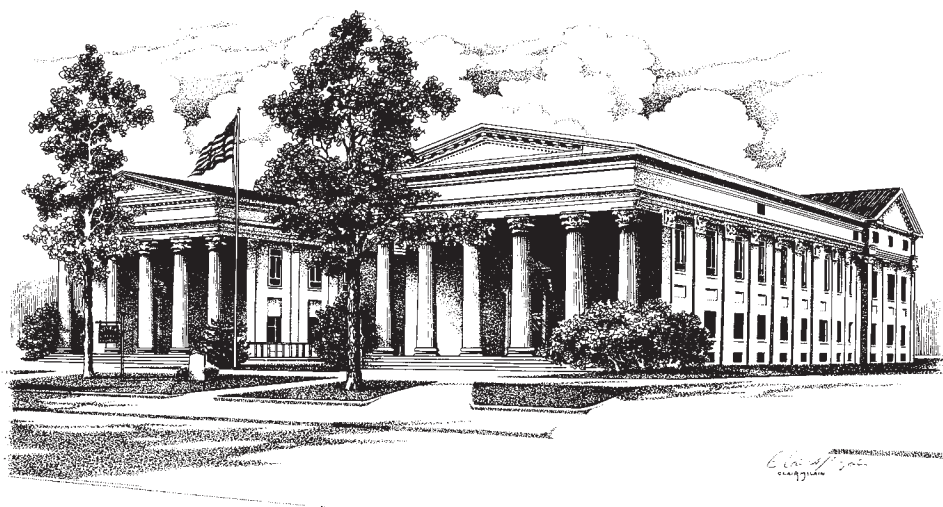


Erie
County
Legal
Journal

March 27, 2020

Vol. 103 No. 13



103 ERIE 1 - 6
Andrzejcack v. Chaffee

COVID-19 UPDATE from the ECBA

March 27, 2020

The Erie County Bar Association is committed to keeping the Erie County legal community informed of how the COVID-19 crisis is impacting the courts, the Bar Association and the profession. Specific details are below:

- **Judicial Orders:** All state and local Judicial Orders have been posted on the Erie County Bar Association's website at <https://www.eriebar.com/member-home>.
- **PACLE Board Extension of April 30 Reporting Period: The Pennsylvania Supreme Court has extended the April 30 compliance period to Aug. 31, 2020.** At this time, the Supreme Court has left other compliance periods unchanged. Here is a link to the order. <http://www.pacourts.us/assets/opinions/Supreme/out/832spct-amend.pdf?cb=1>
- **Continuing Legal Education Seminars:** All CLE live seminars are cancelled and members will receive a full refund of their registration fees. The ECBA does offer CLE credit through our on-demand CLE video library! View the offerings at: <https://cle.eriebar.com/>
- **PBI Groupcasts and Video Replays:** PBI has canceled all of its live and groupcast seminars until mid-April.
- **Admittance to and use of the ECBA facility:** The ECBA Main Office and Carriage House are closed.
- **LRIS:** Lawyer referrals will be handled by phone only by calling 814/459-4411.
- **Conference Call Capabilities:** The ECBA has conference call capabilities that is available to our members – this may be especially helpful to solo/small firm attorneys. Contact jskresge@eriebar.com for details.
- **Committee, Division and Section Meetings:** Meetings, if not cancelled, will be held by conference call. ECBA staff liaisons will circulate the conference telephone call-in number and passcode prior to the meetings.
- **Facebook:** Visit the Erie County Bar Association's Facebook page for daily posts.

Your ECBA Team

The staff at the Erie County Bar Association is here to help you via email and telephone (814/459-3111)! **Please see the ECBA contact information below:**

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Make sure to visit the ECBA website, <https://www.eriebar.com/member-home> to view the latest information for our members including any CLE date changes.

Erie County Legal Journal

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

Managing Editor: Megan E. Anthony

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

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

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Erie County Bar Association Calendar of Events and Seminars

MONDAY, MARCH 30, 2020

Workers' Compensation Non Meeting
Noon
TO BE RESCHEDULED
Held by conference call

THURSDAY, APRIL 2, 2020

Mock Trial Wrap-up Meeting
4:00 p.m.
Held by conference call

TUESDAY, APRIL 7, 2020

ECBA Live Lunch-n-Learn Seminar
Clearing the Haze:

Medical Marijuana in the Workplace

The Will J. Schaaf & Mary B. Schaaf Education Center

TO BE RESCHEDULED
Registration/Lunch
12:15 p.m. - 1:15 p.m. - Seminar

\$47 (ECBA members/their non-attorney staff)
\$60 (non-members)
1 hour substantive

TUESDAY, APRIL 7, 2020

In-House Counselorship Meeting
Noon
TO BE RESCHEDULED
ECBA Headquarters

WEDNESDAY, APRIL 8, 2020

Young Lawyers Division Lunch with Judge Agresti
Noon
The Will J. Schaaf & Mary B. Schaaf Education Center
\$10/ECBA member
TO BE RESCHEDULED

FRIDAY, APRIL 10, 2020

Good Friday Holiday
ECBA Office Closed
Erie County Courthouse Closed

TUESDAY, APRIL 14, 2020

Solo/Small Firm Meeting
Noon
ECBA Headquarters

THURSDAY, APRIL 16, 2020

ECBA Live Seminar
*Depression, Stress and Burnout in the Legal Profession
and What You Can Do About It*
The Will J. Schaaf & Mary B. Schaaf Education Center
Registration: 8:00 a.m.
Seminar: 8:30 a.m. - 9:30 a.m.
\$47 (ECBA members/their non-attorney staff)
\$60 (non-members)
1 hour ethics

THURSDAY, APRIL 23, 2020

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



Erie County Bar Association



@eriepabar

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

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

**MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI
ERIE AND PITTSBURGH DIVISION CASES**

APRIL 2020 NOTICE

The following is a list of *April 2020, May 2020, and June 2020* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* and Judge Agresti's *Procedure B(1)-(3)* summarized below and on Judge Agresti's webpage at: www.pawb.uscourts.gov.

The motions will be heard by telephonic hearing in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219. ***All attorneys and Parties may only appear telephonically and must comply with the Notice of Temporary Modification of Appearance Procedures Before Judge Thomas P. Agresti, effective March 16, 2020.***

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Bankruptcy Rules* and the Judge's procedures, insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time, *only*, for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

SCHEDULE CHAPTER 13 & 12 MOTIONS ON:

Select the following times, EXCEPT for the specific matters to be scheduled at 11:30 a.m.:

April dates are no longer available	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, May 27, 2020	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, June 24, 2020	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
	11:30 a.m.:	Ch. 13 Sale, Financing and Extend/Impose Stay & Ch. 12 matters*

NOTE: Chapter 12 matters are now scheduled on Ch. 13 Motion Court days.

SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:

Select the following times, EXCEPT for Ch. 7 Motions to Extend/Impose Stay scheduled only at 11:00 a.m., and, all sale motions only at 11:30 a.m.:

April dates are no longer available	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, May 7, 2020	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, May 21, 2020	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Thursday, June 4, 2020	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters,
Thursday, June 18, 2020		including all Ch. 7 Motions to Extend/Impose Stay
	11:30 a.m.:	Ch. 11 and 7 Sale Motions at this time, only

ALL OF THE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER (Public Access to Court Electronic Records) and on the Court's Web Site (www.pawb.uscourts.gov).

Michael R. Rhodes
Clerk of Court

Mar. 27

ARE YOU AN ATTORNEY LOOKING FOR SOMETHING NEW?

Williams & Jordan is looking for an experienced associate attorney to join the team. Information is available at Eriebusinesslaw.com/hiring.

Mar. 27

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Mar. 27

MARK YOUR CALENDAR!
ERIE COUNTY BAR ASSOCIATION

Amy Walter
Keynote Speaker

LAW DAY 2020

RESCHEDULED FOR
THURSDAY, SEPTEMBER 24th
BAYFRONT CONVENTION CENTER

THOMAS J. ANDRZEJCAK

v.

KATHLEEN CHAFFEE*REAL PROPERTY / STATUTE OF FRAUDS*

The Statute of Frauds requires any agreement to convey an interest in real property to be in writing and signed by the party against whom enforcement is sought. *33 P.S. Section 1, et.seq.* A limited exception to the Statute of Frauds exists in equity permitting a constructive trust to compel the enforcement of an oral agreement.

The Pennsylvania Supreme Court established the elements necessary for a constructive trust as follows:

“It is well-settled that where property is conveyed to one in a confidential relationship to the transferor, subject to a promise to reconvey which is subsequently breached, equity will intervene by imposing a constructive trust to prevent the unjust enrichment of one so abusing a confidential relationship. (citations omitted). It is necessary that both a confidential relationship and reliance upon a promise to reconvey induced by that relationship be shown.” *Silver v. Silver*, 219 A.2d 659, 661-662 (Pa. 1966).

A confidential relationship exists “whenever one occupies toward another such a position of advisor or counselor as reasonably to inspire confidence that he will act in good faith for the other’s interest.” *Id.*

The Plaintiff’s uncorroborated testimony was insufficient to establish the existence of a confidential relationship with the Defendant. There was a lifetime of deceptive and distrustful behavior within the family dynamics, particularly among the siblings, which is why the Plaintiff did not want to hold property jointly with his siblings. In the short time between the mother’s request to the Plaintiff to convey her interest to the Defendant, and the Plaintiff’s execution of the deed, a confidential relationship was not formed with the Defendant.

As a matter of equity, given the mother’s expressed intent to transfer her interest in the property to the Defendant, who provided daily care to her and was entrusted as the Executrix of the mother’s estate but did not receive any testamentary distribution, the Defendant was not unduly enriched.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW/EQUITY
No. 11674 of 2018

Appearances: Peter N. Georgiades, Esq. on behalf of Plaintiff
Matthew J. Parini, Esq. on behalf of Defendant

OPINION

Cunningham, S.J.

December 23, 2019

The presenting matter is a non-jury trial held on December 17, 2019 wherein the Plaintiff sought to impose a constructive trust on the Defendant compelling her to convey her interest in real property to him. Upon consideration of the entire record, the Plaintiff’s request is denied for the following reasons.

The subject property is located at 2816 Carter Avenue, Erie, Pennsylvania (hereafter the “property”). The parties are brother and sister who grew up on a neighboring parcel to the property, which was owned at that time by a childless couple, Donald and Joanne Brown. While growing up, the Plaintiff spent considerable time at the Browns’ home and helped them with various chores, particularly as the Browns aged. According to the Plaintiff, the Browns promised to convey the property to him as they had no heirs.

After Joanne Brown’s death on March 8, 2000, Donald Brown executed a deed dated June 27, 2000 conveying the property to the Plaintiff and the parties’ mother, Elsie M. Andrzejczak (hereafter “mother”), as joint tenants with the right of survivorship. By that time, the Plaintiff was in the midst of a successful 26-year career with the City of Pittsburgh Police Department and living in Pittsburgh, where he lives to this day.

In February, 2017, their mother was diagnosed with breast cancer. As her health declined, she needed a greater level of care. The Defendant lived across the street from her mother and for years watched over her. When her mother was diagnosed with breast cancer, the Defendant essentially moved in, taking care of her mother’s daily needs. The Defendant often took her mother to her medical appointments, got groceries, etc. The Defendant ran her family business using a computer she brought to her mother’s home.

In May, 2017, the mother telephoned the Plaintiff with the assistance of the Defendant. The mother informed the Plaintiff that she desired to transfer her interest in the property to the Defendant resulting in each child owning a one-half interest. According to the Plaintiff, her reason was “to keep the property in the family in case something was to happen.” *Defendant’s Exhibit A, para.19.*

By letter dated June 7, 2017, Attorney James R. Steadman informed the Plaintiff that he had met with their mother, who advised that she wanted “to put half of the property into Kathy’s name.” *Plaintiff’s Exhibit C.* Kathy is the Defendant herein. Attorney Steadman informed the Plaintiff the property would go from being joint tenants with the right of survivorship to being tenants in common with the Plaintiff and Defendant each owning an “undivided one-half interest in the property.” *Id.* Attorney Steadman enclosed a deed for the proposed transfer of the property into the parties as tenants in common. The enclosed deed was already executed by the mother on June 6, 2017.

On June 9, 2017, the Plaintiff executed this deed before a witness named “Ernt R. Kline” and notarized by Notary Public Suzan Ann Bogden on June 9, 2017. The deed was recorded with the Erie County Recorder of Deeds on June 20, 2017. *Plaintiff’s Exhibit B.*

The mother, Elsie M. Andrzejczak, died on July 30, 2017.

According to the Plaintiff, prior to signing the deed conveying the mother’s interest to the Defendant, he had a conversation with the Defendant in which he informed her that he did not want to jointly own this property with anyone. Thus he was reluctant to sign the deed unless the Defendant was willing to transfer her interest back to him after their mother passed. The Plaintiff contends the Defendant agreed to do so. As a result, the Plaintiff signed the deed on June 9, 2017.

Subsequent to their mother’s demise, the parties met. When the Plaintiff broached the topic of conveying the property to him, the Defendant denied that any agreement existed to do so. This lawsuit ensued.

There are no witnesses to the alleged conversation between the parties regarding the

Defendant's agreement to convey her interest in the property to the Plaintiff after their mother's passing. The agreement, if any, was never reduced to writing or confirmed in writing.

It has long been the law in Pennsylvania that the Statute of Frauds requires any agreement to convey an interest in real estate be in writing and signed by the party against whom enforcement is sought. 33 P.S. Section 1 *et seq.* The general purpose of the Statute of Frauds is to avoid the controversies surrounding oral promises to convey real estate and thereby reduce the opportunities for fraudulent claims to real estate.

The Statute of Frauds is not a complete bar to oral agreements to sell real property as there is a limited exception wherein a constructive trust can be imposed upon a party provided certain elements are proven.

The Pennsylvania Supreme Court spelled out the requirements for a constructive trust long ago:

“It is well-settled that where property is conveyed to one in a confidential relationship to the transferor, subject to a promise to reconvey which is subsequently breached, equity will intervene by imposing a constructive trust to prevent the unjust enrichment of one so abusing a confidential relationship. (citations omitted). It is necessary that both a confidential relationship and reliance upon a promise to reconvey induced by that relationship be shown.”

Silver v. Silver, 219 A.2d 659, 661-662(Pa.1966).

Plaintiff's request for a constructive trust upon the Defendant requires him to prove the existence of confidential relationship and a promise to reconvey that was induced by that relationship.

According to the *Silver* Court, “(a)lthough no precise formula has been devised to ascertain the existence of a confidential relationship, it has been said that such a relationship is not confined to a particular association of parties, but exists **whenever one occupies toward another such a position of advisor or counselor as reasonably to inspire confidence that he will act in good faith for the other's interest.**” *Id. Emphasis added.* Subsequent appellate courts have recognized the criteria that the charged party must be in a position of advisor or counselor. *See, e.g., Makozy v. Makozy*, 874 A.2d 1160 (PaSuper 2005).

In determining whether a confidential relationship exists, that the parties are siblings is a factor to be considered but is not determinative. The Plaintiff is required to show the Defendant was in a position of being an advisor or counselor to him sufficient to reasonably believe she would reconvey the property. The Plaintiff has failed to adduce enough credible evidence to establish that his sister was his advisor or counselor who could be trusted to act in his interest.

The only direct evidence of a confidential relationship comes from the Plaintiff's testimony. To his credit, the Plaintiff had an impressive career as a police officer in Pittsburgh. For his heroism on the job, he received two well-deserved awards for extraordinary bravery in the face of grave danger to himself. He has this Court's utmost respect for his professional work.

Nonetheless, the Plaintiff's testimony, standing alone as it does, is not enough to establish

a confidential relationship with the Defendant. Distilled, this case is a “he said, she said” scenario. It is the type of situation the Statute of Frauds was enacted to prevent, to-wit, disputes where one party claims another party orally agreed to reconvey real estate in a conversation with no one else present and lacking any other form of corroboration.

The parties agree the dynamics within their nuclear family were unusually vile. There were violent arguments between siblings and it was common for fisticuffs to occur during family gatherings. According to the Plaintiff, “members of my own family had lied to me and stolen from me.” *Defendant’s Exhibit A, para. 27*. Often family members would go for long periods of time without speaking to each other. The Plaintiff describes his childhood as though he received better care from the Browns than his parents. The Plaintiff admits he once went six years without speaking to or seeing his mother. Indeed, the family dynamics was the core reason the Plaintiff did not want to own the property with another family member.

While it is true the Plaintiff had a better relationship with the Defendant than his other siblings, that fact alone does not establish the Defendant was a trusted advisor or counselor to the Plaintiff. In the time leading up to the purported oral conversation between the parties, there is no credible evidence of any conduct by the Defendant that would place her in the position of being a trusted advisor to the Plaintiff. Notably, there was a short window of time between the Plaintiff’s telephone conversation with his mother in May, 2017 and the Plaintiff’s June 9, 2017 signature on the deed. It is also inherently contradictory for the Plaintiff to posit that he does not trust the Defendant enough to be co-owners of the property with her but he does trust her enough to give him the property for free. Common sense does not support the Plaintiff’s contradictions.

There was no effort by the Plaintiff to have the Defendant confirm in writing the existence of their purported oral agreement. Today’s technology provided the Plaintiff with ample tools for such confirmation, including emails, text messages and all forms of social media. To the Plaintiff’s knowledge, the Defendant was actively sending/receiving text messages. Even an old-fashioned exchange of postal letters could have corroborated the existence of an oral agreement. In a family filled with decades of distrust, the fact readily available forms of written confirmation were not used casts considerable doubt on the existence of an alleged oral agreement to reconvey the property.

As a separate legal matter, the Plaintiff has not proven the existence of an enforceable agreement because there was no consideration conveyed to the Defendant. The Plaintiff did not offer to pay the Defendant any money or otherwise compensate her for a property interest she rightfully received from her mother.

To the extent the Plaintiff contends that he would not have signed the June, 2017, deed without the Defendant’s promise to reconvey to him, it is a meaningless point. During her lifetime, their mother was free to convey her interest in the property at any time to any person. Their mother could have simply executed a quitclaim deed conveying her interest in the property to the Defendant. Hence, the Plaintiff cannot establish that he detrimentally relied on the Defendant’s promise to reconvey the property prior to his execution of the June, 2017 deed as his mother was free to convey her interest without the consent or Signature of the Plaintiff.

The Defendant’s denial of an oral agreement is plausible for a variety of reasons. First, there is no evidence the Defendant ever attempted to secure an interest in the property for

herself. There is no evidence the Defendant exerted any undue influence on her mother compelling her to transfer her interest to the Defendant. The Plaintiff appears to infer some impropriety by the Defendant because she is the one who placed the May, 2017 phone call to him in which their mother told him of her desire to transfer her interest to the Defendant. However, the Plaintiff talked directly to the mother during that call and she unequivocally expressed her desire to convey her interest to the Defendant. This same desire was stated to the Defendant in at least one subsequent conversation with his mother. Lastly, the June 7, 2017 letter to the Defendant from Attorney Steadman confirms the mother's intent to convey her interest to the Defendant as a tenant in common. Such a conveyance was a form of gratitude for the Defendant's assistance when her mother needed it most. Hence there is no evidence of a devious scheme by the Defendant to secure her mother's interest in the property.

The Plaintiff agreed to abide by his mother's wishes. He testified he did so with mixed emotions because privately he did not want to be a co-owner with another family member yet he did not want to upset his dying mother (which is a laudable motive). However, the fact remains the Plaintiff told his mother he would go along with her wishes and he signed the deed. His mother later died believing the Defendant would remain the owner of the mother's interest in the property after her death.

If the Plaintiff is to be believed, it means he double-crossed his mother. The Plaintiff never informed his mother of his purported agreement with the Defendant to convey her interest in the property to him after their mother passed. Yet behind his mother's back, he made arrangements to secure his mother's interest for himself thereby defeating her explicit intent.

In addition, their mother's Will appointed the Defendant as an Executrix (or possibly CoExecutrix), which is an expression of the mother's trust in the Defendant. Yet the mother's Will did not leave any property to the Defendant. The mother died believing the Defendant was the co-owner of the property, which likely explains why the Defendant did not receive anything under the Will. Under these circumstances, there is no basis to find the Defendant was unjustly enriched by receiving her mother's interest in the property.

It was the Plaintiff's decision not to seek the advice of legal counsel before signing the deed. In fairness to the Plaintiff, like most lay people, he was probably unaware of the requirements of the Statute of Frauds. However, he knew from the contents of Attorney Steadman's June 7, 2017, letter that his interest in the property would change such that there was no longer a right of survivorship contingent upon his mother passing before him.

One advantage the Plaintiff received by signing the June, 2017 deed was that his family was no longer at risk of receiving nothing in the event of his passing before his mother. Although that possibility was slim given his mother's health, there was still no guarantee he would live longer than his mother.

CONCLUSION

The Plaintiff has not presented enough credible evidence to meet his burden of proof that a confidential relationship existed with the Defendant. In particular, there is not enough evidence that the Defendant was a trusted advisor and confidential advisor to the Plaintiff in the short time span leading up to the Defendant's execution of the June, 2017 deed. This

time period is in contrast to a lifetime of chaos and distrustful behavior within the family's dynamics.

There is also no written form of any corroboration of any oral agreement between the parties despite a host of available technological options. There are no witnesses who were present during any oral agreement or who have firsthand knowledge of such an agreement.

The Plaintiff's testimony, which stands alone, is not credible enough to satisfy his burden of proof or to warrant the equitable relief he seeks.

There was no consideration given to the Defendant in exchange for her purported promise to reconvey. Hence there is no agreement enforceable against the Defendant.

As a matter of equity, given the mother's expressed intent to transfer her interest in the property to the Defendant, who provided daily care to her and was entrusted as a representative of her estate, the Defendant was not unduly enriched.

ORDER

For the reasons set forth in the accompanying Opinion, judgment is entered in favor of the Defendant and against the Plaintiff.

Consistent with the terms of the Escrow Agreement entered into by the parties on August 2, 2019, identified as Plaintiff's Exhibit E, the escrow agent shall from the escrow funds reimburse the Plaintiff Thomas J. Andrzejcack, the sum of \$696.86 for expenses incurred by him in maintaining the property as set forth in Plaintiff's Exhibits F, G and H.

The escrow agent shall then pay to the Plaintiff Thomas J. Andrzejcack one-half of the remaining balance of the escrow funds.

The other half of the remaining escrow funds belong to the Defendant Kathleen Chaffee. It shall be the duty of the Defendant to provide to the escrow agent on or before March 3, 2020 a final figure owed to the Internal Revenue Service for all principal, fines, penalties and costs associated with unpaid income taxes owed by the Defendant. The escrow agent shall then pay the IRS directly from the Defendant's share of the escrow funds all monies necessary to relieve the subject property from any lien imposed or that could be imposed by the IRS. If there are any escrow funds left after the IRS is fully satisfied, then the escrow agent shall pay the Defendant any remaining funds.

In the event the Defendant's obligation to the IRS exceeds her share of the escrow funds, then the escrow agent shall pay all of the Defendant's share directly to the IRS. It then becomes the Defendant's responsibility to provide any additional amounts needed to avoid or remove an IRS lien on the subject property. Under no circumstances shall the Plaintiff's share of the escrow funds be exposed to or used to pay any tax liens incurred as a result of the Defendant's failure to pay federal, state or local income taxes.

SO ORDERED.

BY THE COURT

/s/ William R. Cunningham, Senior Judge

ACTION TO QUIET TITLE

To: ROBERT LYMAN RYAN
Please take notice that Stoneycreek Development, Plaintiff, has filed a complaint to quiet title against, defendants, Robert Lyman Ryan and Andie Jo Ryan, in the Court of Common Pleas of Erie County, Pennsylvania, Civil Division, No. 10346-2020. Plaintiff is the owner of the described property situate in the Springfield Township, County of Erie and Commonwealth of Pennsylvania, bearing Tax Index Number (39) 19-57-13.03, more commonly known as 6185 McKee Road, Girard, Pennsylvania. The defendants may have some interest in the above described property. Plaintiff has filed this action to quiet title to the property and seek to bar the defendants from ever asserting any right, title, interest, lien or claim against the property.

NOTICE

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. 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 ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE

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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.

Jennifer B. Hirneisen, Esquire
MacDonald, Illig, Jones & Britton LLP
100 State Street, Suite 700
Erie, PA 16507-1459
(814) 870-7703

Attorneys for Fizel Enterprises

Mar. 27

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 10108-20 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Larry Lee May, Jr. to Kloe Lee May-Hazen.

The Court has fixed the 1st day of May, 2020 at 3:00 p.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Mar. 27

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name Roof Maxx Of Erie, 3921 Leprechaun Lane, Erie, PA 16510 has been filed in the Department of State at Harrisburg, PA, File Date 02/06/2020 pursuant to the Fictitious Names Act, Act 1982-295. The names and addresses of the people who are a party to the registration are H&H Shingle Savers LLC, 3291 Leprechaun Lane, Erie, PA 16510. Kenneth M. Hedderick, 3842 Hamilton Rd., Erie, PA 16510. Preston E. Holsinger, 3291 Leprechaun Lane, Erie, PA 16510.

Mar. 27

LEGAL NOTICE

ATTENTION: CHARLES WAYNE MULLINS

INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD R.M.M. DOB: 05/27/2009

BORN TO: MIRANDA ANNE RICHARD

19 IN ADOPTION, 2020

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Erin Connelly Marucci, Courtroom D-214, City of Erie on May 8, 2020 at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You

are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

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

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

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

Mar. 27



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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

**APRIL 17, 2020
AT 10 A.M.**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they **MUST** possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

John T. Loomis
Sheriff of Erie County
Mar. 27 and Apr. 3, 10

SALE NO. 1

**Ex. #13313 of 2019
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**LEONHARDT J. ANDERSEN,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2019-13313, Marquette Savings Bank vs. Leonhardt J. Andersen, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 417 West Front Street, Erie, PA.

Approx. 0.1106 acres
Assessment Map Number:
(17) 4041-106
Assessed Value Figure: \$60,400.00
Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301
Mar. 27 and Apr. 3, 10

SALE NO. 2

**Ex. #13340 of 2019
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

JARED VICKERS, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2019-13340, Marquette Savings Bank vs. Jared Vickers, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2201-2203 Liberty Street, Erie, PA, and 723 West 22nd Street, Erie, PA.

.0884 Acres and .11 Acres respectively
Assessment Map Number:
(19) 6022-111 and (19) 6022-110
Assessed Value Figure: \$70,000 and \$15,000.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301
Mar. 27 and Apr. 3, 10

SALE NO. 3

**Ex. #13194 of 2019
Northwest Bank f/k/a Northwest
Savings Bank, Plaintiff**

v.

Brian P. Hower, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2019-13194, Northwest Bank f/k/a Northwest Savings Bank v. Brian P. Hower, owner of property situated in Millcreek Township, Erie County, Pennsylvania being commonly known as 4258 Alison Avenue, Erie, PA with 1,392 square footage and 0.2121 acreage.
Assessment Map No. (33) 92-376-70.07
Assessed Value Figure: \$167,470.00
Improvement thereon: Single story dwelling

Mark G. Claypool, Esquire
Knox McLaughlin Gomall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800
Mar. 27 and Apr. 3, 10

SALE NO. 4

**Ex. #12172 of 2019
PS FUNDING, INC., A
DELAWARE CORPORATION,**

Plaintiff

v.

**NICHOLAS C. MONTAGNA
FAMILY LIMITED
PARTNERSHIP D/B/A
NICOLAS C. MONTAGNA, A
PENNSYLVANIA LIMITED
PARTNERSHIP, Defendant**

DESCRIPTION

Nicholas C. Montagna Family Limited Partnership d/b/a Nicolas C. Montagna, a Pennsylvania Limited Partnership, owners of property situated in the Township of Harborcreek, Erie County, Pennsylvania, being 4641 Ledgewood Court, Erie, PA 16511, being Erie County Tax Id. No. (27) 78-3-19.
Lot 8, 93.35 x 150 IRR, 3122 sq. ft., 0.3104 acres
Assessment Map number: 27078003001900
Assessed Value figure: \$24,000.00
Improvement(s) thereon: None
CHARTWELL LAW

John J. Winter, Esquire (Id. #46849)
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403
(610) 666-7700
and
Andrew B. Klaber, Esquire
(Id. #59307)
409 Broad Street, Suite 250
Pittsburgh, PA 15143
(412) 741-0600
Substitute Counsel for Plaintiff,
PS Funding, Inc.
Mar. 27 and Apr. 3, 10

SALE NO. 5

**Ex. #12824 of 2019
CITIZENS BANK, N.A. S/B/M
TO CITIZENS BANK OF
PENNSYLVANIA, Plaintiff**

v.

Kevin P. Earley, Mary K. Earley

**a/k/a Mary Kay Talarico,
Defendants**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Summit, County of Erie, and Commonwealth of Pennsylvania.

BEING KNOWN AS: 10190 Tiger Lily Lane, Waterford, PA 16441
PARCEL #40-024-106.0-003.12
Improvements: A Residential Dwelling.

Gregory Javardian, Esquire
Id. No. 55669

Attorneys for Plaintiff
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

Mar. 27 and Apr. 3, 10

SALE NO. 6

Ex. #10907 of 2019

**CITIZENS BANK, N.A.
S/B/M CITIZENS BANK OF
PENNSYLVANIA, Plaintiff**

v.

**Patrick Conner, Personal
Representative of the Estate
of Laurretta R. Valerio a/k/a
Laurretta Valerio a/k/a Laurretta
Rose Valerio a/k/a Laura Rose
Pernice Valerio, Deceased,
Defendant**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania.

BEING KNOWN AS: 1450 West 37th Street, Erie, PA 16508
PARCEL #19-061-037.0-216-00
Improvements: Residential Dwelling.

Gregory Javardian, Esquire
Id. No. 55669

Attorneys for Plaintiff
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

Mar. 27 and Apr. 3, 10

SALE NO. 7

Ex. #12570 of 2019

**WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH**

**MORTGAGE LOAN TRUST A,
Plaintiff**

v.

**MARY L. JARES and MARK E.
JARES, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12570-19, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Mary L. Jares and Mark E. Jares owner of property situated in the City of Erie, Erie County, Pennsylvania being 4162 Pine Ave., Erie, PA 16504

1098 square feet, 0.1500 acres
Assessment Map number:
18052005011700

Assessed Value figure 75,100.00
Improvement thereon: Residential
Kaitlin D. Shire, Esquire
Attorney I.D. 324226

Hill Wallack LLP
777 Township Line Rd, Suite 250
Yardley, PA 19067
(215) 579-7700

Mar. 27 and Apr. 3, 10

SALE NO. 8

Ex. #10550 of 2019

**LSRMF MH MASTER
PARTICIPATION TRUST II,
Plaintiff**

v.

MICHAEL GLEBA, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10550-19, LSRMF MH MASTER PARTICIPATION TRUST II vs. MICHAEL GLEBA, owner(s) of the property situated in Erie County, Pennsylvania being 12936 MCGAHEN HILL ROAD, WATERFORD, PA 16441

Assessment Map Number:
30001002000300

Assessed Value Figure: \$90,200.00
Improvement Thereon:

A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

Mar. 27 and Apr. 3, 10

SALE NO. 9

Ex. #10402 of 2019

**DITECH FINANCIAL LLC,
Plaintiff**

v.

**VICKY L. PELETZ and BENNY
S. PELETZ, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-10402, DITECH FINANCIAL LLC vs. VICKY L. PELETZ and BENNY S. PELETZ, owner(s) of the property situated in Erie County, Pennsylvania being 11010 EDINBORO ROAD, MCKEAN, PA 16426

Assessment Map Number:
45001002001600

Assessed Value Figure: \$94,900.00
Improvement Thereon:

A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

Mar. 27 and Apr. 3, 10

SALE NO. 10

Ex. #12535 of 2019

MIDFIRST BANK, Plaintiff

v.

LINDA J. BUSSEY, Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 12535-19, MIDFIRST BANK, Plaintiff vs. LINDA J. BUSSEY, Defendant

Real Estate. 3010 PINE AVENUE, ERIE, PA 16504

Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 110.3 x 64.66 x 148.45 x 49.77

Deed Book/Inst#: 2008-026470
Tax I.D. (18) 5075-101

Assessment: \$16,900 (Land)
\$62,700 (Bldg)

Improvement thereon: a residential dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

Mar. 27 and Apr. 3, 10

SALE NO. 13
Ex. #11659 of 2019
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.
SHERRY L. ECKSTROM,
Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2019-11659, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SHERRY L. ECKSTROM, Defendant Real Estate: 420 WEST 17TH STREET, ERIE, PA 16502 Municipality: City of Erie Erie County, Pennsylvania Dimensions: 28 x 127 1/2 Deed Book/Inst#: 2011-010878 Tax I.D. (16) 3021-241 Assessment: \$8,400 (Land) \$81,960 (Bldg) Improvement thereon: a residential dwelling house as identified above Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178

Mar. 27 and Apr. 3, 10

SALE NO. 15
Ex. #12986 of 2017
Wells Fargo Bank, NA, Plaintiff

v.
Kimberly M. Gnarra, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-12986, Wells Fargo Bank, NA vs. Kimberly M. Gnarra, owner(s) of property situated in The Borough of Lake City, Erie County, Pennsylvania being 1667 Cherry Street, Lake City, PA 16423 1462 SQFT Assessment Map Number: 28009012000700 Assessed Value figure: \$128,720.00 Improvement thereon: Single Family Dwelling Justin F. Kobeski, Esquire Manley Deas Kochalski LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

Mar. 27 and Apr. 3, 10

SALE NO. 16
Ex. #12881 of 2019
The Huntington National Bank,
Plaintiff

v.
Linda C. Pieretti, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-12881, The Huntington National Bank vs. Linda C. Pieretti, owner(s) of property situated in The City of Erie, Erie County, Pennsylvania being 4710 Sunnysdale Boulevard, Erie, PA 16509-2240 1872 Assessment Map Number: 18053016010300 Assessed Value figure: \$158,690.00 Improvement thereon: Single Family Dwelling Justin F. Kobeski, Esquire Manley Deas Kochalski LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

Mar. 27 and Apr. 3, 10

SALE NO. 17
Ex. #12369 of 2019
Wells Fargo Bank, N.A., Plaintiff

v.
Pamela A. Williams, AKA Pamela Williams, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-12369, Wells Fargo Bank, N.A. vs. Pamela A. Williams, AKA Pamela Williams, owner(s) of property situated in The City of Erie, Erie County, Pennsylvania being 350 West 22nd Street, Erie, PA 16502 .1240 Assessment Map Number: 19060010011800 Assessed Value figure: \$74,800.00 Improvement thereon: Single Family Dwelling Justin F. Kobeski, Esquire Manley Deas Kochalski LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

Mar. 27 and Apr. 3, 10

SALE NO. 18
Ex. #12525 of 2019
Wells Fargo Bank, N.A., Plaintiff

v.
Ray Zimmerman, AKA Ray A.

Zimmerman, Defendant
DESCRIPTION

By virtue of a Writ of Execution file to No. 2019-12525, Wells Fargo Bank, N.A. vs. Ray Zimmerman, AKA Ray A. Zimmerman, owner(s) of property situated in The Township of Washington, Erie County, Pennsylvania being 5241 Tarbell Road, Edinboro, PA 16412 3346 SQFT Assessment Map Number: 45031073000200 Assessed Value figure: \$200,900.00 Improvement thereon: Single Family Dwelling Justin F. Kobeski, Esquire Manley Deas Kochalski LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

Mar. 27 and Apr. 3, 10

SALE NO. 19
Ex. #13577 of 2015
Bank of America N.A., Plaintiff

v.
Diane M. Bland, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13577-15, Bank of America N.A. vs. Diane M. Bland, owners of property situated in Millcreek Township, Erie County, Pennsylvania being 2617 West 24th Street, Erie, PA 16506 .2386 Acreage Assessment Map number: 33051197000600 Assessed Value figure: \$115,160.00 Improvement thereon: Residential Dwelling Roger Fay, Esquire 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400

Mar. 27 and Apr. 3, 10

SALE NO. 20
Ex. #12954 of 2019
The Money Source Inc., Plaintiff

v.
Dexter A. Davis, Renae M. Brunecz, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-12954, The Money Source Inc. vs. Dexter A. Davis, Renae M. Brunecz

Amount Due: \$91,679.07
 Dexter A. Davis, Renae M. Brunecz, owner(s) of property situated in CORRY CITY, Erie County, Pennsylvania being 1312 West Pleasant Street, Corry, PA 16407-1765
 Dimensions: 75 X 189.33 IRR
 Assessment Map number: 08035119001500
 Assessed Value: \$86,300.00
 Improvement thereon: residential
 Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 21

Ex. #14180 of 2006
Gsmgs Mortgage Loan Trust 2006-Rp1, Mortgage Pass-Through Certificates, Series 2006-Rp1, U.S. Bank National Association, as Trustee, Plaintiff

v.
Steven T. Kindle, Carol A. Kindle, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 14180-06, Gsmgs Mortgage Loan Trust 2006-Rp1, Mortgage Pass-Through Certificates, Series 2006-Rp1, U.S. Bank National Association, as Trustee vs. Steven T. Kindle, Carol A. Kindle
 Amount Due: \$133,534.44
 Steven T. Kindle, Carol A. Kindle, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1307 West Gore Road, Erie, PA 16509-2415
 Dimensions: 86.96 X 134.19
 Square Footage: 1,336
 Assessment Map number: 33-120-526.0-003.00
 Assessed Value: \$124,990.00
 Improvement thereon: residential
 Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 22

Ex. #13237 of 2019
Wells Fargo Bank, N.A., Plaintiff
v.

Christopher M. Slawson, Aslan M. Slawson, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-13237, Wells Fargo Bank, N.A. vs. Christopher M. Slawson, Aslan M. Slawson
 Amount Due: \$98,076.16
 Christopher M. Slawson, Aslan M. Slawson, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 4603 Tulane Avenue, Erie, PA 16506-1519
 Dimensions: 70.06 X 150
 Acres: 0.2412
 Assessment Map number: 33062235000900
 Assessed Value: \$127,630.00
 Improvement thereon: residential
 Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 23

Ex. #11590 of 2019
Wells Fargo Bank, N.A., Plaintiff
v.

Seth S. Tuttle, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11590-19, Wells Fargo Bank, N.A. vs. Seth S. Tuttle, The United States of America C/O The United States Attorney for The Western District of PA
 Amount Due: \$142,687.52
 Seth S. Tuttle, The United States of America C/O The United States Attorney for The Western District of PA, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 2231 2233 Saltsman Road, Erie, PA 16510-2355
 Dimensions: 98.2 X 250
 Acreage: 0.5636
 Assessment Map number: 27-040-143.0-010.01
 Assessed Value: \$178,270.00
 Improvement thereon: residential

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

Mar. 27 and Apr. 3, 10

SALE NO. 24

Ex. #12132 of 2019
Lsf9 Master Participation Trust, Plaintiff

v.

Mary K. Yochim, Scott B. Yochim, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-12132, Lsf9 Master Participation Trust vs. Mary K. Yochim, Scott B. Yochim
 Amount Due: \$404,346.96
 Mary K. Yochim, Scott B. Yochim, owner(s) of property situated in MCKEAN TOWNSHIP, Erie County, Pennsylvania being 10090 Hamot Road, Waterford, PA 16441-3328
 Acreage: 8.68
 Assessment Map number: 31-015-059.0-006.06
 Assessed Value: \$223,200.00
 Improvement thereon: residential
 Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Mar. 27 and Apr. 3, 10

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 JEFFERY 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 - Attorneys for Plaintiff
 Robert Flacco, Esq., Attorney ID No. 325024
 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054
 855-225-6906

Mar. 27 and Apr. 3, 10

SALE NO. 26

**Ex. #13173 of 2019
 PHH MORTGAGE CORPORATION, Plaintiff
 v.**

DOUGLAS TEEL, JR. A/K/A DOUGLAS TEEL; ERIN TEEL A/K/A ERIN E. TEEL, Defendant(s)

DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP

OF MILLCREEK, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 1632 WOODSIDE DRIVE, ERIE, PA 16505
 PARCEL NUMBER: (33) 39-143-5
 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

Mar. 27 and Apr. 3, 10

SALE NO. 27

**Ex. #13207 of 2019
 Tammac Holdings Corporation, Plaintiff**

v.

Amanda L. Black and John W. Black, Defendants

DESCRIPTION

By virtue of Writ of Execution No. 13207-19, Tammac Holdings Corporation v. Amanda L. Black and John W. Black
 ALL that certain property or parcel of ground situate in the Township of Conneaut, County of Erie, and Commonwealth of Pennsylvania being more fully bounded and described in Deed Book 1324, Page 1130 dates 05/02/2006 in the Erie County Recorder of Deeds. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$118,991.99
 ALSO KNOWN AS: 12812 State Route 226, Albion, PA 16401
 PARCEL NUMBER: 04011032000500
 BRIAN T. LAMANNA, ESQUIRE STERN & EISENBERG, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square Warrington, PA 18976
 (215) 572-8111

Mar. 27 and Apr. 3, 10

SALE NO. 28

**Ex. #11011 of 2018
 Reverse Mortgage Funding LLC, Plaintiff**

v.

All Known and Unknown Heirs, Personal Representatives and

Devises of Patricia Hall a/k/a Patricia L. Hall, Justina Watford, and Susan Balcerzak, Defendants
DESCRIPTION

By virtue of Writ of Execution No. 11011-2018, Reverse Mortgage Funding LLC, Plaintiff VS. All Known and Unknown Heirs, Personal Representatives and Devises of Patricia Hall a/k/a Patricia L. Hall, Justina Watford, and Susan Balcerzak, Defendants
 ALL THAT CERTAIN piece or parcel of land, situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being more particularly bounded and described in Deed Book 371, Page 1282 dated January 26, 1995 and recorded January 31, 1995, by the Erie County Recorder of Deeds. Improvements thereon consist of Residential Dwelling.
 ALSO KNOWN AS: 1655 West 23rd Street, Erie, PA 16502
 PARCEL NUMBER: 19062006010700
 STERN & EISENBERG, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square Warrington, PA 18976
 (215) 572-8111

Mar. 27 and Apr. 3, 10

SALE NO. 29

**Ex. #10415 of 2018
 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff**

v.

Valerie Jean Chase, solely as Executrix of the Estate of Esther Hoh and Gregory Jay Meader, Defendant

DESCRIPTION

By virtue of Writ of Execution No. 10415-18, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company v. Valerie Jean Chase, solely as Executrix of the Estate of Esther Hoh and Gregory Jay Meader, as Real Property Owner, 222 East 25th Street, City of Erie, PA 16503, Tax Parcel No. (18) 5011-226. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$35,015.46.
 Edward J. McKee, Esquire

Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Mar. 27 and Apr. 3, 10

SALE NO. 30

Ex. #12786 of 2019
Deutsche Bank National Trust
Company, as Trustee for GSRPM
Loan Trust 2006-2, Mortgage
Pass-Through Certificates, Series
2006-2, Plaintiff

v.

Julio Rosario, Defendant

DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate, lying and being in the Sixth Ward, in the City of Erie and County of Erie and Commonwealth of Pennsylvania, being lots numbered 360, 361, 362, on a Map of Plan of Erie Terrace Subdivision, dated June 19, 1909, made by A. L. Eliot, Civil Engineer, and filed in the Recorder’s Office of Erie County, Pennsylvania, in Map Book 1, Page 378. Having erected thereon a dwelling house known and designated in the City of Erie as 3218 Post Avenue, Erie, Pennsylvania.

BEING the same premises which Gilbert Schuller, Single by Deed dated January 2, 1988 and recorded in the Office of Recorder of Deeds of Erie County on January 21, 1988 at Book 40, Page 57 granted and conveyed unto Julio Rosario and Maxine Rosario, his wife. Maxine Rosario departed this life on July 27, 2019. As a result, Julio Rosario is the real owner of the property.

PROPERTY ADDRESS: 3218 Post Avenue, Erie, Pennsylvania

PARCEL NUMBER:

19061059020600

BRIAN T. LAMANNA, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Mar. 27 and Apr. 3, 10

SALE NO. 31

Ex. #12320 of 2019

CITIZENS BANK N.A. f/k/a
RBS CITIZENS N.A., Plaintiff

v.

Malikah I. Shabazz, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12320-19, CITIZENS BANK N.A. f/k/a RBS CITIZENS N.A. v. Malikah I. Shabazz, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 636 West 19th Street, Erie, Pennsylvania 16507.

Tax I.D. No. 19060016022800

Assessment: \$25,010.72

Improvements: Residential Dwelling

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

Mar. 27 and Apr. 3, 10

Erie County Bar Association

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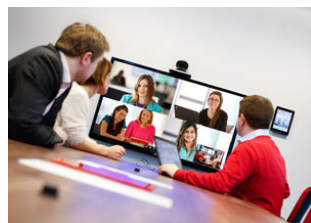
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M-F, 8:30 a.m. - 5:00 p.m.



**AUDIT LIST
NOTICE BY
KENNETH J. GAMBLE**

Clerk of Records

**Register of Wills and Ex-Officio Clerk of
the Orphans' Court Division, of the
Court of Common Pleas of Erie County, Pennsylvania**

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Wednesday, March 11, 2020** and confirmed Nisi.

April 22, 2020 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>2020</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
79	Ann M. Thomas..... a/k/a Ann N. Thomas	Grant M. Yochim,..... Administrator D.B.N.C.T.A.	Grant M. Yochim, Esq.
80	Jaime Montero Robles.....	James A. Montero, George H. Montero, Co-Executors	Darlene M. Vlahos, Esq.
81	David D. Kranking a/k/a David Douglas Kranking	Jeffrey Kranking,..... Jessica Kranking, n/b/m Jessica Strother, Co-Administrators C.T.A	Melissa L. Larese, Esq.

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

Mar. 20, 27

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**ALEXANDER, FREEDA H.,
deceased**

Late of the City of Erie
Co-Executors: Mark R. Alexander and Lisa A. Alexander, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**BEST, PAUL L., a/k/a
PAUL LEO BEST,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Tammie D. Messenger, c/o Mary Alfieri Richmond, Esquire, 502 Parade Street, Erie, PA 16507
Attorney: Mary Alfieri Richmond, Esquire, 502 Parade Street, Erie, PA 16507

**CACCHIONE, PHILIP N.,
deceased**

Late of the City of Erie
Personal Representatives: Thomas N. Cacchione and Sharon R. Belovarac, c/o Knox Law Firm, 120 West 10th Street, Erie, PA 16501
Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**GETZ, GAIL W.,
deceased**

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania
Executrix: James S. Getz, c/o James E. Marsh, Jr., Esquire, Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh, Jr., Esquire, MARSH SCHAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

**LUCIANO, NICHOLAS J.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Carol Witherow, c/o Bernard Stuczynski Barnett & Lager, PLLC, 234 West Sixth Street, Erie, PA 16507-1319
Attorney: Nathaniel K. Conti, Esquire, Bernard Stuczynski Barnett & Lager, PLLC, 234 West Sixth Street, Erie, PA 16507-1319

**MANGE, SAMUEL,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Melissa A. Guzman, 10106 Trinity Lane, Manassas, VA 20220
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**MANNA, CYNTHIA, a/k/a
CYNTHIA H. MANNA, a/k/a
CYNTHIA A. MANNA,
deceased**

Late of Millcreek Township, County of Erie
Executrix: Anita L. Smith, c/o Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506

**MAUST, ROBERT, SR., a/k/a
ROBERT LEE MAUST, a/k/a
ROBERT L. MAUST,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Gary S. Ross, Jr., 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

**MAYS, MARY ANN, a/k/a
MARY A. MAYS,
deceased**

Late of the Borough of Lake City, County of Erie, Commonwealth of Pennsylvania
Executrix: Jeffrey D. Mays, 328 Deemers Drive, Cranberry Township, PA 16066
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**RATAJCZAK, CONCETTA M.,
a/k/a CONNIE M. RATAJCZAK,
a/k/a CONNIE RATAJCZAK,
a/k/a CONCETTA RATAJCZAK,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Gary C. Ratajczak, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SCHENKER, MARICAROL A.,
deceased**

Late of the City of Erie, County of Erie
Executrix: Michael D. Schenker, 370 Walnut Ridge Trail, Aurora, OH 44202
Attorney: Gene P. Placidi, Esquire, Melaragno Placidi & Parini, 502 West Seventh Street, Erie, Pennsylvania 16502

VITRON, DONALD J., a/k/a DONALD JOSEPH VITRON, deceased

Late of the City of Erie, Erie County, Pennsylvania
Executor: Aaron Vitron, c/o Bernard Stuczynski Barnett & Lager, PLLC, 234 West Sixth Street, Erie, PA 16507-1319
Attorney: Nathaniel K. Conti, Esquire, Bernard Stuczynski Barnett & Lager, PLLC, 234 West Sixth Street, Erie, PA 16507-1319

WHITE, JOANN M., a/k/a JOANN WHITE, a/k/a JOANN MARCIA WHITE, deceased

Late of Amity Township, County of Erie
Executrix: Dailene Adams, c/o Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506

WINTEMUTE, GEORGE R., a/k/a GEORGE RAYMOND WINTEMUTE, deceased

Late of the Borough of Lake City, Erie County, Commonwealth of Pennsylvania
Executor: William L. Wintemute, c/o Knox Law Firm, 120 W. 10th St., Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

SECOND PUBLICATION**BENSINK, DAVID S., a/k/a DAVID BENSINK, deceased**

Late of the City of Erie, County of Erie
Administratrix: Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506

CAMPBELL, ROBERT W., a/k/a ROBERT WILLIAM CAMPBELL, deceased

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

EASLY, LEONA M., a/k/a LEONAMAE EASLY, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Elizabeth A. Easly, 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

HESS, DONALD H., deceased

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Deborah A. Hess, c/o MacDonald Illig Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

HUSTON, ALICE C., a/k/a ALICE HUSTON, deceased

Late of Conneaut Township, Erie County, Albion, PA
Executor: Robert J. Jeffery, 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

KRAHE, LISA M., deceased

Late of the Township of Summit, County of Erie, Commonwealth of Pennsylvania
Executrix: Nadine E. Kinstler, 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

LASHER, JAMES E., a/k/a JAMES EDWARD LASHER, a/k/a JAMES LASHER, deceased

Late of the Borough of Girard, County of Erie, Commonwealth of Pennsylvania
Executrix: Kellee D. Heidt, 5222 Deerfield Drive, Fairview, Pennsylvania 16415
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

LETTO, JOHN P., a/k/a JACK LETTO, deceased

Late of the City of Erie, County of Erie, and State of Pennsylvania
Administratrix: Judy A. Ager
Attorney: Gregory A. Karle, Esq., Dailey, Karle & Vilella, 731 French Street, Erie, PA 16501

MCDONNELL, JEANETTE J., deceased

Late of the Township of Millcreek, County of Erie, Pennsylvania
Executrix: Gretchen Bach, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**OGDEN, PETER A.,
deceased**

Late of the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania
Administratrix: Jennifer M. Ogden, PO Box 147, West Wardsboro, VT 05360
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**PRISCARO, AGNES RUZA, a/k/a
AGNES R. PRISCARO,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Jerry S. Priscaro, P.O. Box 984, 921 East Avenue, Erie, PA 16512-0984
Attorney: None

**REDMOND, MARJORIE R.,
a/k/a MARJORIE REDMOND,
a/k/a MARJORIE R. CLAYPOOL
REDMOND,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Terry E. Redmond, 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

**SCHWAB, IRENE K.,
deceased**

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

**TRIPLETT, JAMES MARSHALL,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Kristina Triplett, 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

**WATSON, JOYCE A., a/k/a
JOYCE ANN WATSON, a/k/a
JOYCE WATSON,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Judith A. Watson, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

THIRD PUBLICATION

**CARDMAN, SUELLEN I., a/k/a
SUELLEN CARDMAN,
deceased**

Late of the Township of Girard, County of Erie, Commonwealth of Pennsylvania
Executor: James S. Cardman, II, 1985 Lohrer Road, Fairview, Pennsylvania 16415
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**CLANCY, RITA M., a/k/a
RITA MARGARET CLANCY,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: E. Scutella, c/o MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459
Attorney: Thomas J. Buseck, Esquire, MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**COLEMAN, GEORGE, a/k/a
GEORGE P. COLEMAN, a/k/a
GEORGE PHILLIP COLEMAN,
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania
Executrix: Ann M. Coleman, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**CONLEY, RUBY M., a/k/a
RUBY MAE CONLEY,
deceased**

Late of North East Borough, Erie County, North East, PA
Co-Executors: Laura Houser and Deborah Cihon, 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

**GLASS, DOWNIA N.,
deceased**

Late of Summit Township, Erie County, PA
Administratrix CTA: Darlene A. Nerich, 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

**IABONI, MARY ANN, a/k/a
MARY A. IABONI,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Gary P. Iaboni c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

IRWIN, FLORENCE COBURN, a/k/a FLORENCE L. IRWIN, a/k/a FLORENCE L. COBURN IRWIN, a/k/a FLORENCE IRWIN, deceased

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

Administrator: Gregory L. Coburn, 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

KOHLER, MARY DIANE, a/k/a MARY D. KOHLER, a/k/a MARY KOHLER, deceased

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

Executrix: Kimberly Marie Hess, c/o 504 State Street, Suite 300, Erie, PA 16501

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

LAUER, DOUGLAS W., deceased

Late of the City of Erie, Commonwealth of Pennsylvania

Administrator: Aaron M. Lauer, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

Attorney: Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

LYNN, RICHARD M., deceased

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

Executrix: Janet K. Blakeslee
Attorney: James H. Richardson, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

NELSON, JACK C., JR., a/k/a JACK C. NELSON, deceased

Late of the City of Corry, County of Erie, and State of Pennsylvania
Administratrix: Nicole Nelson, c/o Justin L. Magill, Esq., 821 State Street, Erie, PA 16501

Attorney: Justin L. Magill, Esquire, 821 State Street, Erie, PA 16501

ORTON, EDWARD, a/k/a MARK EDWARD ORTON, deceased

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

Executrix: Kris L. Turiczek, 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

SHAFFSTALL, ELTON R., a/k/a ELTON RICHARD SHAFFSTALL, a/k/a E. RICHARD SHAFFSTALL, a/k/a RICHARD SHAFFSTALL, deceased

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

Executrix: Charlene L. Myers, 4011 Calico Drive, Erie, PA 16506

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

SISAK, MARY LOU, a/k/a MARY L. SISAK, deceased

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

Executor: James M. Sisak, 5318 Windward Dr., Erie, PA 16505

Attorney: None

STEBNISKY, MARY BARBARA, a/k/a M. BARBARA STEBNISKY, a/k/a BARBARA M. STEBNISKY, deceased

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

Executrix: Linda Marie Hites, 11142 Cross Station Road, Girard, PA 16417

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

WNEK, THOMAS J., a/k/a THOMAS WNEK, deceased

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

Executrix: Renee A. Wnek, 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

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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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