

*Erie
County
Legal
Journal*

January 4, 2013

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96 ERIE

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.

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.

The Erie County Legal Journal makes no representation as to the quality of services offered by an advertiser in this publication.

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Erie County Bar Association Calendar of Events and Seminars

WEDNESDAY, JANUARY 16, 2013

How to Work with the IRS on Business Valuation Issues

ECBA Live Seminar

Bayfront Convention Center

3:00 p.m. - 5:00 p.m. (2:30 p.m. reg.)

\$35 (ECBA member/non-attorney staff)

\$53 (nonmember) \$24 (member Judge)

2 hour substantive



Erie County Bar
Association



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RE: JUDICIAL PLEBISCITE

Please find below the Resolution regarding judicial elections that was passed by the membership. Note that any potential judicial candidate must submit a resume to the Executive Director of the Erie County Bar Association no later than February 1, 2013 and will be given the opportunity to address the membership at the February membership meeting to be held on February 4, 2013 at noon.

RESOLUTION

Be it resolved as follows:

- I. In any year in which there is an election for initial terms as Common Pleas Judges, the Erie County Bar Association will conduct a plebiscite whereby candidates shall be rated by members of the Bar Association as:

HIGHLY RECOMMENDED; RECOMMENDED; NOT RECOMMENDED; NO OPINION

- II. The evaluation of prospective candidates should be directed primarily to professional qualifications, i.e., competence, integrity and temperament.

Professional competence encompasses such qualities as intellectual capacity; judgment; legal writing and analytical ability; industry; knowledge of the law; scholarship and academic talent; professional contributions; professional experience, including such areas as years in practice, trial experience, work with administrative agencies and arbitration boards, law school teaching and public service.

Temperament encompasses such qualities as compassion; decisiveness; open-mindedness; sensitivity; courtesy; patience; freedom from bias and commitment to justice.

Ratings' Definitions

Highly Recommended

The candidate possesses the highest reputation for competence, integrity and temperament, and would be capable of outstanding performance as judge.

Recommended

Based on competency, integrity, and temperament, the candidate would be able to perform satisfactorily as a judge.

Not Recommended

Based on competence, integrity, or temperament, or any combination thereof, at the present time, the candidate is inadequate to perform satisfactorily as a judge.

If a voting member does not know a candidate well enough to evaluate his or her competence, integrity or temperament, then he or she should indicate **NO OPINION**.

III. The procedure for the conduct of the plebiscite shall be as follows:

1. The Erie County Bar Association shall publish in each edition of the *Erie County Legal Journal* during the month of January, a notice inviting prospective judicial candidates to submit a resume of not more than two 8 1/2 x 11 typewritten pages. The resumes will be submitted to the Erie County Bar Association Executive Director no later than the first day of February.
2. Each potential candidate who has submitted a resume shall be given the opportunity to address the Erie County Bar at a membership meeting to be scheduled in February with each candidate being allocated an equal amount of time.
3. The resumes and appropriate ballots will be distributed to the active membership within three days of the February meeting and shall be returned by mail postmarked no later than fifteen days after the date of distribution.
4. A two-envelope system shall be used. Each voting member shall sign the outer envelope and shall leave the inner envelope unsigned. An accounting firm shall act as teller.
5. Each candidate who agrees not to release the plebiscite results until such time the Erie County Bar Association releases the plebiscite results shall be privately advised of their own results in the plebiscite by the President of the Erie County Bar Association before the end of February.
6. If more than 50% of the February plebiscite ballots have been returned, and if there are any candidates after the last day for filing petitions who did not participate, then a separate ballot as to those persons only shall be distributed to the active membership of the Bar accompanied by ballots to be returned within ten days and tabulated in the same manner as the February plebiscite.
7. The results of any plebiscite for which more than 50% of the ballots are returned shall be published through a press release to be issued as soon as possible after the receipt of the results of the second plebiscite. In the event that a second plebiscite is not necessary, the results of the February plebiscite will be published as soon as possible after the last date for filing petitions for judicial office. Publication of the results shall also be in the form of a paid advertisement to be run on the two Sundays immediately preceding the primary election.
8. There shall be no publication of the results of the February plebiscite as to any person who is not a candidate for judicial office at the time of the publication.
9. The press release and the paid advertisement shall contain raw data only without comment on individual candidates. Raw data shall be actual count and actual percentage of ballots returned. The press release and paid ad shall specify that the results are based on ballots received, not total active membership. However, the publication shall specifically identify those candidates who were found to be "Highly Recommended", "Recommended" or "Not Recommended" by more than 50% of the membership returning ballots. For the purpose of determining whether a candidate has been found to be "Recommended" by more than 50% of the membership returning ballots, votes received by candidates in the category "Highly Recommended", shall be added to the votes received by a candidate in the category "Recommended". The press release and the paid advertisement shall also set forth the definitions of the categories as set forth above.

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

**MOTION COURT DATES FOR CHIEF JUDGE THOMAS P. AGRESTI
In Re: ERIE DIVISION SCHEDULING PROCEDURES**

JANUARY 2013 NOTICE

The following is a list of *January 2013, February 2013 and March 2013* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: *www.pawb.uscourts.gov*. ***The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.***

ERIE CH. 13 AND CH. 7 CASES

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 Rules* (See Court Website at <http://www.pawb.uscourts.gov> and *W.D. PA Local Rule 9013-5(A)*), 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 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.

Scheduling of CHAPTER 13 Motions before Chief Judge Thomas P. Agresti

Friday, January 4, 2013	<i>NOTE: Please be sure to choose the correct, revised times below.</i>
Wednesday, January 30, 2013	
Wednesday, February 27, 2013	9:30 a.m.: Open for all Erie matters
Thursday, March 14, 2013	10:00 a.m.: Open for all Erie matters
Wednesday, March 27, 2013	10:30 a.m.: Open for all Erie matters

Chapter 12 matters are to be scheduled at 11:00 a.m.
Sale, Financing and Extended/Impose Stay Motions are scheduled at 11:00 a.m.

Scheduling of CHAPTER 7 Motions before Chief Judge Thomas P. Agresti

Thursday, January 10, 2013	10:30 a.m.: Open for all Erie matters
Thursday, January 24, 2013	11:00 a.m.: Open for all Erie matters***
Thursday, February 7, 2013	11:30 a.m.: Sale Motions at this time, only
Thursday, February 21, 2013	
Thursday, March 7, 2013	
Thursday, March 21, 2013	***All Motions to Extend/Impose Stay are to be scheduled at 11:00 a.m.

ERIE CHAPTER 11 CASES

The Self-scheduling Rule does not apply to Chapter 11 cases. Documents are to be electronically filed with the Clerk's Office. Thereafter, scheduling Orders will be issued from Chambers which schedule any required hearings and, where applicable, outline the specific procedures to be utilized. *Any pleadings in Chapter 11 cases which are self-scheduled will be dismissed upon filing.*

ALL OF THE ABOVE 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).

John J. Horner
Clerk of Court

Jan. 4



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BANKRUPTCY NOTICE

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

IN RE: ALVIN K. AMES,
KATHLEEN A. AMES, Debtor
JOHN C. MELARAGNO,
ESQUIRE, Movant
vs.

PNC BANK, CITIZENS BANK
OF PA, FIRST NATIONAL BANK
OF PA, ALVIN K. AMES AND
KATHLEEN A. AMES, HIS WIFE,
RESPONDENTS

Bankruptcy Case No. 12-10087-TPA

NOTICE OF SALE

Notice is hereby given that the
Trustee in the above-captioned
proceeding, John C. Melaragno,
Esq., intends to sell the following
property of the Debtor as set forth
below:

PRICE: \$60,000.00
HEARING AND LOCATION:
January 24, 2013 at 11:30 a.m.
before Chief Judge Thomas P.

Agresti, U.S. Courthouse,
Bankruptcy Court, 17 South Park
Row, Erie, PA 16501.

OBJECTION DEADLINE: January
4, 2013, or thereafter as the Court
permits, with a copy to Trustee's
undersigned counsel.

TERMS & CONDITIONS:

- (a) "as-is, where is and with all faults"
- (b) cash or certified check on date of closing
- (c) real estate to close within thirty (30) days of court approval
- (d) Additional bidders may appear at the sale hearing and bid substantially more than the terms set forth above, whereupon the Court may refuse this Motion for Sale and conduct a public auction at which the property will be sold to the highest bidder, free and divested of liens.

PROPERTY TO BE SOLD: *The Real Property commonly known as 1910 Clifford Drive, Erie, PA 16415.*

FOR INFORMATION: Contact
Trustee's undersigned counsel at
(814) 459-5557 and/or visit the
Bankruptcy Court's Asset Sales
Website at: www.pawb.uscourts.gov/cgi-bin/csoai.cgi
Melaragno & Placidi
John C. Melaragno, Esq.
502 West Seventh Street
Erie, PA 16502
Phone: (814) 459-5557
P.A. I.D. No. 80207
Attorney Pro Se for Trustee,
John C. Melaragno, Esq.

Jan. 4



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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania

In re: Kegan S. Campbell, a minor
 Notice is hereby given that a Petition has been filed in the above named court by John T. Rieger II, requesting an order to change the name of Kegan S. Campbell to Kegan S. Rieger.

The Court has fixed the 11th day of January, 2013, at 9:00 a.m., in Courtroom H, of the Erie County Courthouse, 140 W. 6th St., Erie, PA 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.

Jan. 4

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

1. Fictitious Name: Conduit Marketing
2. Principal Business Address: 10627 West Peach, Girard, PA 16417
3. Name and Address of the entity who is party to the registration: James Noland, 10627 West Peach, Girard, PA 16417
4. The Application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act on or about December 11, 2012.

Knox McLaughlin Gornall
 & Sennett, P.C.
 120 West Tenth Street
 Erie, Pennsylvania 16501

Jan. 4

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

**JANUARY 18, 2013
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.

Bob Merski
Sheriff of Erie County

Dec. 28 and Jan. 4, 11

SALE NO. 1

Ex. #12774 of 2012
Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-5, Asset-Backed Certificates, Series 2005-5, Plaintiff

v.

SUSIE JO DALE, Defendant(s)
SHORT DESCRIPTION FOR ADVERTISING
ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 2006 Fairmont Parkway, Erie, PA 16510
PARCEL NUMBER: 18-051-031.0-218.00
IMPROVEMENTS: Residential

Property
Kassia Failkoff, Esquire
PA ID 310530
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 2

Ex. #11417 of 2010
U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as Successor By Merger to LaSalle Bank National Association, as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-5, Plaintiff

v.

**AMANDA HUBBARD
SHAWN HUBBARD,
Defendant(s)**

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF NORTH EAST, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 208 Freeport Road, North East, PA 16428
PARCEL NUMBER: (37) 6-6-35
IMPROVEMENTS: Residential
Property
Kassia Failkoff, Esquire
PA ID 310530
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 3

Ex. #10293 of 2012
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO HAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, Plaintiff

v.

**DAVID W. KUHN
TERRIE A. KUHN A/K/A**

**TERRIE ANN KUHN A/K/A
TERRIE ANN VOORHIS,
Defendant(s)**

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF CONNEAUT, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 11635 Crouch Road, (Conneaut Township), Albion, PA 16401
PARCEL NUMBER: 4-28-63-1
IMPROVEMENTS: Residential
Property
Stuart Winneg, Esquire
PA ID 45362
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 4

Ex. #14328 of 2010
Bank of America, N.A., Plaintiff

v.
**JOHN MARFINETZ,
Defendant(s)**

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF GIRARD, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 5535 Westgate Drive, Girard, PA 16417
PARCEL NUMBER: (24) 24-36-1.52
IMPROVEMENTS: Residential
Property
Elana B. Flehinger, Esquire
PA ID 209197
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 5

Ex. #12997 of 2012
PNC Bank, National Association, Plaintiff

v.

**CHRISTY K. MCCASLIN
RYAN K. MCCASLIN,**

Defendant(s)
SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MCKEAN, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 9862 Edinboro Road, McKean, PA 16426 PARCEL NUMBER: 31-19-70.1-9.05 IMPROVEMENTS: Residential Property Elana B. Flehinger, Esquire PA ID 209197 Attorney for Plaintiff Udren Law Offices, P.C. Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 6
Ex. #13852 of 2008
HSBC Bank USA, Plaintiff
v.

Dennis Roberts a/k/a Dennis L. Roberts, Defendant(s)
LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being part of Block "W" of West Track Subdivision, U.S. Housing Corporation Project No. 10 as per plot recorded in Erie County Map Book 2 page 302 and 321, bounded and described as follows, to-wit: BEGINNING at the monument and point of intersection of the north line of Fifteenth Street with the East line of Kahkwa Avenue, also known as Kahkwa Boulevard; Thence north sixty-three (63) degrees, thirty-five (35) minutes, fifteen (15) seconds east along the north line of Fifteenth Street fifty-six and twenty-nine hundredths (56.29) feet to a point; Thence north twenty-six (26) degrees, twenty-four (24) minutes, forty-five (45) seconds west in a line perpendicular to the north line of Fifteenth Street one hundred three and eighty-five hundredths (103.85) feet to a point in the south line of a twelve (12) foot public lane or alley; Thence south sixty-

three (63) degrees, thirty-three (33) minutes, twenty-five (25) seconds west along the south line of said public land forty-nine and two hundredths (49.02) feet to a stake at a point in the east line of Kahkwa Avenue; Thence south twenty-two (22) degrees, twenty-four (24) minutes, forty-five (45) seconds east along the east line of Kahkwa Avenue one hundred four and seven hundredths (104.07) feet to the intersection of the east line of Kahkwa Avenue with the north line of Fifteenth Street, and point of beginning, having erected thereon a one-family dwelling house, being the premise known as 1752 West 15th Street, Erie, Pennsylvania, and further identified as County of Erie Tax Index No. (160) 3108-333. BEING KNOWN AS: 1752 West 15th Street, Erie, PA 16505 PROPERTY ID NO.: 16-3108-333 TITLE TO SAID PREMISES IS VESTED IN Dennis Roberts, being by deed from James W. DiSarro, single, Linda K. DiSarro, single and Lucille Wynne, executrix of the estate of Eail J. DiSarro, deceased dated 10/29/1986 recorded 10/29/1986 in Deed Book 1655 page 482. Elana B. Flehinger, Esquire PA ID 209197 Attorney for Plaintiff Udren Law Offices, P.C. Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 7
Ex. #12803 of 2012
Deutsches Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M2, Plaintiff
v.

DANIEL J. SEMENTILLI
WENDY K. SEMENTILLI,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MCKEAN, ERIE COUNTY,

PENNSYLVANIA: BEING KNOWN AS 5066 Georgetown Drive, McKean, PA 16426 PARCEL NUMBER: 31-23-29-12 IMPROVEMENTS: Residential Property Elizabeth L. Wassall, Esquire PA ID 77788 Attorney for Plaintiff Udren Law Offices, P.C. Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 8
Ex. #12918 of 2010
KEY BANK, NATIONAL ASSOCIATION F/K/A KEY BANK OF NEW YORK, Plaintiff
v.

GENE R. SMITH and CHARLEEN J. SMITH,
Defendants

SHORT DESCRIPTION OF
PROPERTY OF GENE R. & CHARLEEN J. SMITH

By virtue of a Writ of Execution filed to No. 12918-2010 Key Bank, National Association f/k/f Key Bank of New York v. Gene R. Smith and Charleen J. Smith and Charleen J. Smith, owner(s) of property situated in Township of Amity, Erie County, Pennsylvania being 15674 Lyons Road, Union City, PA Assessment Map Number: 02011019001100 contains 80 acres of land more or less 02006019001000 contains 101.45 acres of land more or less

Assessed	Value	Figure:
02011019001100	-	\$190,600
/95,000.00 (Clean & Green)		
02006019001000	-	\$ 107,700
/49,200.00 (Clean & Green)		

Improvements thereon: one bedroom cape cod frame dwelling along with various barns, pole building, milk house frame utility shed and double wide mobile home. William T. Morton, Esq. Attorney for Plaintiff 3213 West 26th Street Erie, PA 16506 (814) 520-8700

Dec. 28 and Jan. 4, 11

SALE NO. 9
Ex. #13122 of 2012
FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.
GEORGE A. HUFF, JR., Defendant

SHORT DESCRIPTION

ALL THAT CERTAIN property situated in the City of Corry, County of Erie, and Commonwealth of Pennsylvania, being known and numbered as 13370 West Washington Street, Corry, Pennsylvania 16407. Erie County Tax Parcel No. (3) 3-6-3 HAVING ERECTED THEREON a single family dwelling. Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones & Britton LLP 100 State Street, Suite 700 Erie, Pennsylvania 16507-1459 (814) 870-7760 Attorneys for Plaintiff
Dec. 28 and Jan. 4, 11

SALE NO. 10
Ex. #12089 of 2011
FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.
JOHN D. PANETTA DAWN M. PANETTA, and THE UNITED STATES OF AMERICA, Defendants

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, having erected thereon a one-story single family dwelling commonly known as 4141 Conrad Road, Erie, Pennsylvania 16510, and being further identified as Erie County Tax Index No. (18) 52-36-521 Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones & Britton LLP 100 State Street, Suite 700 Erie, Pennsylvania 16507-1459 (814) 870-7760 Attorneys for Plaintiff
Dec. 28 and Jan. 4, 11

SALE NO. 11
Ex. #12005 of 2012
FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.
SUSAN L. SNYDER, also known as SUSAN L. NELSON, Defendant

SHORT DESCRIPTION

ALL THAT CERTAIN property situated in the City of Corry, County of Erie, and Commonwealth of Pennsylvania, being known and numbered as 261 Essex Street, Corry, Pennsylvania 16407. Erie County Tax Parcel No. 7-26-70-2. Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones & Britton LLP 100 State Street, Suite 700 Erie, Pennsylvania 16507-1459 (814) 870-7760 Attorneys for Plaintiff
Dec. 28 and Jan. 4, 11

SALE NO. 12
Ex. #11524 of 2012
NORTHWEST SAVINGS BANK, Plaintiff,

v.
JASON A. MARTIN, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11524-2012, Northwest Savings Bank vs. Jason A. Martin, owner of property situate in the City of Corry, Erie County, Pennsylvania being: 647 South Center Street, Corry, Pennsylvania. 150' x 136 1/2' x 92.25' s 145' Assessment Map Number: (8) 38-159-10 Assessed Value Figure: \$25,110.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301
Dec. 28 and Jan. 4, 11

SALE NO. 13
Ex. #12487 of 2012
NORTHWEST SAVINGS BANK, Plaintiff,

v.
ARCHIE L. POWERS and

CONNIE R. POWERS, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2012-12487, Northwest Savings Bank vs. Archie L. Powers and Connie R. Powers, owners of property situate in the City of Corry, Erie County, Pennsylvania being: 573 East Columbus Avenue, Corry, Pennsylvania. Approx: 3.528 Acres Assessment Map Number: (6) 7-7-12 Assessed Value Figure: \$26,500.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301
Dec. 28 and Jan. 4, 11

SALE NO. 14
Ex. #11122 of 2012
NORTHWEST SAVINGS BANK, Plaintiff

v.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

BENJAMIN J. CANTONI, DECEASED, Defendants
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, State of Pennsylvania, being Lot Number One hundred thirty (130) in the plan of lots of Geo. A. Tupper, as recorded in the Erie County Map Book No. 1, Page 337, said lot having a frontage on the northerly side of Platt Avenue, now Thirty second Street, of Forty (40) feet, and extending back therefrom northerly of the same width, One hundred (100) feet to an alley shown on said plan. BEARING Erie County Tax Index Number (19) 6225-121 and being more commonly known as 1438 West 32nd Street, Erie, Pennsylvania 16508. BEING that same land conveyed to Benjamin J. Cantoni by Deed

recorded on September 13, 2001 with the Erie County Pennsylvania Recorders Office in Erie, Pennsylvania at Book 808, Page 2037. Benjamin J. Cantoni having died September 18, 2011.
 Mark G. Claypool, Esquire
 Knox McLaughlin Gornall & Sennett, P.C.
 Attorneys for Plaintiff
 120 West Tenth Street
 Erie, Pennsylvania 16501-1461
 (814) 459-2800

Dec. 28 and Jan. 4, 11

SALE NO. 15

Ex. #12891 of 2012
NORTHWEST SAVINGS BANK, Plaintiff
 v.

MARK L. LINDBERG and DEBORAH L. BAINBRIDGE-LINDBERG, Defendants
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, and being known as Lot Numbered 25 of the ROYAL ACRES SUBDIVISION, as shown upon plats recorded in Erie County Map Book 5, Page 377 and Map Book 6, Page 67.

SAID premises have erected thereon a dwelling commonly known as 3115 West 53rd Street, Erie, Pennsylvania and are further identified by Erie County Assessment Index No. (33) 124-579-4.

BEING the same premises conveyed to Mark L. Lindberg and Deborah L. Bainbidge-Lindberg by deed recorded October 19, 1998 in Erie County Deed (or Record) Book 594, page 1284.

Mark G. Claypool, Esquire
 Knox McLaughlin Gornall & Sennett, P.C.

Attorneys for Plaintiff
 120 West Tenth Street
 Erie, Pennsylvania 16501-1461
 (814) 459-2800

Dec. 28 and Jan. 4, 11

SALE NO. 16

Ex. #12805 of 2012
Springleaf Financial Services of Pennsylvania, Inc., successor

by merger to American General Financial Services, Inc., Plaintiff
 v.

Jon D. Ackerman, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12805-12 Springleaf Financial Services of Pennsylvania, Inc., successor by merger to American General Financial Services, Inc. vs. Jon D. Ackerman, owner(s) of property situated in Township of Franklin, Erie County, Pennsylvania being 8468 Francis Road, Girard, PA 16417
 17.5 acres

Assessment Map number: 22-1-1-7
 Assessed Value figure: \$95,280.00
 Improvement thereon: a residential dwelling
 Christopher A. DeNardo, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800

Dec. 28 and Jan. 4, 11

SALE NO. 18

Ex. #12966 of 2012
PHH Mortgage Corporation, Plaintiff
 v.

James M. Johnson and Elisabeth M. Johnson, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No 12966-12 PHH Mortgage Corporation vs. James M. Johnson and Elisabeth M. Johnson, owner(s) of property situated in Township of McKean, Erie County, Pennsylvania being 9780 Old Rt 99, McKean, PA 16426

1.1520
 Assessment Map number: 31-19-701-9.04
 Assessed Value figure: \$129,500.00
 Improvement thereon: a residential dwelling

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

Dec. 28 and Jan. 4, 11

SALE NO. 19

Ex. #11639 of 2010
SUNTRUST MORTGAGE INC., Plaintiff
 v.

RALPH CHAMBERLAIN, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11639-2010
 SUNTRUST MORTGAGE INC. vs. RALPH CHAMBERLAIN
 Amount Due: \$78,307.58
 RALPH CHAMBERLAIN, owner(s) of property situated in ELK CREEK TOWNSHIP, Erie County, Pennsylvania being 10241 WHITTAKER ROAD, ALBION, PA 16401-9467

Acreage: 33.2400
 Assessment Map number: 13027043000200
 Assessed Value: \$103,900.00
 Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 20

Ex. #12207 of 2012
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff
 v.

BETH M. FAIRFIELD DANIEL M. FAIRFIELD, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12207-12
 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. BETH M. FAIRFIELD and DANIEL M. FAIRFIELD
 Amount Due: \$65,707.48

BETH M. FAIRFIELD and DANIEL M. FAIRFIELD, owner(s) of property situated in

THE CITY OF ERIE, Erie County, Pennsylvania being 3101 MARVIN AVENUE, ERIE, PA 16504-1137
 Dimensions: 39.5 X 149.35
 Acreage: 0.1354
 Assessment Map number: 18050074010900
 Assessed Value: \$55,430.00
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 22

Ex. #11506 of 2010
CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC., Plaintiff

v.

GALE Y. JORDAN, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11506-10
 CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC. vs. GALE Y. JORDAN
 Amount Due: \$117,187.03
 GALE Y. JORDAN, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 408-410 WEST 6TH STREET, ERIE, PA 16507-1216
 Dimensions: 58 X 135
 Acreage: 0.1798

Assessment Map number: 17-040-014.0-126.00
 Assessed Value: \$83,080.00
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 23

Ex. #12132 of 2012
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, THE SUCCESSOR IN INTEREST FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL

BANK, Plaintiff

v.

THOMAS L. KESSELRING
DOROTHY E. BUREK,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12132-12
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, THE SUCCESSOR IN INTEREST FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK vs. THOMAS L. KESSELRING and DOROTHY E. BUREK

Amount Due: \$77,967.57
 THOMAS L. KESSELRING and DOROTHY E. BUREK, owner(s) of property situated in BOROUGH OF UNION CITY, 1ST WARD, Erie County, Pennsylvania being 45 BRIDGE STREET, UNION CITY, PA 16438-1302

Dimensions: 66 X 372.27
 Acreage: 0.2121
 Assessment Map number: 41-013.049.0-003.00
 Assessed Value: \$80,300.00
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 24

Ex. #11677 of 2012
WELLS FARGO BANK, N.A., Plaintiff

v.

ARTHUR A. LEOPOLD
SUSAN M. LEOPOLD,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11677-12
 WELLS FARGO BANK, N.A. vs. ARTHUR A. LEOPOLD and SUSAN M. LEOPOLD
 Amount Due: \$142,341.53
 ARTHUR A. LEOPOLD and SUSAN M. LEOPOLD, owner(s) of property situated in the BOROUGH OF FAIRVIEW, Erie County, Pennsylvania being 3519 DENNIS AVENUE, F/K/A 43 DENNIS

AVENUE, FAIRVIEW, PA 16415-1140
 Dimensions: 75 X 136.64
 Acreage: 0.2698
 Assessment Map number: 21077009000500
 Assessed Value: \$106,990.00
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 25

Ex. #12000 of 2012
WELLS FARGO FINANCIAL PENNSYLVANIA, INC, Plaintiff

v.

TERRENCE MCQUAID,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12000-12
 WELLS FARGO FINANCIAL PENNSYLVANIA, INC vs. TERRENCE MCQUAID
 Amount Due: \$176,587.14
 TERRENCE MCQUAID, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 146 FIELDSTONE WAY A/K/A 146 FIELDSTONE WAY, UNIT 1R-146, ERIE, PA 16505-5802
 Acreage: 0

Assessment Map number: 33007019028253
 Assessed Value: \$128,730.00
 Improvement thereon: CONDOMINIUM UNIT Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 26

Ex. #12020 of 2012
JP MORGAN CHASE BANK N.A. S/B/M TO CHASE HOME FINANCE, LLC, Plaintiff
 v.
KATHY SEITZ A/K/A
KATHY COUNCE A/K/A

**KATHY A. SEITZ
ROBERT SEITZ, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12020-12

JP MORGAN CHASE BANK N.A. S/B/M TO CHASE HOME FINANCE, LLC vs. KATHY SEITZ A/K/A KATHY COUNCE A/K/A KATHY A. SEITZ and ROBERT SEITZ

Amount Due: \$115,112.39

KATHY SEITZ A/K/A KATHY COUNCE A/K/A KATHY A. SEITZ and ROBERT SEITZ, owner(s) of property situated in TOWNSHIP OF VENANGO, Erie County, Pennsylvania being 11380 BACKUS ROAD, WATTSBURG, PA 16442-9748

Dimensions: 1820 square feet
Acreage: 1.4000

Assessment Map number: 44017019000800

Assessed Value: \$111,170.00

Improvement thereon: Residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 27

Ex. #11958 of 2012

**WELLS FARGO BANK, N.A.,
Plaintiff**

v.

**DANIEL E. SMITH
JENNIFER L. SMITH,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11958-2012

WELLS FARGO BANK, N.A. vs. DANIEL E. SMITH and JENNIFER L. SMITH

Amount Due: \$68,418.84

DANIEL E. SMITH and JENNIFER J. SMITH, owner(s) of property situated in SPRINGFIELD TOWNSHIP, Erie County, Pennsylvania being 12826 WEST LAKE ROAD, EAST SPRINGFIELD, PA 16411-9304

Assessment Map number: 39009026001300

Improvement thereon: residential

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

Dec. 28 and Jan. 4, 11

SALE NO. 28

Ex. #14492 of 2011

**PHH MORTGAGE
CORPORATION F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff**

v.

**WILLIAM J. SMITH
TAMRA D. SMITH, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14492-11

PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION vs. WILLIAM J. SMITH and TAMRA D. SMITH

Amount Due: \$107,698.70

WILLIAM J. SMITH and TAMRA D. SMITH, owner(s) of property situated in TOWNSHIP OF VENANGO, Erie County, Pennsylvania being 13499 MUNSEE ROAD, WATTSBURG, PA 16442-9519

Acreage: 1.0700

Assessment Map number: 44020052000101

Assessed Value: \$76,590.00

Improvement thereon: Residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 29

Ex. #11936 of 2012

**PHH MORTGAGE
CORPORATION, Plaintiff**

v.

**DAVID M. SOUTH A/K/A
DAVID SOUTH
JEANNIE M. SOUTH,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11936-12

PHH MORTGAGE

CORPORATION vs. DAVID M. SOUTH A/K/A DAVID SOUTH and JEANNIE M. SOUTH
Amount Due: \$172,767.43

DAVID M. SOUTH A/K/A DAVID SOUTH and JEANNIE M. SOUTH, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 7473 GARFIELD AVENUE, HARBORCREEK, PA 16421-1404
Acreage: 6.1100

Assessment Map number: 27036126002600

Assessed Value: \$127,000.00

Improvement thereon: Residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 31

Ex. #10328 of 2007

**THE BANK OF NEW YORK,
AS TRUSTEE FOR THE
REGISTERED HOLDERS OF
THE CENDANT MORTGAGE
CORPORATION MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2000-A, Plaintiff**

v.

**DEBORAH A. WALKER
F/K/A DEBORAH A. HULICK,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10328-07

THE BANK OF NEW YORK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE CENDANT MORTGAGE CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2000-A vs. DEBORAH A. WALKER F/K/A DEBORAH A. HULICK
Amount Due: \$54,622.18

DEBORAH A. WALKER F/K/A DEBORAH A. HULICK, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1417 EAST 31ST STREET, ERIE, PA 16504

Assessment Map number: 18-051-053.0-108.00

Assessed Value: \$71,140
Improvement thereon: Residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 32

Ex. #12802 of 2012
Reliance Savings Bank, Plaintiff,
v.

Patrick P. Patalon and
Kerri Patalon,
Defendants

SHORT PROPERTY
DESCRIPTION

ALL that certain piece or parcel of land situate in Township of Venango, County of Erie and Commonwealth of Pennsylvania at 10540 Phillipsville Road, Wattsburg, PA 16442, being identified as Parcel Number 44-001-004.0-006.10.

Erin P. Dyer, Esquire
PA ID Number: 52748
Attorney for Plaintiff
5743 Centre Avenue
Pittsburgh, PA 15206
(412) 361-1000

Dec. 28 and Jan. 4, 11

SALE NO. 33

Ex. #10906 of 2012
THE BANK OF NEW YORK
MELLON F/K/A THE
BANK OF NEW YORK,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES
2005-16

v.
Robert J. Wethy
Cherie L. Wethy

ADVERTISING 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 1022 Shenley Avenue, Erie, PA 16505
PARCEL #16-3137-301
Improvements: Residential Dwelling
Gregory Javardian, Esquire
ID No. 55669

Attorneys for Plaintiff
1310 Industrial Boulevard
2nd Floor, Suite 201
Southampton, PA 18966
(215) 942-2090

Dec. 28 and Jan. 4, 11

SALE NO. 34

Ex. #10905 of 2012
BANK OF AMERICA, N.A.
S/B/M BAC HOME LOANS
SERVICING, L.P. F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.

v.

Walter L. Wright III

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

BEING KNOWN AS: 2402 French Street, Erie, PA 16503
PARCEL #18-5003-138
Improvements: Residential Dwelling.

Gregory Javardian, Esquire
ID No. 55669
Attorneys for Plaintiff
1310 Industrial Boulevard
2nd Floor, Suite 201
Southampton, PA 18966
(215) 942-2090

Dec. 28 and Jan. 4, 11

SALE NO. 36

Ex. #12662 of 2012
DEUTSCHE BANK NATIONAL
TRUST COMPANY, as
Trustee under POOLING AND
SERVICING AGREEMENT
Dated as of May 1, 2006
MORGAN STANLEY HOME
EQUITY LOAN TRUST SERIES
2006-3, by its attorney in fact
Ocwen Loan Servicing LLC

v.

Armand P. Pommer
Penny L. Pommer

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania being known as Lot No. 5 of the Henry Manney Subdivision as shown in Erie County Map Book 3, page 373.

SAID property is subject to restrictions and obligations as recorded in a deed dated and recorded April 19, 1947 in Erie County Deed Book 488 at page 35. Parties of the First Part hereby convey all the interest obtained in said Deed Book.

HAVING erected thereon a dwelling being more commonly known as 7103 East Lake Road, Erie Pennsylvania and being further identified by Erie County Tax Index No. (27) 25-31-6

BEING the same premises which Armand P. Pommer and Penny L. Koynoski, now by marriage, Penny L. Pommer, husband and Wife by Quit Claim Deed dated August 9, 2004 and recorded on August 18, 2004 in the office of the recorder of deeds in and for Erie County at book 1165 page 0334 granted and conveyed unto Armand P. Pommer and Penny L. Pommer, husband and wife.

PROPERTY ADDRESS: 7103 East Lake Road, Erie, PA 16511
PARCEL # (27) 25-31-6
Attorney for Plaintiff:
Kevin P. Diskin, Esquire
Stern & Eisenberg, PC
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Dec. 28 and Jan. 4, 11

SALE NO. 37

Ex. #12609 of 2012
U.S. Bank, National Association,
as Trustee under the Pooling
and Servicing Agreement dated
as of October 1, 2006, GSAMP
Trust 2006-HE7, Mortgage
Pass-Through Certificates, Series
2006-HE7, by its Attorney-in-fact
Ocwen Loan Servicing LLC

v.

Jessica M. Wellman
Michael Wellman

LEGAL DESCRIPTION

THAT CERTAIN PIECE or parcel of land situate in the Commonwealth of Pennsylvania County of Erie, Township or Greene bounded and described as follows, to wit BEING parcel # "1" as identified on a Subdivision map prepared

by Lynn S. Hofius, Surveyor on January 13, 2000 and recorded in the office of the Erie County, Pennsylvania Recorder of Deeds at Map Book 2000, Page 39 on February 9, 2000, and containing 0.82 acres gross, more or less, and 0.65 acres net, more or less, and being more commonly known as 9671 Wattsburg Rd., Erie, PA 16509.

BEING the same premises which Thomas Chambers by Special Warranty Deed dated August 4, 2006 and recorded on September 25, 2006 in the office of the recorder of deeds in and for Erie County at book 1363 page 1304 granted and conveyed unto Michael Wellman and Jessica M. Wellman, his wife.

PROPERTY ADDRESS: 9671 Wattsburg Road, Erie, PA 16509
 PARCEL # (25) 7-023-027
 Attorney for Plaintiff:
 Kevin P. Diskin, Esquire
 Stern & Eisenberg, PC
 The Pavilion
 261 Old York Road, Suite 410
 Jenkintown, PA 19046
 (215) 572-8111

Dec. 28 and Jan. 4, 11

SALE NO. 38

Ex. #12845 of 2012

**JPMORGAN CHASE BANK,
 National Association, Plaintiff,
 v.**

**KATE E. DIBBLE, Defendant
LONG FORM DESCRIPTION**

ALL that certain tract of land situate in Lawrence Park Realty Company Plot of portions of Tracts No. 246 and 247 in Lawrence Park Township, Erie County, Pennsylvania, as recorded in Erie County Map Book No. 3, pages 39, 40 and 41, bounded and described as follows, to wit:

BEGINNING at point "D" the Southeast corner of Lot No. 3 in Block No. 155; thence Northeastwardly by and along the Southeast line of said Lot No. 3, 123.40 feet, more or less, to point "A," the Northeast corner of said Lot No. 3; said point "A" being located on the South line of a sixteen (16) foot alley; thence Westwardly by and along the

South line of said alley and along the North line of said Lot No. 3, 34.10 feet to point "B;" thence from point "B," Southwestwardly parallel with the line AD, 103.93 feet to point "C," which point "C" is located on the North line of Iroquois Avenue; thence from point "C" Southeastwardly by and along the North line of Iroquois Avenue, twenty-eight (28) feet to point "D," the place of beginning. The line BC passes through the center of the party wall which divides the building located upon the premises hereby conveyed and the premises located immediately West thereof and party of the second part, her heirs and assigns, upon the acceptance of this deed, hereby agrees not to remove or in any way interfere with the use of said party wall. This stipulation being a covenant running with the land. Having erected thereon a one-half (1/2) of a duplex brick dwelling house, being known and numbered as 4204 Iroquois Avenue, Erie, Pennsylvania 16511. Bearing Erie County Assessment Index Number (29) 11-40-14.

BEING the same premises which Billie J. Dibble, by deed dated and recorded on July 29, 2008 in the Office of the Recorder of Deeds of Erie County, at Deed Book Volume 1511, Page 1713, granted and conveyed unto Kate E. Dibble. Grenen & Birsic, P.C. Kristine M. Anthon, Esquire Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

Dec. 28 and Jan. 4, 11

SALE NO. 39

Ex. #12907 of 2012

**U.S. BANK NATIONAL
 ASSOCIATION, AS TRUSTEE
 FOR THE PENNSYLVANIA
 HOUSING FINANCE AGENCY,
 Plaintiff**

**v.
 DANIELE L. GRABOWSKI,
 Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12907-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DANIELE L. GRABOWSKI, Defendants
 Real Estate: 552 EAST 24TH STREET, ERIE, PA 16503
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 128 x 40
 See Deed Book 969, Page 1047
 Tax I.D. (18) 5022-136
 Assessment: \$5,200. (Land)
 \$26,820. (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

Dec. 28 and Jan. 4, 11

SALE NO. 41

Ex. #11922 of 2012

**U.S. BANK NATIONAL
 ASSOCIATION, AS TRUSTEE
 FOR THE PENNSYLVANIA
 HOUSING FINANCE AGENCY,
 Plaintiff**

**v.
 DAWN A. LEHMAN and MARK
 A. LEHMAN, SR., Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 11922-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DAWN A. LEHMAN and MARK A. LEHMAN, SR., Defendants
 Real Estate: 346-346 1/2 WEST 20TH STREET, ERIE, PA 16502
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 607, Page 677
 Tax I.D. (19) 6009-113
 Assessment: \$ 9,400. (Land)
 \$34,190. (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

Dec. 28 and Jan. 4, 11

SALE NO. 42
Ex. #11399 of 2012
MIDFIRST BANK, Plaintiff
v.
DAVID F. MATTERN, SR. AND
VICTORIA L. THAYER N/K/A
VICTORIA L. MATTERN,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 11399-12 MIDFIRST BANK, Plaintiff vs. DAVID F. MATTERN, SR. AND VICTORIA L. THAYER N/K/A VICTORIA L. MATTERN, Defendants
 Real Estate: 2906 REED STREET, ERIE, PA 16504
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 05879, Page 1792
 Tax I.D. (18) 5065-106
 Assessment: \$12,900. (Land)
 \$33,750. (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

Dec. 28 and Jan. 4, 11

SALE NO. 43
Ex. #14134 of 2011
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

MELISSA E. PARMENTER,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution No. 14134-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MELISSA E. PARMENTER, Defendant
 Real Estate: 930 WYOMING AVENUE, ERIE, PA 16505
 Municipality: Township of Millcreek, Erie County, Pennsylvania
 Reference: Lot 194, Kelso Park Subdivision (part of Reserve Tract 8) Map Book 2, Page 234
 See Deed Book: 888, Page 893

Tax I.D.: (33) 29-67-17
 Assessment: \$16,500. (Land)
 \$53,760. (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

Dec. 28 and Jan. 4, 11

SALE NO. 44
Ex. #12444 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

COLEEN M. RACKOW,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12444-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. COLEEN M. RACKOW, Defendant
 Real Estate: 916 WEST 21ST STREET, ERIE, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 888, Page 1122
 Tax I.D.: (19) 6026 233
 Assessment: \$ 9,000. (Land)
 \$50,810. (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

Dec. 28 and Jan. 4, 11

SALE NO. 45
Ex. #12187 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

COURTNEY L. SWEED and
ADAM M. SWEED, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No.

12187-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. COURTNEY L. SWEED and ADAM M. SWEED, Defendants
 Real Estate: 10089 SMITH STREET, LAKE CITY, PA 16423
 Municipality: Borough of Lake City (formerly Village of North Girard) Erie County, Pennsylvania
 See Deed Book 1505, Page 2353.
 Tax I.D.: (28) 13-16-2
 Assessment: \$10,600. (Land)
 \$35,240. (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

Dec. 28 and Jan. 4, 11

SALE NO. 46
Ex. #11920 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

ALAN THOMPSON and
RACHAEL THOMPSON,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 11920-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALAN THOMPSON and RACHAEL THOMPSON, Defendants
 Real Estate: 2722 WEST 14TH STREET, ERIE, PA 16505
 Municipality: Township of Millcreek, Erie County, Pennsylvania
 See Deed Book 1273, Page 1571
 Tax I.D.: (33) 33-187-7
 Assessment: \$14,800. (Land)
 \$39,980. (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

Dec. 28 and Jan. 4, 11

SALE NO. 47

Ex. #11814 of 2012

**THE HUNTINGTON
NATIONAL BANK, S/B/M/T
SKY BANK, Plaintiff**

v.

**WILLIAM SNOW, JR AND
JACQUILIN J. SNOW,**

Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11814-12 THE HUNTINGTON NATIONAL BANK, S/B/M/T SKY BANK, vs. WILLIAM SNOW, JR AND JACQUILIN J. SNOW, owner(s) of property situated in BOROUGH OF PLATEA, Erie County, Pennsylvania being 8558-8562 MEADVILLE ROAD A/K/A 8562 ROUTE 18 GIRARD, PA 16417 WITH AN AFFIXED MOBILE HOME

ACREAGE: 3.0; 8562 ROUTE 18 A/K/A 8558-8562 MEADVILLE RD; SQ. FEET: 1999; HOUSE AND 28 x 51 DOUBLE WIDE MOBILE HOME

Assessment Map number: 38014016000500

Assessed Value figure: \$119,000.00
Improvement thereon: DWELLING WITH AFFIXED MOBILE HOME
Lori Gibson, Esquire
1400 Koppers Bldg.
436 Seventh Avenue
Pittsburgh, PA 15219
412-434-7955

Dec. 28 and Jan. 4, 11

SALE NO. 48

Ex. #12928 of 2010

**CITIMORTGAGE, INC.,
Plaintiff**

v.

**JASON H. WORCHESTER AND
BRIANNE J. WORCHESTER,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12928-10 CITIMORTGAGE, INC. vs. JASON H. WORCHESTER AND BRIANNE J. WORCHESTER, owner(s) of property situated in

CITY OF ERIE, Erie County, Pennsylvania being 913 WALNUT STREET, ERIE, PA 16502

ACREAGE: 0.0568; 913 WALNUT STREET 30 X 82.5; SQUARE FEET 1756

Assessment Map number: 16030025012600

Assessed Value figure: \$31,800.00
Improvement thereon: SINGLE FAMILY DWELLING

Lori Gibson, Esquire
1400 Koppers Bldg.
436 Seventh Avenue
Pittsburgh, PA 15219
412-434-7955

Dec. 28 and Jan. 4, 11

SALE NO. 49

Ex. #10412 of 2011

**PNC MORTGAGE, A DIVISION
OF PNC BANK, NATIONAL
ASSOCIATION, Plaintiff,**

v.

**WILLIAM D. LYONS,
Defendant**

SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 10412-2011, PNC Mortgage, A Division of PNC Bank, National Association vs. William D. Lyons, owner(s) of property situate in, Erie County, Pennsylvania being.

Dimensions: (Call Assessment (814) 451-6225 for square footage and/or acreage)

Assessment Map Number: 16-3052-110

Assess Value figure: \$43,160.00
Improvement thereon: Dwelling

Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Dec. 28 and Jan. 4, 11

SALE NO. 50

Ex. #10943 of 2012

**BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP,
Plaintiff**

v.

**KELLY A. BERIE F/K/A
KELLY A. DANN, Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Girard, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at an iron stake in the easterly line of Church Street, distant thereon, North 25° 03' West, 187.75 feet from an iron stake at an angle in said street; said point also being the northwest corner of land now or formerly of William T. Ryman; thence by the margin of Church Street, North 25° 03' West, 87.95 feet to the southwest corner of land now or formerly of James P. Barker; thence by said Barker land, North 53° 32' East, 253.62 feet to a stake at the northwest corner of land now or Formerly of Carl M. Drury and continuing an additional distance of 107.25 feet to an iron pipe; thence along land now or formerly of M.E. Ellis, South 25° 00' East, passing through a spike in the north side of a large Cherry tree at distance of 86.5 feet, a total distance of 196.4 feet to an iron pipe; thence South 52° 42' West, 107.58 feet to an iron pipe at the southeast corner of land now or formerly of W.T. Ryman; thence along said Ryman land, North 25° 00' West, a distance of 108.4 feet to an old stone monument at the northeast corner of said Ryman land; thence South 53° 37' West, 253.22 feet to an iron stake at the place of beginning. More commonly known as 115 Church Street, Erie, Pennsylvania and being Erie County Tax Index No. (23) 13-41-9.

PROPERTY ADDRESS: 115 Church Street, Girard, PA 16417
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 51

Ex. #12771 of 2012

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,**

SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK F. A., Plaintiff

v.

**FRANCO CORSI
MICHELE H. CORSI,**

Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. 7 in Block No. 8 in what is known as NICHOLSON HEIGHTS ADDITION to the City of Erie as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Map Book No. 1 at pages 416-7.

Said premises having erected thereon a dwelling commonly known as 1457 Nicholson Street, Erie, Pennsylvania and are further identified as Erie County Index Number (33) 100-432-3.

PROPERTY ADDRESS: 1457 Nicholson Street, Erie, PA 16509
KML Law Group, P.C.

Attorney for Plaintiff
Suite 5000 - BNY Independence Center

701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 52

Ex. #10220 of 2012

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, Plaintiff

v.

**KAREN KEILCH, As
Administratrix of the Estate of Helen M. Keilch, Deceased,
Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Fairview, County of Erie and State of Pennsylvania, being part of Lots

Nos. 523 and 524 of the Lake Shore Golf Club District Subdivision, part of Tract No. 284, as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 3, pages 176 and 177, and more particularly bounded and described as follows, to-wit: BEGINNING at the southwest corner of Lot No. 524 on the west line of Bogey Way; thence north eighty-two (82) degrees nine (09) minutes west along the south line of said Lot No. 524; sixty-one and sixty-eight hundredths (61.68) feet to a point; thence north twenty-two (22) degrees fifty-six (56) minutes thirty (30) seconds west, ninety-six and ninety-two hundredths (96.92) feet to the northwest corner of said Lot No. 524 and the southwest corner of Lot No. 523; thence north fourteen (14) degrees forty-six (46) minutes thirty (30) seconds west along the west line of Lot No. 523, forty-three (43) feet to an angle point in said Lot line; thence north seventeen (17) degrees, eighteen (18) minutes thirty (30) seconds east along the west line of said Lot No. 523 seventeen (17) feet to an iron pin ten (10) feet south of the north line of Lot No. 523; thence south seventy-three (73) degrees, forty-two (42) minutes, thirty (30) seconds east, one hundred thirty-nine and forty-six (139.46) feet to an iron pin in the west line of Bogey Way; thence southwardly along the west line of Bogey Way, one hundred twenty (120) feet more or less to the place of beginning. Being premises numbered and known as 6022 Bogey Way, Erie, PA 16505 and bearing Erie County Index No. (21) 39-49-7.

PROPERTY ADDRESS: 6022 Bogey Way, Erie, PA 16505
KML Law Group, P.C.

Attorney for Plaintiff
Suite 5000 - BNY Independence Center

701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 53

Ex. #14988 of 2009

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR ARGENT SECURITIES TRUST 2005-W3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-W3, Plaintiff

v.

**KELLY A. MCGEE
BRYAN T. MCGEE,**

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lots 448 and 449 and East 17 feet of Lot 450 of INDUSTRIAL HOMESITES SUBDIVISION, a part of Tract 249, as recorded in Map Book 2, pages 330 and 331. Said premises having a frontage of 88.49 feet on the south side of 32nd Street and a uniform depth of 101 feet.

Having erected thereon a one story one-family frame dwelling with one-car attached garage and being commonly known as 2771 East 32nd Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (18) 5150-103.

PROPERTY ADDRESS: 2771 East 32nd Street, Erie, PA 16509
KML Law Group, P.C.

Attorney for Plaintiff
Suite 5000 - BNY Independence Center

701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 54

Ex. #12909 of 2012

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4, Plaintiff

v.

JEFFREY D. MOUNTAIN,
Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the Fourth Ward of the City of Erie, County of Erie, and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the south side of Seventh Street, one hundred twenty-three and three-fourths (123 3/4) feet east of the east line of Plum Street; thence Southwardly parallel with Plum Street, Ninety-four (94) feet; thence Westwardly parallel with Seventh Street; Twenty-eight (28) feet; thence Northwardly parallel with Plum Street ninety-four (94) feet to the south line of Seventh Street; thence Eastwardly along the south line of Seventh Street, twenty-eight (26) [sic] feet to the place of beginning, and having erected thereon a two-story frame dwelling house and being known as 823 West 7th Street in the City of Erie, Pennsylvania.

PROPERTY ADDRESS: 823 West 7th Street, Erie, PA 16502
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center

701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 55

Ex. #12383 of 2010

**BANK OF AMERICA, N.A.,
 SUCCESSOR BY MERGER
 TO BAC HOME LOANS
 SERVICING, LP FKA
 COUNTRYWIDE HOME
 LOANS SERVICING, LP,
 Plaintiff**

v.

**LORRAINE RAVEN
 JERRY D. RAVEN II,
 Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a point in the

northerly line of Brown Avenue, 34 feet West of the westerly line of Poplar Street;

THENCE Westwardly, along the northerly line of Brown Avenue, 33 feet;

THENCE Northwardly, parallel with Poplar Street, 108 feet to the south line of a piece of land conveyed to Zion Lutheran Church of Erie, Pennsylvania, by deed recorded in Erie County Deed Book 121, Page 247 (erroneously referred to as Deed Book 1105, Page 1945 in prior deed);

THENCE Eastwardly, along the South line of land conveyed to said church, 33 feet;

THENCE Southwardly, parallel with Poplar Street, 109 feet more or less to the place of beginning.

SAID premises being commonly known as 706 Brown Avenue, Erie, Pennsylvania, 16502.

PROPERTY ADDRESS: 706 Brown Avenue, Erie, PA 16502
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 56

Ex. #12189 of 2012

**BANK OF AMERICA, N.A.,
 Plaintiff**

v.

**CHRISTOPHER L.
 ROSENBERG, Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being the west half of Lot No. 1157 in Square fifty-nine (59) as originally laid out and numbered in the Second Section of the Town (now City) of Erie and more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the north line of West Ninth Street, 165 feet east of the east line of Cascade Street; thence northwardly parallel with Cascade Street, 165 feet;

thence eastwardly parallel with West Ninth Street, 41 1/4 feet; thence southwardly parallel with Cascade Street, 165 feet to the north line of West Ninth Street; thence westwardly along the north line of West Ninth Street, 41 1/4 feet to the place of beginning. More commonly known as 946 W. 9th Street, Erie, Pennsylvania and being further identified with Erie County Tax Index Number (15) 3047-231.

TOGETHER with rights under and subject to a joint driveway agreement recorded March 18, 1957 in Erie County Contract Book 60, page 129, wherein and whereby the easterly 4.9 feet of the above described property is to be used in conjunction with the westerly 3.1 feet of the adjacent property to the east as a joint or common drive for ingress and egress to the rear of the respective properties.

PROPERTY ADDRESS: 946 West 9th Street, Erie, PA 16502
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 57

Ex. #12932 of 2009

**Citibank, National Association
 as Trustee for Wachovia Loan
 Trust 2005-SD1, Asset-Backed
 Certificates, Series 2005-SD1**

v.

**Gordon J. Pruzenski, Original
 Mortgagor and Real Owner and
 Stephanie A. Pruzenski Original
 Mortgagor**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12932-09 Citibank, National Association as Trustee for Wachovia Loan Trust 2005-SD1, Asset-Backed Certificates, Series 2005-SD1 vs. Gordon J. Pruzenski, Original Mortgagor and Real Owner and Stephanie A. Pruzenski Original Mortgagor, owner of property situated at 5th Ward, City of Erie, Erie County, Pennsylvania being 2914 Florence Avenue, Erie,

PA 16504
 Assessment Map number:
 18-5105-207
 Assessed Value figure: \$55,990.00
 Improvement thereon: Residential
 Dwelling
 Patrick J. Wesner, Esquire
 220 Lake Drive East, Suite 301
 Cherry Hill, NY 08002
 (856) 482-1400

Dec. 28 and Jan. 4, 11

SALE NO. 58

Ex. #11921 of 2012
GMAC Mortgage, LLC
 v.
Daniel C. Sutton
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11921-12 GMAC Mortgage, LLC vs. Daniel C. Sutton, owner of property situated in Erie County, Pennsylvania being 621 East 29th Street, Erie, PA 16504
 Assessment Map number: 18-050-065.0-114.00
 Assessed Value figure: \$53,260.00
 Improvement thereon: Residential Dwelling
 Patrick J. Wesner, Esquire
 220 Lake Drive East, Suite 301
 Cherry Hill, NY 08002
 (856) 482-1400

Dec. 28 and Jan. 4, 11

SALE NO. 59

Ex. #12111 of 2012
LNV Corporation
 v.
Brian K. Wroblewski
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12111-12 LNV Corporation vs. Brian K. Wroblewski, owner of property situate in Erie County, Pennsylvania being 14156 Weeks Valley Road, Wattsburg, PA 16442
 Assessment Map number: (44) 12-30-4
 Assessed Value figure: \$83,720.00
 Improvement thereon: Residential Dwelling
 Patrick J. Wesner, Esquire
 220 Lake Drive East, Suite 301
 Cherry Hill, NY 08002
 (856) 482-1400

Dec. 28 and Jan. 4, 11

SALE NO. 60
Ex. #10000 of 2012
MERCER COUNTY STATE BANK
 v.
MICHAEL C. VOGEL AND KIMBERLY A. VOGEL
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10000-12 MERCER COUNTY STATE BANK vs. MICHAEL C. VOGEL AND KIMBERLY A. VOGEL, Owners of property situated in Waterford Township, Erie County, Pennsylvania being 12798 State Route 19, Waterford, PA 16441
 1.674 Acres
 Assessment Map Number: 47025060001600
 Assessed Value figure: \$323,700.00
 Improvement thereon: apartment building 4-19 units
 Robert S. Bernstein, Esquire
 Bernstein-Burkley, P.C.
 2200 Gulf Tower
 Pittsburgh, PA 15219
 (412) 456-8100

Dec. 28 and Jan. 4, 11

SALE NO. 61

Ex. #10574 of 2011
JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC
 v.
Barry A. Brumett; Melissa A. Brumett
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 10574-2011 JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC vs. Barry A. Brumett; Melissa A. Brumett, owner(s) of property situated in the Borough of Wattsburg, County of Erie, Pennsylvania being 14405-14407 Church Street, Wattsburg, PA 16442
 3290 square feet 0.25 acre
 Assessment Map Number: 480010050000300
 Assessed Value figure: 67,440.00
 Improvement thereon: Two Family Dwelling
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Dec. 28 and Jan. 4, 11

SALE NO. 62
Ex. #11381 of 2012
M&T Bank, Plaintiff
 v.
Sean J. Badaracco, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 2012-11381 M&T Bank vs. Sean J. Badaracco, owner of property situated in the Second Ward of the City of Erie, Erie County, Pennsylvania being 913 Ash Street, Erie, Pennsylvania 16503.
 Tax I.D. No. 15-020-031.0-123.00
 Assessment: \$ 23,220.19
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 63

Ex. #11771 of 2012
M&T Bank, Plaintiff
 v.
Michael B. Hamrick, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 2012-11771 M&T Bank v. Michael B. Hamrick, owners of property situated in the First Ward of the Borough of Union City, Erie County, Pennsylvania being 32 Putnam Street, Union City, Pennsylvania 16438.
 Tax ID. No. 41 006 012.0 002.00
 Assessment: \$ 52,110.95
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 64

Ex. #12382 of 2012
U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A. as Trustee for the Holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, Plaintiff
 v.
Violet C. Hill, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12382-12 U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A. as Trustee for the Holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 v. Violet C. Hill, owners of property situated in the City of Erie, Erie County, Pennsylvania being 930 West 20th Street, Erie, Pennsylvania 16502.

Tax I.D. No. 19-6025-113

Assessment: \$ 30,338.25

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 65

Ex. #12296 of 2012

**The Bank of New York Mellon
fka The Bank of New York as
Trustee for the Certificateholders
of CWABS, Inc., Asset-Backed
Certificates, Series 2004-15,
Plaintiff**

v.

Teresa L. Pawluk, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12296-12 The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15 v. Teresa L. Pawluk, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1401 East 35th Street, Erie, Pennsylvania 16504.

Tax I.D. No. 18-5223-306

Assessment: \$ 137,966.95

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 66

Ex. #12342 of 2012

**THE BANK OF NEW YORK
MELLON FKA THE BANK**

**OF NEW YORK, AS TRUSTEE
FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF
THE CWABS INC., ASSET-
BACKED CERTIFICATES,
SERIES 2005-BC4, Plaintiff**

v.

Sandra J. Witosky, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12342-12 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC4 v. Sandra J. Witosky, owners of property situated in the Sixth Ward of the City of Erie, Erie County, Pennsylvania being 956 West 35th Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19-6113-214

Assessment: \$100,896.81

Improvements: Residential Dwelling

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Dec. 28 and Jan. 4, 11



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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

**FLANAGAN, ELEANOR
ELIZABETH, a/k/a
BETTY FLANAGAN,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Betsy A. Frank
Attorney: Edward P. Wittmann, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**MEERHOFF, JEREMY M.,
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania
Executrix: Carol A. Meerhoff
Attorney: Peter D. Friday, Esquire, 1405 McFarland Road, Pittsburgh, PA 15216

**SANKO, ROBERT S.,
deceased**

Late of McKean Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Mary K. DeDomenico
Attorney: Craig A. Zonna, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

SECOND PUBLICATION

**BRENNAN, ALICE C.,
deceased**

Late of the City of Erie
Executrix: Barbara A. Brennan, 114 East 35th Street, Erie, PA 16504
Attorney: None

**KREITLER, FRANK C., JR.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Charles D. Kreitler
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**KUBIAK, CHRISTINE M.,
deceased**

Late of the Township of Girard
Executrix: Donna L. Karotko
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**NOYD, ROBERT MELVIN, a/k/a
ROBERT M. NOYD,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executrix: Michael L. Hoover-Buzzard, 2439 West 37th Street, Erie, PA 16507
Attorney: None

**ROWE, JAMES R.,
deceased**

Late of Harborcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Joann M. Rowe
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**SANZO, FRANCES,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executrix: Vincent Sanzo, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**SCAVONA, WILLIAM J.,
deceased**

Late of Lawrence Park Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Shirley M. Scavona
Attorney: Craig A. Zonna, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**SHAFFER, GARY L., a/k/a
GARY LEE SHAFFER,
deceased**

Late of the Township of Waterford, County of Erie, Commonwealth of Pennsylvania
Administratrix: Alice A. Cowley, 1015 North Drive, Waterford, PA 16441
Attorney: Rebecca Herman, Esq., Herman & Herman, 412 High Street, Waterford, PA 16441

**SODER, ALBERT C.,
deceased**

Late of the Township of Greene, County of Erie and Commonwealth of Pennsylvania
Executrix: Joseph Soder, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**WRIGHT, NEALE E.,
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Executors: Mark D. Wright, 6498 South Creek Road, Girard, PA 16417 and Miriam R. Youschak, 9370 Miller Road, Cranesville, PA 16410
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**YOUNG, CLARA M.,
deceased**

Late of the Borough of Lake City,
County of Erie
Executrix: Lorie J. DeLeo, c/o
Thomas A. Testi, Esq., P.O. Box
413, Fairview, PA 16415
Attorney: Thomas A. Testi, Esq.,
3952 Avonia Road, P.O. Box 413,
Fairview, PA 16415

THIRD PUBLICATION

**COPUS, JEAN L., a/k/a
JEAN COPUS, a/k/a
JEANNE L. COPUS, a/k/a
JEANNE COPUS,
deceased**

Late of the Township of
Girard, County of Erie, State of
Pennsylvania
Executor: Robert M. Copus, 7910
Daggett Road, Girard, PA 16417
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., P.O. Box 87,
Girard, PA 16417

**DONOHUE, EMILY C.,
deceased**

Late of Erie, Erie County, PA
Executrix: Mrs. Kathryn George,
4802 Clinton Drive, Erie, PA
16509
Attorney: Joseph A. George,
Esquire, Luxenberg, Garbett,
Kelly & George, P.C., 315 N.
Mercer Street, New Castle, PA
16101

**FIESLER, VIVIAN L., a/k/a
VIVIAN FIESLER,
deceased**

Late of the Borough of Lake
City, County of Erie, State of
Pennsylvania
Executor: Lawrence C. Fiesler,
Jr., 561 Elk Creek Road, Lake
City, PA 16423
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., P.O. Box 87,
Girard, PA 16417

**GRÜENWALD, MARIANNE,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: Geza Gruenwald, 36
W. 34th Street, Erie, PA 16508
Attorney: None

**JAVON, JAMES C.,
deceased**

Late of the City of Erie, County
of Erie, State of Pennsylvania
Executor: Michael J. Javon, 6772
Stonebridge Lane, Clover, SC
29710
Attorney: James R. Steadman,
Esq., 24 Main St. E., P.O. Box 87,
Girard, PA 16417

**JORDANO, JOHN J.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: Alan F. Jordano, 711
Pin Oak Drive, Erie, Pennsylvania
16504
Attorneys: MacDonald, Illig,
Jones & Britton, LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**MASTROG, FRANK M.,
deceased**

Late of Millcreek Township
Co-Executors: Molly M.
Ceppetelli and F. Michael
Mastrog, c/o Thomas C.
Hoffman, II, Esq., 120 West Tenth
Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**ORMSBEE, DAVID E.,
deceased**

Late of the Township of Amity
Executor: Daniel L. Ormsbee,
9450 Phillips Rd., Union City, PA
16438
Attorney: None

**SANFRATELLO, EDWARD J.,
deceased**

Late of the County of Erie,
Commonwealth of Pennsylvania
Administrator: Joseph D.
Sanfratello, 1659 West 39th
Street, Erie, PA 16509
Attorney: Thomas S. Talarico,
Esquire, Talarico & Niebauer,
558 West Sixth Street, Erie, PA
16507

**WEISMILLER, LINDA S.,
a/k/a LINDA WEISMILLER,
deceased**

Late of the Township of
Harborcreek, County of Erie,
State of Pennsylvania
Executor: Richard D. Weismiller,
1069 Troupe Road, Harborcreek,
PA 16421
Attorney: None

**WOLOSZYN, MATTHEW F.,
deceased**

Late of Millcreek Township
Executrix: Kimberly A. Jay, 1837
Ripley Drive, Erie, PA 16510
Attorney: Jerome C. Wegley,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

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