
Dimensions: 60.34 X 133.09
Acreage: 0.1791
Assessment Map number: 33107480401400

Assessed Value: \$ 116,260
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 12

**Ex. #12994 of 2014
Wells Fargo Bank, NA, Plaintiff**

v.

Roberta A. Stancliff, Thomas R. Stancliff, Jr., Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12994-14, Wells Fargo Bank, NA vs. Roberta A. Stancliff, Thomas R. Stancliff, Jr Amount Due: \$143,852.65
Roberta A. Stancliff, Thomas R. Stancliff, Jr, owner(s) of property

situated in GIRARD BOROUGH, Erie County, Pennsylvania being 112 Olin Avenue, Girard, PA 16417-1528

Dimensions: 59.5 X 160
Acreage: 0.2204
Assessment Map number: 23012027001200
Assessed Value: 90,260
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 13

**Ex. #31802 of 2014
James Lindenmuth, Plaintiff**

v.

James D. Graham and Jamie A. Addicott, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 31802-2014, James Lindenmuth vs. James D. Graham and Jamie A. Addicott, owner(s) of property situated in Erie County, Pennsylvania being 11057 Springfield Road, Girard, PA 16417

6.3 acres (24-20-68-6) and 2.5 acres (24-20-68-8)
Assessment Map number: (24)-20-68-6 and (24)-20-68-8
Assessed Value figure: \$43,200.00 (24)-20-68-6 and \$1,100.00 (24)-20-68-8

Improvement thereon: Flat barn with addition and attached frame garage on (24)-20-68-6; (24)-20-68-8 is vacant land
Gary H. Nash, Esq.
345 West Sixth Street
Erie, PA 16507
814-454-6345

Aug. 28 and Sept. 4, 11

SALE NO. 15

**Ex. #13446 of 2014
GSMPS MORTGAGE LOAN TRUST 2005-RP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,**

**SUCCESSOR IN INTEREST TO
WACHOVIA BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
Plaintiff**

v.

**MACK BEAN, JR., Defendant
SHERIFF'S SALE**

Being Lot Number One Hundred Four (104) in Block "0" of the Mayer Estate Subdivision of Out Lot Number Five Hundred Ninety Nine (599), Six Hundred One (601) and Six Hundred Two (602), as well more fully appear by reference to a map of the said subdivision recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book No. 2, Page 417 and 418. Having erected thereon a brick dwelling and one-car frame garage known as 2629 Wayne Street, Erie, Pennsylvania and bearing Erie County Tax Identification No. (18)-5056-320.

BEING KNOWN AS: 2629 WAYNE STREET, ERIE, PA 16504
PARCEL # 18-050-056.0-320.00

Improvements: Residential Dwelling.

Powers, Kim & Associates, LLC
Harry B. Reese, Esquire
Id. No. 310501

Eight Neshaminy Interplex
Suite 215

Trevoise, PA 19053
(215) 942-2090

Aug. 28 and Sept. 4, 11

SALE NO. 16

Ex. #11056 of 2015

**LSF8 Master Participation Trust,
Plaintiff**

v.

**Martin D. Brooks and Terri L.
Brooks and The United States of
America, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11056-2015, LSF8 Master Participation Trust vs. Martin D. Brooks and Terri L. Brooks and The United States of America

Martin D. Brooks and Terri L. Brooks, owner(s) of property situated in Lawrence Park Township, Erie County, Pennsylvania being 3618 Main Street, Erie, PA 16511
29010051001300—acreage 0.0443 square feet:1123; 19.29 X 100

Assessment Map number:
29010051001300

Assessed Value figure: \$ 65,170.00
Improvement thereon: single family dwelling

Keri P. Ebeck, Esquire
Weltman, Weinberg & Reis
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955

Aug. 28 and Sept. 4, 11

SALE NO. 17

Ex. #10838 of 2015

Jarvis Wilson, Plaintiff

v.

**Desiree Smith, Defendant
SHERIFF'S SALE**

By virtue of a writ of Execution filed to No. 10838-2015, Jarvis Wilson, Plaintiff, vs. Desiree Smith, Defendant,

Desiree Smith, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 758 E. 22nd Street, Erie, Pennsylvania, 16503, 50 x 60 (0.0689 acreage).

Assessment Map Number: 18-5002-901.

Assessed Value figure: \$ 19,630.00.
Improvement thereon: Frame dwelling and detached garage.

Larry D. Meredith, Esquire
Bobby Harrison Way
2021 E. 20th Street
Erie, Pennsylvania 16510
(814)898-0400

Aug. 28 and Sept. 4, 11

SALE NO. 18

Ex. #10436 of 2015

**U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff**

v.

**Zachary W. Brown, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2015-10436, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ZACHARY W. BROWN, Defendants

Real Estate: 1238 WEST 8TH STREET, ERIE, PA 16502
Municipality: City of Erie

Erie County, Pennsylvania
See Deed Book 1533, Page 1162
Tax I.D. 17-4101-419
Assessment: \$ 8,000. (Land)
\$55,010. (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

Aug. 28 and Sept. 4, 11

SALE NO. 19

Ex. #10520 of 2015

**U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff**

v.

**Jillian J. Silman f/k/a Jillian J.
Horvath, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 10520-15, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JILLIAN J. SILMAN F/K/A JILLIAN J. HORVATH, Defendant

Real Estate: 10341 CRANE STREET, CRANESVILLE, PA 16410
Municipality: Borough of Cranesville

Erie County, Pennsylvania
See Instrument No. 2010-015559

Tax I.D. (9) 5-5-1
Assessment: \$11,600. (Land)
\$91,690. (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

Aug. 28 and Sept. 4, 11

SALE NO. 21

Ex. #13211 of 2014

**Midfirst Bank, Plaintiff
v.**

**Mary J. Lawton and Shelly
Mason, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution

No. 13211-14, MIDFIRST BANK, Plaintiff vs. MARY J. LAWTON and SHELLY MASON, Defendants
 Real Estate: 116 SOUTH MAIN STREET, UNION CITY, PA 16438
 Municipality: Second Ward, Borough of Union City
 Erie County, Pennsylvania
 See Deed Book 753, page 317
 Tax I.D. (42) 15-72-11
 Assessment: \$12,700. (Land)
 \$55,700. (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178

Aug. 28 and Sept. 4, 11

SALE NO. 22

Ex. #13485 of 2014
U.S. Bank, N.A., Plaintiff
 v.

Sedrick S. Smith and Shonda M. Kimbro, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2014-13485

Real Estate: 519 EAST 4TH STREET, ERIE, PA 16507
 Municipality: City of Erie
 Erie County, Pennsylvania
 See Deed Book 1453, Page 612
 Tax I.D. (14) 1017-218
 Assessment: \$ 7,700. (Land)
 \$28,620. (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

Aug. 28 and Sept. 4, 11

SALE NO. 23

Ex. #10519 of 2015
U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff
 v.
Catherine A. Walkiewicz, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-10519, U.S. BANK

NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CATHERINE A. WALKIEWICZ, Defendants
 Real Estate: 3707 PARADE STREET, ERIE, PA 16504
 Municipality: City of Erie
 Erie County, Pennsylvania
 See Deed Book 1593, page 639
 Tax I.D. (18) 5371-116
 Assessment: \$16,100. (Land)
 \$84,500. (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

Aug. 28 and Sept. 4, 11

SALE NO. 24

Ex. #11751 of 2014
U.S. Bank National Association (Trustee For the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated April 1, 1982), Plaintiff
 v.

William Gerald, Nancy Nordin, Mattie Gerald Rieger, and All Other Heirs of Bradford J. Gerald, Deceased, Known or Unknown, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-11751, U.S. Bank National Association, et al vs. William Gerald, Mattie Gerald Rieger, and All Other Heirs of Bradford J. Gerald, Deceased, Known or Unknown owner of property situated in the City of Erie, Erie County, Pennsylvania being 2123 Raspberry Street, Erie, PA 16502.

Dimensions: 1,824 Square Feet and 0.0503 Acres
 Assessment Map Number: 19060030012500
 Assess Value figure: \$65,700.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725

Aug. 28 and Sept. 4, 11

SALE NO. 25

Ex. #11496 of 2012
U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff
 v.

Eddie E. Tate and April F. Tate, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11496-12, U.S. Bank National Association, et al vs. Eddie E. Tate and April F. Tate, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 729 East 28th Street, Erie, PA 16504.

Dimensions: 4,726 sq. feet or .11 acres
 Assessment Map Number: (18) 5061-213
 Assess Value figure: 53,460.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725

Aug. 28 and Sept. 4, 11

SALE NO. 26

Ex. #11397 of 2015
Ocwen Loan Servicing, LLC, Plaintiff
 v.

Ryan M. Victory, Defendant
SHORT DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF NORTH EAST, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 78 Gibson Street also known as 80 Gibson Street, North East, PA 16428
 PARCEL NUMBER: 31-1-20-35
 IMPROVEMENTS: Residential Property
 Udren Law Offices, P.C.
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Aug. 28 and Sept. 4, 11

SALE NO. 27

Ex. #10015 of 2015
Ocwen Loan Servicing, LLC,

Plaintiff

v.

**SHARON A. NASH
WILLIAM M. NASH,**

Defendants

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania being part of Tract 213, and bounded and described as follows, to wit: BEGINNING at a point in the east line of the Kuhl Road Extension at the northwest corner of lands of the "Crabb Brothers"; thence east along the north line of the "Crabb Brothers" premises, 1535 feet to a point in the west line of lands formerly conveyed to William Fisher by Erie County Deed Book 144 at page 75; thence north along lands of said Fisher, now Shunk, 125 feet; thence West (inadvertently stated as North in prior deed) still along said lands of Fisher, now Shunk, 375 feet to a point; thence north along said lands of Shunk, and lands now or formerly of H.A. Clark, 895-1/2 feet to a point in the north line of Tract 213; thence west along the north line of said tract, 520 feet to a point; thence south along lands now or formerly of Francis E. Crowell et ux 720 feet to a point; thence west along lands now or formerly of Francis E. Crowell and Gertrude Crowell, his wife, 600 feet to a point; thence south and along the east line of said Kuhl Road Extension, 300 feet to the place of beginning, containing 17.155 acres more or less. Said premises have erected thereon a frame house, frame barn, and smaller farm buildings and being commonly known as 4565 Hannon Road, Harborcreek Township, Erie County, Pennsylvania. Said premises are subject to conditions and restrictions set forth in Erie County Deed Book 508 page 283. EXCEPTING that certain piece or parcel of land previously conveyed and being described as All that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania and

being more particularly described as follows, to-wit: Commencing at a point on Hannon Road in Harborcreek Township, Erie County, Pennsylvania, which point is 150 feet north of the south line of property of Delbert D. Morgan, as recorded in the Erie County Deed Book 889 at page 327; thence North 00 degrees 25 minutes 20 seconds West 150 feet to an iron pipe; thence South 89 degrees 28 minutes East 300 feet to an iron pipe; thence South 00 degrees 25 minutes 20 seconds East 150 feet to an iron pipe; thence North 89 degrees 28 minutes West 300 feet to the point of Hannon Road being the place of beginning. The said property containing 1.03 acres of land be the same more or less and the said description being in accordance with a survey made by Lynn S. Hoflus dated June 8, 1981 and which has been recorded on June 26, 1981 in Erie County Map Book 22 at page 176. PARCEL #: 27-61-136-95 BEING the same lot of ground described in a deed dated 05-13-1997 by and between ROY O. RAGER AND CAROL A. RAGER, HUSBAND AND WIFE unto WILLIAM M. NASH AND SHARON A. NASH, HUSBAND AND WIFE and recorded 05-13-1997 among the Land records of ERIE County, PA in Book 497, page 2317. PROPERTY ADDRESS: 4565 Hannon Road, Erie, PA 16510 KML Law Group, P.C. Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 28
Ex. #11390 of 2015
LIBERTY SAVINGS BANK,
FSB, Plaintiff
v.
MICHELLE L RANDALL,
Defendant
DESCRIPTION
All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and

Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot No. Twelve-A (12-A) of Gladstone Heights Subdivision, Erie County Map Book 8, page 159. Having erected thereon a dwelling commonly known as 5539 Zemville Drive, Erie, Pennsylvania: and being further identified by Erie County Tax Parcel Index No. (33) 152 - 490.2-12. Being the same premises as conveyed to the mortgagor(s) herein by deed recorded this date. PROPERTY ADDRESS: 5539 Zemville Drive, Erie, PA 16509 KML Law Group, P.C. Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 29
Ex. #10207 of 2015
LSF8 Master Participation Trust,
Plaintiff
v.
Michael L. Hale, solely as
Administrator of the Estate of
Theresa M. Hale, deceased
SHERIFF'S SALE
By virtue of a Writ of Execution filed to No. 10207-15, LSF8 Master Participation Trust, Plaintiff vs. Michael L. Hale, solely as Administrator of the Estate of Theresa M. Hale, Deceased Michael L. Hale, solely as Administrator of the Estate of Theresa M. Hale, Deceased, owner (s) of property situated in the Township of Millcreek, Erie County, Pennsylvania being 629 Wyoming Avenue, Erie, PA 16505 Dimensions of Parcel: 45 X 131 Acreage: 0.1384 Assessment Map number: 33-29-59-81 Assessed Value figure: 95,680.00 Improvement thereon: One family frame residential dwelling Richard M. Squire, Esquire Richard M. Squire & Associates, LLC 115 West Avenue, Suite 104 Jenkintown, PA 19046

(215) 886-8790

Aug. 28 and Sept. 4, 11

SALE NO. 30

Ex. #13098 of 2014
Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the Bear Stearns Asset Backed Securities Trust 2005-1, Asset-Backed Certificates, Series 2005-1, Plaintiff

v.

Janice R. Carpenter and Robert F. Carpenter, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13098-14, Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the Bear Stearns Asset Backed Securities Trust 2005-1, Asset-Backed Certificates, Series 2005-1 vs. Janice R. Carpenter and Robert F. Carpenter, owners of property situated in City of Erie, Erie County, Pennsylvania being 2027 W 25th Street, Erie, PA 16502 Assessment Map number: 19-6215-108

Assessed Value figure: \$71,300.00
 Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Aug. 28 and Sept. 4, 11

SALE NO. 31

Ex. #10533 of 2015
EMC Mortgage LLC, Plaintiff

v.

Richard H. Clark, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10533-15, EMC MORTGAGE LLC vs. Richard H. Clark, owners of property situated in Township of Millcreek, Erie County, Pennsylvania being 6026 Glade Drive, Erie, PA 16509 Assessment Map number: (33) 189-593-15

Assessed Value figure: 62,580.00
 Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053

(856) 482-1400

Aug. 28 and Sept. 4, 11

SALE NO. 32

Ex. #10660 of 2015
HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2006-WF1 Mortgage Pass-Through Certificates, Plaintiff

v.

Christine A. Clausen and Robert B. Clausen, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10660-15, HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2006-WF1 Mortgage Pass-Through Certificates vs. Christine A. Clausen and Robert B. Clausen, owners of property situated in City of Erie, Erie County, Pennsylvania being 3019 Plum Street, Erie, PA 16508

Assessment Map number: 19-6042.0-315.00

Assessed Value figure: \$79,930.00
 Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Aug. 28 and Sept. 4, 11

SALE NO. 33

Ex. #12334 of 2014
CitiMortgage, Inc., Plaintiff

v.

Wendy A. Rek, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12334-2014, CitiMortgage, Inc. vs. Wendy A. Rek, owners of property situated in City of Erie, Erie County, Pennsylvania being 2671 Maple Street, Erie, PA 16508 Assessment Map number: 19-60-43-132

Assessed Value figure: \$ 60,000.00
 Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
 1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Aug. 28 and Sept. 4, 11

SALE NO. 34

Ex. #10584 of 2015
HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-3 Trust, Home Equity Asset-Backed Certificates, Series 2005-3, Plaintiff

v.

John Smith, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-10584, HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-3 Trust, Home Equity Asset-Backed Certificates, Series 2005-3 vs. John Smith, owners of property situated in City of Erie, Erie County, Pennsylvania being 1939 East 41st Street, Erie, PA 16510

Assessment Map number: 18-5236-514

Assessed Value figure: \$99,740.00
 Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Aug. 28 and Sept. 4, 11

SALE NO. 36

Ex. #14151 of 2012
Wells Fargo Bank, N.A., Plaintiff

v.

Trina R. Meny; Larry E. Looker, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2012-14151, Wells Fargo Bank, N.A. vs. Trina R. Meny; Larry E Looker; UNITED STATES OF AMERICA; owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 3822 Elmwood Avenue, Erie, PA 16509-1345

971 square feet
 Assessment Map Number: 19061033020000
 Assessed Value figure: 82,800.00

Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Zucker, Goldberg
 & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Aug. 28 and Sept. 4, 11

SALE NO. 37

Ex. #10198 of 2014
Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, Plaintiff
 v.

William J. Mudry; Ann M. Mudry; United States of America, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 10198-14, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs. William J. Mudry; Ann M. Mudry; UNITED STATES OF AMERICA; owner(s) of property situated in the Township of Harborcreek, County of Erie, Pennsylvania being 3427 Station Road, Erie, PA 16510

161 X 265.64 IRR 0.7570 acre
 Assessment Map Number: 27053213000200
 Assessed Value figure: 112,000.00
 Improvement thereon: Single family Dwelling
 Scott A. Dietterick, Esquire
 Zucker, Goldberg
 & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Aug. 28 and Sept. 4, 11

SALE NO. 38

Ex. #15225 of 2010
First Horizon Home Loans, a division of First Tennessee Bank, National Association, Plaintiff
 v.

Mark A. Nichols, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 15225-10 First Horizon Home Loans, a division of

First Tennessee Bank, National Association vs. Mark A. Nichols, owner(s) of property situated in the Township of Franklin, County of Erie, Pennsylvania being 8110 Francis Falls Road, a/k/a Francis Road, Girard, PA 16417
 5.002 acres

Assessment Map Number: 22001002000300

Assessed Value figure: 190,040.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Zucker, Goldberg
 & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Aug. 28 and Sept. 4, 11

SALE NO. 39

Ex. #10906 of 2015
Deutsche Bank National Trust company, as Trustee on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH5 Asset Backed Pass-Through Certificates, Series 2007-CH5, Plaintiff
 v.

David M. Mattison, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10906 of 2015, Deutsche Bank National Trust Company, as Trustee on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH5 Asset Backed Pass-Through Certificates, Series 2007-CH5 vs. David M. Mattison, owner(s) of the property situated in Washington Township, Erie County, Pennsylvania being 10880 Oliver Road, McKean, Pennsylvania 16426.
 4.48 Acres.

Assessment Map Number: 45001004001401

Assessed Value Figures: \$325,640.00
 Improvement Thereon: Residential Dwelling
 Stephen M. Hladik, Esquire
 Hladik, Onorato & Pearlstone, LLP
 298 Wissahickon Avenue
 North Wales, PA 19454
 215-855-9521

Aug. 28 and Sept. 4, 11

SALE NO. 40
Ex. #11449 of 2015
HSBC Bank USA, National Association, by its Servicer Ocwen Loan Servicing, LLC, Plaintiff

v.

Charles Dority and Leann Dority, Defendants

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Albion, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the north line of West State Street at the southeast corner of land of B.H. Rice and wife; thence northerly along the east line of said Rice land, three (300) hundred feet to an iron pin; thence easterly six (6) feet, more or less, to a point in the west bank of a small creek; thence southwardly by various courses along the west bank of said creek to a point in the north line of land of LeRoy L. Cole and wife; thence westwardly along the north line of said Cole land twenty-three (23) feet, more or less, to the northwest corner of said Cole land and an iron pin; thence southwardly along the west line of said Cole land one hundred (100) feet to a point in the north line of West State Street: thence westerly along the north line of West State Street, fifty (50) feet to the place of beginning. Said piece or parcel has erected thereon a two story cement block dwelling known as 67 West State Street, Albion, PA 16401 and is further identified by Erie County Tax Index No. (1) 5-1-15.
 PROPERTY ADDRESS: 67 West State Street, Albion, PA 16401
 PARCEL 01005001001500
 BEING the same premises which Gary Williams and Marcia Williams, his wife, by Deed dated March 6, 2006 and recorded on March 7, 2006 in the office of the recorder of deeds in and for Erie County at book 1311 page 0062 granted and conveyed unto Charles Dority and Leann Dority, his wife, as joint tenants with the right of Survivorship.

ANDREW J. MARLEY, ESQUIRE
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1581 Main St, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Aug. 28 and Sept. 4, 11

SALE NO. 41

Ex. #10536 of 2015
Deutsche Bank National Trust
Company, c/o Owcen Loan
Servicing, LLC, Plaintiff
v.
Arthur L. Nesmith, Defendant

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEING Lots Numbers 14, 15 and 16 in Block 11 in C.K. Riblet's Subdivision, a part of Reserve Tract Number 53, a plot of which is recorded in Erie County Pennsylvania Map Book 1, pages 96 and 97 and each of said lots having a frontage of 46' more or less, on Pear Street and a depth of 141' and having erected thereon a two story frame dwelling known as 2326 Pear Street, Erie, Pennsylvania 16510. Also, All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEING Lot Number 17 in Block 11 in C.K. Riblet's Subdivision, a part of Reserve Tract Number 53, a plot of which is recorded in Erie County Pennsylvania Map Book 1, pages 96 and 97.

Being further identified by Erie County Tax Identification Number (18) 5114-100.

PROPERTY ADDRESS: 2326 Pear Street, Erie, PA 16510

PARCEL 18051014010000

BEING the same premises which Billy J. Thornton and Nell Rita Thornton, by Deed dated January 30, 1997 and recorded on January 30, 1997 in the office of the recorder of deeds in and for Erie County at book 0481 page 1694 granted and conveyed unto Arthur L. Nesmith, single.

ANDREW J. MARLEY, ESQUIRE
STERN & EISENBERG, PC
1581 Main St, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Aug. 28 and Sept. 4, 11

SALE NO. 42

Ex. #13178 of 2014
LSF8 Master Participation Trust,
Plaintiff

v.

Belinda M. Dambacher, Known
Surviving Heir of Robert L.
Dambacher, Deceased Mortgagor
and Real Owner, Ted R.

Dambacher, Known Surviving
Heir of Robert L. Dambacher,
Deceased Mortgagor and Real
Owner and Unknown Surviving
Heirs of Robert L. Dambacher,
Deceased Mortgagor and Real
Owner, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13178-2014, LSF8 Master Participation Trust v. Belinda M. Dambacher, Known Surviving Heir of Robert L. Dambacher, Deceased Mortgagor and Real Owner, Ted R. Dambacher, Known Surviving Heir of Robert L. Dambacher, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Robert L. Dambacher, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Harborcreek, Erie County, Pennsylvania being 543 Baker Avenue, Erie, Pennsylvania 16511. Tax I.D. No. 27-005-086.0-006.01 Assessment: \$ 117,614.41

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Aug. 28 and Sept. 4, 11

SALE NO. 43

Ex. #10709 of 2015
Northwest Savings Bank,
Plaintiff

v.

Ginger Gault, Executrix of
the Estate of Jeffrey R. Gault,

Deceased Mortgagor and Real Owner, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10709-15, Northwest Savings Bank v. Ginger Gault, Executrix of the Estate of Jeffrey R. Gault, Deceased Mortgagor and Real Owner

Ginger Gault, Executrix of the Estate of Jeffrey R. Gault, Deceased Mortgagor and Real Owner, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 1026 West 4th Street, Erie, Pennsylvania 16507.

Tax I.D. No. 17040033013500

Assessment: \$ 69,298.86

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Aug. 28 and Sept. 4, 11

SALE NO. 44

Ex. #11329 of 2015
LSF8 Master Participation Trust,
Plaintiff

v.

Timothy J. Lafferty and Waleska
Lafferty, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11329-15, LSF8 Master Participation Trust v. Timothy J. Lafferty and Waleska Lafferty, owners of property situated in the Township of North East, Erie County, Pennsylvania being 12006 East Middle Road, North East, Pennsylvania 16428.

Tax I.D. No. 37-015-037.0-011.00

Assessment: \$ 118,930.72

Improvements: Residential Dwelling

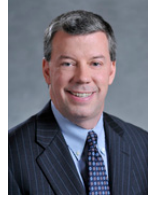
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Aug. 28 and Sept. 4, 11

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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

**BEHAN, ROBERT J.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Austin C. Behan, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**DeFAZIO, VINCENT J., a/k/a VINCENT JAMES DeFAZIO, a/k/a JAMES VINCENT DeFAZIO, a/k/a JAMES V. DeFAZIO,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Ann Marie Adams, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Vlahos Law Firm, P.C., Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**DeFAZIO, YOLANDA ANN, a/k/a YOLANDA A. DeFAZIO,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Ann Marie Adams, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Vlahos Law Firm, P.C., Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**DESANTIS, ALBERT L.,
deceased**

Late of Township of Millcreek
Executor: Jeffrey L. DeSantis, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**DUMOND, RICHARD C.,
deceased**

Late of Fairview, Pennsylvania
Administratrix: Karen Dumond, 4489 Miller Avenue, Fairview, PA 16415
Attorney: Matthew J. Parini, Esquire, 502 West Seventh Street, Erie, Pennsylvania 16502

**FISH, JEAN E.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Nadeen R. Wrzeszcz, c/o 2580 West 8th Street, Erie, Pennsylvania 16505
Attorney: Ralph R. Riehl, III, 2580 West 8th Street, Erie, Pennsylvania 16505

**JORDAN, ROBERT W.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Executor: Paul R. Jordan, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., ORTON & JEFFERY, P.C., 33 East Main Street, North East, Pennsylvania 16428

**MAKA, CHARLES W., SR., a/k/a CHARLES W. MAKa, a/k/a CASMIR MAKa,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Co-Executrices: Deborah S. Crock and Darlene M. Vlahos, Esq., c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Vlahos Law Firm, P.C., Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**PATTERSON, CATHERINE A. FROMYER, a/k/a CATHERINE ANN PATTERSON
deceased**

Late of McKean Borough, County of Erie, and Commonwealth of Pennsylvania
Executrix: Elizabeth A. Spacht, 5500 Van Camp Road, McKean, PA 16426
Attorney: Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

SECOND PUBLICATION

**ANGERER, BETTY M., a/k/a BETTY MAY ANGERER a/k/a BETTY ANGERER, a/k/a B.M. ANGERER,
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania
Co-Executors: Erin Anderson, 420 Olin Ave., Girard, PA 16417 and Nichole Campbell, 26382 via Gaviota, Mission Viejo, CA 92691
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**BARNER, JOHN W. a/k/a JOHN BARNER, a/k/a JOHN W. BARNER, JR., a/k/a JACK W. BARNER, a/k/a JACK BARNER,
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania
Executrix: Joanna K. Peters, 10363 Robertson Drive, Girard, PA 16417
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**GEAREY, MARY LOUISE, a/k/a MARY L. GEAREY,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Patricia Klus-Owens, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

HAJNIK, FRANK T., a/k/a FRANK HAJNIK, deceased

Late of the Borough of Girard, County of Erie, State of Pennsylvania

Executor: Russell F. Hajnik, 231 Hathaway Street West, Girard, PA 16417

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

HAROUFF, LAURINDA RAE, a/k/a LAURINDA R. HAROUFF, a/k/a LAURINDA HAROUFF, a/k/a LAURINDA DRURY HAROUFF a/k/a LAURINDA D. HAROUFF, deceased

Late of the Borough of Lake City, County of Erie, State of Pennsylvania

Administratrix: Jackie Harouff, 10068 Railroad Street, Lake City, PA 16423

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

HENNING, LAURA M., deceased

Late of the City of Erie, County of Erie

Administrator: John Henning II, c/o Charbel G. Latouf, Esq., 246 W. 10th Street, Erie, PA 16501

Attorney: Charbel G. Latouf, Esq., 246 W. 10th Street, Erie, PA 16501

HILLIARD, BONITA J., a/k/a BONITA J. LITTLE, a/k/a BONNIE JEAN LITTLE, deceased

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

Executor: William L. Hilliard, 3130 Rudolph Avenue, Erie, PA 16508

Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

KALLGREN, CARLA., III, deceased

Late of Union Township, County of Erie, Commonwealth of Pennsylvania

Executor: William H. Eidenmuller, 1017 Copper Drive, Erie, PA 16509

Attorney: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

LEHMAN, FRANCES A., a/k/a FRANCES LEHMAN, deceased

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

Co-Executors: Gregory A. Lehman, 3626 West 27th Street, Erie, PA 16506 and Laura Lehman-Salada, PO Box 496, Biglerville, PA 17307

Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

McLAUGHLIN, BARBARA D., deceased

Late of Fairview Township, County of Erie

Executrix: Laurie M. Hitt, c/o Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

NANTES, JOAN M., a/k/a JOAN NANTES, deceased

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

Executor: Richard G. Nantes, Jr., c/o Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

Attorney: Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

PARIS, GLENDA J., deceased

Late of the City of Erie, County of Erie

Administratrix: Shelly Forbes, c/o Matthew McLaughlin, Esq., 246 W. 10th St., Erie, PA 16501

Attorney: Matthew J. McLaughlin, Esq., 246 W. 10th St., Erie, PA 16501

RYAN, LLOYD A. deceased

Late of Cranesville, Conneaut Township, County of Erie and Commonwealth of Pennsylvania

Executor: Phil Ryan, c/o Brenc Law, 9630 Moses Road, Springboro, PA 16435

Attorney: Andrew S. Brenc, Esq., 9630 Moses Road, Springboro, PA 16435

THIRD PUBLICATION**ALCORN, DIANE M., deceased**

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

Executrix: Debra L. Tindall, c/o Howard A. Hain, Esq., 821 State Street, Erie, PA 16501

Attorney: Howard A. Hain, Esq., 821 State Street, Erie, PA 16501

BROWN, HOWARD LEROY, a/k/a HOWARD L. BROWN, a/k/a HOWARD BROWN, deceased

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

Administratrix: Kathryn Brinager, 9465 Eureka Road, Girard, PA 16417

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

COOK, JAMES R., a/k/a JAMES RAYMOND COOK, deceased

Late of North East Township, Erie County, Commonwealth of Pennsylvania
Executor: Jeffrey Pasquale, c/o Leigh Ann Orton, Esquire, 11 Park Street, Erie, PA 16428
Attorney: Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

CZARNECKI, RAYMOND A., deceased

Late of the Township of Harborcreek, Commonwealth of Pennsylvania
Administratrix CTA: Kathleen Czarnacki-Smith, c/o Jason Owen, Esq., 196 S. Grant Ave., #508, Columbus, OH 43215
Attorney: Jason Owen, Esq., 196 S. Grant Ave., #508, Columbus, OH 43215

DEBUS, MURIEL ANN, a/k/a MURIEL A. DEBUS, a/k/a MURIEL ANN CLISBY, a/k/a MURIEL A. CLISBY, deceased

Late of Township of Millcreek, County of Erie and State of Pennsylvania
Executrix: Pamela G. Patterson, 3752 West 38th Street, Erie, PA 16506
Attorney: Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

GLAZIER, HOWARD C., a/k/a HOWARD GLAZIER, deceased

Late of the Township of Millcreek
Co-Executors: James H. Glazier and Sharen Niebauer, c/o 300 State Street, Suite 300, Erie, Pennsylvania 16507
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

LONG, IRENE A., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Charlene S. Long, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507
Attorney: Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

MALONE, WILLIAM A., a/k/a WILLIAM MALONE, a/k/a WILLIAM ALLEN MALONE, deceased

Late of the City of Erie, County of Erie and State of Pennsylvania
Administratrix: Michelle C. Malone, 915 Cranberry Street, Erie, PA 16502
Attorney: Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

MOREHOUSE, PATRICIA A., deceased

Late of the City of Erie
Executrix: Sally V. Dauber, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

PETRONIO, VIVETTA G., a/k/a VIVETTA PETRONIO, deceased

Late of Millcreek Township
Administratrix: Sister Elisabeth Lintsen, 4420 Briggs Ave., Erie, PA 16504
Attorney: none

RUTKOWSKI, SHIRLEY J., a/k/a SHIRLEY RUTKOWSKI, deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: David L. Yanosko, c/o Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501
Attorney: John J. Shimek, III, c/o Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501

STEAR, JOANNE M., deceased

Late of North East Borough, Erie County, North East, Pennsylvania
Executor: Michael G. Stear, c/o 33 East Main Street, North East Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., ORTON & JEFFERY, P.C., 33 East Main Street, North East Pennsylvania 16428

TROST, GEORGE E., deceased

Late of the City of Erie, Erie County, Pennsylvania
Administrator: Kelly L. Trost, c/o 3209 East Avenue, Erie, PA 16504
Attorney: Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

WIERTEL, MARGARET M., deceased

Late of the City of Erie, Erie County, Pennsylvania
Executor: Demaris Edwards, c/o 3209 East Avenue, Erie, PA 16504
Attorney: Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

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