

# Erie County Legal Journal

May 28, 2010

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# Erie County Legal Journal

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

Managing Editor: Paula J. Gregory  
Associate 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. Neither the Erie County Bar Association nor the printer will 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, JUNE 2, 2010

*Fundamentals of ERISA - Mystery Solved*

PBI Groupcast Seminar

Erie County Bar Association

9:00 a.m. - 4:30 p.m. (8:30 a.m. reg.)

*Lunch is Included*

\$254 (member) \$234 (admitted after 1/1/06)

\$274 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$229 (member) \$209 (admitted after 1/1/06) \$249 (nonmember)

5 hours substantive / 1 hour ethics

### FRIDAY, JUNE 4, 2010

*Directors' & Officers' Liability Insurance*

PBI Groupcast

Erie County Bar Association

9:00 a.m. - 1:15 p.m. (8:30 a.m. reg.)

\$224 (member) \$204 (admitted after 1/1/06)

\$244 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$199 (member) \$179 (admitted after 1/1/06) \$219 (nonmember)

4 hours substantive

### MONDAY, JUNE 7, 2010

Three Live ECBA Seminars

Bayfront Convention Center

*Time Management for Solo & Small Firm Attorneys*

8:30 a.m. - 10:00 a.m.

*Financial Management in a Troubled Economy*

10:15 a.m. - 11:45 a.m.

*Lunch - 11:45 a.m. - 12:30 p.m.*

*The Top Legal Technologies*

12:30 p.m. - 2:00 p.m.

Package Deal - \$109 (ECBA members)

\$156 (nonmembers)

individual seminars priced at: \$45 (ECBA member)

\$65 (nonmember)

1.5 hours substantive per seminar

### THURSDAY, JUNE 10, 2010

*How to Start a Nonprofit Organization*

PBI Video Seminar

Erie County Bar Association

9:00 a.m. - 12:30 p.m. (8:30 a.m. reg.)

\$129 (member) \$109 (admitted after 1/1/06)

\$149 (nonmember)

3 hours substantive

### MONDAY, JUNE 14, 2010

*Juvenile Injustice in Luzerne County: What can be done to restore faith in the System*

PBI Groupcast Seminar

Erie County Bar Association

9:00 a.m. - 1:15 p.m. (8:30 a.m. reg.)

\$214 (member) \$194 (admitted after 1/1/06)

\$234 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$189 (member) \$169 (admitted after 1/1/06) \$209 (nonmember)

4 hours ethics

### WEDNESDAY, JUNE 16, 2010

*A Conversation with the Bankruptcy Bench*

PBI Groupcast Seminar

Erie County Bar Association

12:00 p.m. - 2:00 p.m. (11:30 a.m. reg.)

*Lunch is Included*

\$164 (member) \$144 (admitted after 1/1/04)

\$184 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$139 (member) \$119 (admitted after 1/1/06) \$159 (nonmember)

2 hours substantive

### THURSDAY, JUNE 17, 2010

*Sophisticated Issues for Family Lawyers*

PBI Groupcast Seminar

Erie County Bar Association

8:30 p.m. - 12:30 p.m. (8:00 a.m. reg.)

\$254 (member) \$234 (admitted after 1/1/04)

\$274 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:*

\$229 (member) \$209 (admitted after 1/1/06) \$249 (nonmember)

4 hours substantive

### 2010 BOARD OF DIRECTORS

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## SEEKING EXPERIENCED LITIGATION ATTORNEY

The Erie office of Marshall, Dennehey, Warner, Coleman & Goggin is seeking to hire an experienced litigation attorney; Employment, workers' compensation or medical malpractice experience is desired. The firm offers a sound future, competitive salary, and an excellent benefit package. Qualified candidates may email resume to [hrrcruiter@mdwvcg.com](mailto:hrrcruiter@mdwvcg.com).

May 28

## WHAT IS YOUR PLAN TO PROTECT YOUR FAMILY?

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Michael Ocilka, CLTC

3537 West 12th Street  
Erie, PA 16505

Phone: (814) 833-5433  
Fax: (814) 838-6172  
Email: [ealthof@LSinsure.com](mailto:ealthof@LSinsure.com)

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**BANKRUPTCY NOTICE**

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

IN RE: EDDIE JAMES BUCKNER  
MARGARET LOUISE BUCKNER  
Debtors

JOHN C. MELARAGNO,  
TRUSTEE, Movant  
Vs.

EVERHOME MORTGAGE  
COMPANY

Bankruptcy Case No. 08-10077-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 Debtors as set forth below:

PRICE: \$25,000.00

HEARING AND LOCATION:

June 10, 2010 at 2:30 p.m. before  
Chief Judge Thomas P. Agresti, U.S.  
Courthouse, Bankruptcy Court, 17  
South Park Row, Erie, PA 16501.

OBJECTION DEADLINE: June 7,  
2010, 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 auction.

(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  
1961 Woodlawn Avenue, Erie, PA.

FOR INFORMATION: Contact  
Trustee's undersigned counsel at  
(814) 459-5557.

Melaragno & Placidi  
John C. Melaragno, Esq.

P.A. I.D. No. 80207

502 West Seventh Street

Erie, PA 16502

Phone: (814) 459-5557

Attorney Pro Se for Trustee,

John C. Melaragno, Esq.

May 28

**BANKRUPTCY NOTICE**

**NOTICE OF SALE OF  
REAL ESTATE**

NOTICE IS GIVEN THAT the  
Debtors, James P. Galbreath and  
Cara L. Galbreath, have filed a  
Motion to Sell Real Property  
located 6377 Macoun Way, North  
East, Pennsylvania 16428, for the  
sum of \$210,947.00.

TERMS OF SALE: The sale is an  
"As Is" sale; Buyer must post a non-  
refundable deposit of \$21,095.00  
and close within 10 business days.

The hearing and sale will be held  
on said complaint on 6/2/2010 at  
2:30 PM before Judge Thomas P.  
Agresti in Bankruptcy Courtroom,  
U.S. Courthouse, 17 South Park  
Row, Erie, PA 16501. The court  
may entertain higher offers at the  
hearing; at which time objections to  
said sale will be heard, higher offers  
may be received and a confirmation  
hearing will be held.

If more information is needed,  
contact Jason J. Mazzei, Esq., 432  
Blvd of the Allies, Pittsburgh, PA  
15219, 1-800-BANKRUPT.

May 28



1929

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**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Civil Division  
No. 11699 - 2010

In Re: TERENCE LAUGHARY and BRAD LAUGHARY, Minors  
Notice is hereby given that on May 17, 2010, due to a conflict in the Court's schedule, the hearing on the Petition of Jennifer A. McGarvie seeking to change the name of her minor children, Terence Laughary and Brad Laughary to Terence McGarvie and Brad McGarvie, has been rescheduled to July 6, 2010 at 9:30 a.m. in Courtroom B of the Erie County Courthouse, Erie, Pennsylvania, before the Honorable John Garhart. All interested parties may appear and show cause why the Petition should not be granted.

Raquel L. Taylor, Esq.  
Taylor & Taylor  
2525 West 26th Street  
Erie, PA 16506  
(814) 835-1111

May 28

**INCORPORATION NOTICE**

**COMPASSIONATE ACTIONS PROJECT** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, exclusively for charitable, educational and scientific purposes, including, for such purposes, the making of distributions to organizations under Section 501(c) (3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, and to engage in and perform all lawful acts that may be performed by a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The Articles of Incorporation were filed with the Pennsylvania Department of State on April 27, 2010.

Valerie H. Kuntz  
Attorney-at-Law  
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.  
2222 West Grandview Boulevard  
Erie, Pennsylvania 16506-4508

May 28

**INCORPORATION NOTICE**

GREAT LAKES AUTONATION SERVICES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

May 28

**LEGAL NOTICE**

IN THE MATTER OF THE ADOPTION OF SIERRA ASHLEY LEDFORD

INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

Orphan's Court Division  
No. 44 of 2010

TO: HOLLY LYNNE ZECHES

A Petition has been filed asking the court to put an end to all rights you have to your child SIERRA ASHLEY LEDFORD. The Petition alleges you, by conduct continuing for a period of at least 6 months immediately preceding the filing of the Petition, either have evidenced a settled purpose of relinquishing parental claim to the child or have failed or refused to perform parental duties. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom #8 on the 30th day of June, 2010 at 9:00 a.m. in the Westmoreland County Courthouse Orphan's Court Division. 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 you 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.

Lawyer Referral Service  
Westmoreland Bar Association  
P.O. Box 565  
Greensburg, PA 15601

(724) 834-8490

James B. Gefsky & Associates, P.C.  
316 South Maple Ave., Suite 200  
Greensburg, PA 15601  
(724) 838-0000

May 28

**LEGAL NOTICE**

THE SCHOOL DISTRICT  
CITY OF ERIE, PA

Administration Office Building  
148 West 21st Street  
Erie, PA 16502

**NOTICE TO BIDDERS**

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Gasoline up to Thursday, June 24, 2010 at 1:30 p.m., Daylight Savings Times, and will be opened in the Board Room in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith  
Secretary

May 14, 21, 28

**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

**June 18, 2010  
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

May 28 and Jun. 4, 11

**SALE NO. 1**

**Ex. #10059 of 2010**

**AMERICAN GENERAL  
CONSUMER DISCOUNT  
COMPANY, Plaintiff**

v.

**REO ADKINS and  
RODERICK ADKINS,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10059-2010;  
American General Consumer Discount Company vs. Roderick Adkins and Reo Adkins  
Roderick Adkins and Reo Adkins, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 712 East 21st Street  
Parcel contains 0.1085 acres of land  
Assessment Map Number:

(18) 5029-204  
Assessed Value Figure: \$28,350.00  
Improvement thereon: two-story frame dwelling  
William T. Morton, Esq.  
Attorney for Plaintiff  
3213 West 26th Street  
Erie, PA 16506  
(814) 836-1011

May 28 and Jun. 4, 11

**SALE NO. 2**

**Ex. #10060 of 2010**

**AMERICAN GENERAL  
CONSUMER DISCOUNT  
COMPANY, Plaintiff**

v.

**LOUIS W. JOHNSON, JR.,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10060-2010  
American General Consumer Discount Company vs. Louis W. Johnson, Jr.  
Louis W. Johnson, Jr., owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 852 East 23rd Street, Erie, Pennsylvania 16503  
Parcel contains 0.0788 acres of land  
Assessment Map Number: 18-5034-234  
Assessed Value Figure: \$39,702.60  
Improvement thereon: Two story frame dwelling  
William T. Morton, Esq.  
Attorney for the Plaintiff  
3213 West 26th Street  
Erie, PA 16506  
(814) 836-1011

May 28 and Jun. 4, 11

**SALE NO. 3**

**Ex. #12595 of 2009**

**GREENFIELD INVESTMENT  
COMPANY, Plaintiff**

v.

**DAVID A. KELLOGG,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 12595-09, Greenfield Investment Company v. David A. Kellogg, owner of property situated in Summit Township, Erie County, Pennsylvania, on Old Oliver Road and bearing approximately 2.011 acres.  
Assessment Map number:

(40) 17-73-208  
Assessed Value figure: \$73,800.00  
Improvement thereon: Vacant Land  
Elderkin, Martin, Kelly & Messina  
Joseph T. Messina, Esquire  
PA I.D. No. 6574  
Attorney for Plaintiff  
150 East Eighth Street  
Erie, Pennsylvania 16501  
(814) 456-4000

May 28 and Jun. 4, 11

**SALE NO. 4**

**Ex. #10391 of 2010**

**Northwest Savings Bank  
v.**

**Vernon W. Lilly**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 10391-2010, Northwest Savings Bank vs. Vernon W. Lilly, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 356 West 23rd Street, Erie, Pennsylvania.  
33' X 125' X 33' X 125'  
Assessment Map Number: (19) 6011-222  
Assessed Value Figure: \$35,000.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

May 28 and Jun. 4, 11

**SALE NO. 6**

**Ex. #15659 of 2009**

**NORTHWEST CONSUMER  
DISCOUNT COMPANY, d/b/a  
ERIE CONSUMER DISCOUNT  
COMPANY, Plaintiff**

v.

**CHARLES M. FARRELL and  
CRISTLE L. FARRELL, his  
wife, Defendants**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed to No. 2009-15659 NORTHWEST CONSUMER DISCOUNT COMPANY, d/b/a ERIE CONSUMER DISCOUNT COMPANY vs. CHARLES M. FARRELL and CRISTLE L. FARRELL, owners of the property situate in City of Erie, Erie County, as follows:  
Address: 531-533 EAST 10TH



STREET, ERIE, PA  
Assessment Map No.: (15) 2027-216  
Assessed Value Figure: \$39,000.00  
Improvement Thereon: Two Story  
Frame Building and Frame Garage  
Stephen H. Hutzelman, Esq.  
305 West Sixth Street  
Erie, PA 16507  
(814) 452-6800  
PA ID# 06541

May 28 and Jun. 4, 11

**SALE NO. 7**

**Ex. #12321 of 2009**

**Wells Fargo Bank, National  
Association, as Trustee for  
Merrill Lynch Mortgage  
Investors Trust Mortgage Loan  
Asset-Backed Certificates, Series  
2004-OPT1, Plaintiff**

v.

**Denise M. Bender, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Borough of Girard, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the southwesterly corner of the piece at a point in the relocated centerline of the Old Ridge Road distant thereon the following two courses and distances from its intersection with the westerly line of the Borough of Girard, viz; thence along the centerline of said highway, along the arc of a curve to the left having a radius of 674.69 feet, the chord of which bears North 42° 40' 55" East, 63.16 feet, 63.18 feet to the original southwesterly corner of the whole piece; and continuing along the arc of said curve, the chord of which bears North 36° 36' East, 80.64 feet, an arc distance of 80.70 feet, said point also being the northwesterly corner of a 1.052 acre parcel of land heretofore conveyed to Kenneth W. and Janice J. Borland; thence continuing along the arc of said curve having a radius of 674.69 feet; the chord of which bears North 31° 21' 10" East, 42.32 feet, forty-two and thirty-three hundredths (42.33) feet to a point of compound curve; thence continuing along the centerline of the Old Ridge Road, along the arc of a curve to the left having a radius of 3755.86 feet, the chord of which bears North 28° 43'

43" East, one hundred eight and forty-two hundredths (108.42) feet to the southwesterly corner of Girard Plastics; thence along said land South 60° 31' East, thirty-nine and fifty-three hundredths (39.53) feet to an iron survey point; thence by the same South 22° 39' West, twelve and no one hundredths (12.00) feet to an iron survey point; thence by the same South 60° 31' East, two hundred seventy-five and fifty-five hundredths (275.55) feet to an iron survey point and continuing along land of Girard Plastics South 29° 29' West, one hundred seventy-four and ninety-four hundredths (174.94) feet to an iron survey point at the northeasterly corner of aforesaid 1.052 acres parcel of land heretofore conveyed to Kenneth W. and Janice [sic] J. Borland; thence along said land for the following three courses and distances, viz; North 61° 30' 36" West, one hundred forty and thirty-three hundredths (140.33) feet to an iron survey point; North 28° 46' 40" West, sixty-two and forty-three hundredths (62.43) feet to an iron survey point; and North 57° 51' 40" West, passing over an iron survey point at distance of 24.8 feet, one hundred twenty-three and no one hundredths (123.00) feet to the place of beginning and having a two-story frame dwelling, frame barn and appurtenances erected thereupon. Being commonly known as 711 Old Ridge Road, Girard, Pennsylvania. Subject to all restrictions, easements, right of ways, building lines, leases, and/or gas leases of record and to all easements and right of ways visible and discoverable upon an inspection of the premises.  
BEING KNOWN AS: 711 OLD RIDGE ROAD, GIRARD, PA 16417  
PROPERTY ID NO.: 23-16-53-1  
TITLE TO SAID PREMISES IS VESTED IN Denise M. Bender by Deed from Denise M. Bender and Edward J. Tome, her husband dated 7/16/01 recorded 7/20/01 in Deed Book 794 Page 521.  
Mark J. Udren, Esquire  
Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

May 28 and Jun. 4, 11

**SALE NO. 8**

**Ex. #10177 of 2010**

**Household Finance Consumer  
Discount Company, Plaintiff**

v.

**Terry K. Dimperio  
Camella S. Dimperio,  
Defendant(s)**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of North East, County of Erie and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit: BEGINNING at an iron pin at the intersection of the north line of Lincoln Street with the west line of Center Street; thence westerly along the north line of Lincoln Street, sixty-six (66) feet to an iron pin; thence northerly parallel with the west line of Center Street, one hundred sixty-five (165) feet to an iron pin; thence easterly parallel with the north line of Lincoln Street, sixty-six (66) feet to an iron pin on the west line of Center Street; thence southerly along the west line of Center Street, one hundred sixty-five (165) feet to a point and the place of beginning.  
BEING KNOWN AS PARCEL 35-6-24-31  
BEING KNOWN AS: 26 LINCOLN STREET, NORTH EAST, PA 16428  
PROPERTY ID NO.: 35-6-24-31  
TITLE TO SAID PREMISES IS VESTED IN Terry K. Dimperio and Camella S. Dimperio, his wife, as Tenants by the Entireties with the Right of Survivorship by Deed from Peter D. Adams, single dated 5/6/94 recorded 5/6/94 in Deed Book 333 Page 191.  
Mark J. Udren, Esquire  
Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

May 28 and Jun. 4, 11

**SALE NO. 10**

**Ex. #10543 of 2010**

**Wells Fargo Bank, N.A. as  
Trustee for Option One Mortgage  
Loan Trust 2005-2 Asset-Backed  
Certificates, Series 2005-2,  
Plaintiff**



v.  
**James Myers**

**Kimberly Myers, Defendant(s)**  
**LEGAL DESCRIPTION**

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

BEGINNING at a point on the centerline of the Kidder Road, said point being the southwest corner of lands conveyed to Ellis L. Herring and wife by Deed recorded in Erie County Deed Book 984 and Page 635, and said point being four hundred and sixty-seven (467) feet west of the point of intersection of the centerline of the Kidder Road and the west line of Miller Road; thence north zero (0) degrees forty-five (45) feet east, along the west line four hundred and ninety two (492) feet to a point and point being the northwest corner of said Herring Land as described in Erie County Deed Book 984 at Page 635; thence westerly, parallel with the centerline of the Kidder Road and four hundred and ninety-two (492) feet distant therefrom, two hundred seventy-five (275) feet more or less to a point in the west line of lands conveyed to Glenn T. Griffis and wife by Deed recorded in Erie Deed Book 898 at Page 324; thence south along the west line of said Griffis Lands, four hundred ninety-two (492) feet more or less to the centerline of the Kidder Road; thence along the centerline to the place of beginning; containing two and three fourths (2 ¾) acres more or less having erected thereon a dwelling house with storage shed; and being more commonly known as 9750 Kidder Road, Cranesville, Pennsylvania 16410. Being further identified as Erie County Tax Identification No. (13) 1-11-6.02

BEING KNOWN AS: 9750 KIDDER ROAD (ELK CREEK TOWNSHIP), CRANESVILLE, PA 16410

PROPERTY ID NO.: 13-1-11-6.02  
TITLE TO SAID PREMISES IS VESTED IN James Myers and Kimberly Myers, his wife by Deed from Frank L. Hillman and Linda R. Hillman, his wife dated

12/23/04 recorded 12/28/04 in Deed Book 1200 Page 469.

Udren Law Offices, P.C.  
Attorneys for Plaintiff

Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

May 28 and Jun. 4, 11

**SALE NO. 11**

**Ex. #12502 of 2009**

**HSBC Mortgage Services, Inc.,**  
**Plaintiff**

v.

**Dr. Frank J. Taylor**

**Mary Jane Taylor, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in Tract 289 in the Township of Fairview, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. One (1) of Pine Tree Subdivision, as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Erie County Map Book 15 at Page 206, reference to which is hereby made for a more complete description of said Lot.

This conveyance is subject to a Joint Use Agreement by and among first parties herein and Arnold E. Bergquist and Marilyn R. Bergquist, his wife and Jack R. Focht and Ann Focht, his wife, with respect to Lots One, Two and Three (1, 2, and 3) of Pine Tree Subdivision, recorded or intended to be recorded at or about the recording hereof in Erie County, Pennsylvania.

This conveyance is subject to mortgages and encumbrances of record.

BEING KNOWN AS: 80 LORD ROAD, FAIRVIEW, PA 16415  
PROPERTY ID NO.: 21-13-11-12-04  
TITLE TO SAID PREMISES IS VESTED IN Dr. Frank J. Taylor and Mary Jane Taylor, his wife by Deed from Dr. Frank J. Taylor and Mary Jane Taylor, his wife, dated 06/06/1978 Recorded 06/06/1978 in Deed Book 1311 Page 434.

Mark J. Udren, Esquire  
Udren Law Offices, P.C.

Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620  
856-669-5400

May 28 and Jun. 4, 11

**SALE NO. 12**

**Ex. #15520 of 2009**

**Marquette Savings Bank**

v.

**Richard A. Shade and**  
**Deborah A. Shade**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 15520-2009, Marquette Savings Bank vs. Richard A. Shade and Deborah A. Shade, owners of property situate in Summit Township, Erie County, Pennsylvania being: 8530 Oliver Road, Erie, Pennsylvania.

1.52 acres

Assessment Map Number:  
(40) 17-80-1.01

Assessed Value Figure: \$176,150.00

Improvement Thereon: Residence  
Donald F. Fessler, Jr., Esq.

Marsh Spaeder Baur Spaeder  
& Schaaf, LLP

Suite 300, 300 State Street  
Erie, Pennsylvania 16507

814-456-5301

May 28 and Jun. 4, 11

**SALE NO. 13**

**Ex. #10004 of 2010**

**PNC BANK, NATIONAL**  
**ASSOCIATION, Plaintiff**

v.

**John A. Parker, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2010-10004 PNC Bank, National Association vs. John A. Parker, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 4214 McKee Road, Erie, PA 16506

7.2357 Acres

Assessment Map number:  
(33) 85-376-20.03

Assessed Value figure: \$322,100.00  
Improvement thereon: Residential  
Dwelling

Brett A. Solomon, Esq.

Michael C. Mazack, Esq.

1500 One PPG Place  
Pittsburgh, PA 15222  
(412) 594-5506

May 28 and Jun. 4, 11

**SALE NO. 14**

**Ex. #15562 of 2009**

**PNC BANK, NATIONAL  
ASSOCIATION, Plaintiff**

**v.**

**Gerald A. SanFelice, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2009-15562 PNC Bank, National Association vs. Gerald A. SanFelice, owner(s) of property situated in Borough of Lake City, Erie County, Pennsylvania being 2218 Rice Avenue, Lake City, PA 16423

0.3610 Acres

Assessment Map number:

(28) 13-23.2

Assessed Value figure: \$148,400.00

Improvement thereon: Residential Dwelling

Michael C. Mazack, Esq.

1500 One PPG Place

Pittsburgh, PA 15222

(412) 594-5506

May 28 and Jun. 4, 11

**SALE NO. 15**

**Ex. #13549 of 2009**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY**

**AS TRUSTEE UNDER**

**POOLING AND SERVICING**

**AGREEMENT DATED AS OF**

**JANUARY 1, 2006 MORGAN**

**STANLEY ABS CAPITAL**

**I INC. TRUST 2006-NC1**

**MORTGAGE PASS-THROUGH**

**CERTIFICATES, SERIES**

**2006-NC1, PLAINTIFF**

**v.**

**VINCENT J. ALBANO,**

**TERESA I. ALBANO, AND**

**THE UNITED STATES**

**INTERNAL REVENUE**

**SERVICE, DEFENDANTS**

**SHORT PROPERTY**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania and being further described as follows:

ALL THAT CERTAIN piece or parcel bounded and described as Lots 22, 23 and 24 in Block "S" of the Bayview Subdivision of Tracts 34 and 62 as further shown in Map Book 1, pages 272 and 273.

DWELLING KNOWN AS 1285 EAST 37TH STREET, ERIE, PA 16504

IDENTIFIED as TAX/PARCEL ID#: 18-052-014-0-006.00 in the Deed Registry Office of Erie County, Pennsylvania

Daniel J. Mancini, Esquire

Attorney for Plaintiff

201A Fairview Drive

Monaca, PA 15061

May 28 and Jun. 4, 11

**SALE NO. 16**

**Ex. #14890 of 2007**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS**

**TRUSTEE, PLAINTIFF**

**v.**

**KAREN L. TUSZYNSKI AND**

**KENNETH R. TUSZYNSKI,**

**JR., DEFENDANTS**

**SHORT PROPERTY**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Wayne, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows to-wit: Commencing at the point of intersection of the centerline of Donation Road a distance of 702.53 feet to a point.

DWELLING KNOWN AS 16843

DONATION ROAD, CORRY, PA

16407

IDENTIFIED AS TAX/PARCEL

ID#: (49) 8-22-1.06 in the Deed

Registry Office of Erie County,

Pennsylvania.

Daniel J. Mancini, Esquire

Attorney for Plaintiff

201A Fairview Drive

Monaca, PA 15061

May 28 and Jun. 4, 11

**SALE NO. 17**

**Ex. #15394 of 2009**

**US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE**

**FOR ASSET-BACKED PASS-**

**THROUGH CERTIFICATES**

**SERIES 2007-AHL1, Plaintiff**

**v.**

**DOROTHY BAKER A/K/A**

**DOROTHY D. LADOW,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15394-09

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET-BACKED PASS-THROUGH CERTIFICATES

SERIES 2007-AHL1 vs.

DOROTHY BAKER A/K/A

DOROTHY D. LADOW

Amount Due: \$80,914.40

DOROTHY BAKER A/K/A

DOROTHY D. LADOW, owner(s)

of property situated in the 5TH

WARD OF THE CITY OF ERIE,

Erie County, Pennsylvania being

936 EAST 28TH STREET, ERIE,

PA 16504-1306

Dimensions: 37 X 127.75

Acreage: 0.1085

Assessment Map number:

18050052013000

Assessed Value: \$53,090.00

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

May 28 and Jun. 4, 11

**SALE NO. 18**

**Ex. #10039 of 2010**

**U.S. BANK, NATIONAL  
ASSOCIATION, AS**

**SUCCESSOR TRUSTEE TO**

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

**SUCCESSOR BY MERGER**

**TO LASALLE BANK N.A., AS**

**TRUSTEE FOR MERRILL**

**LYNCH FIRST FRANKLIN**

**MORTGAGE LOAN TRUST,**

**MORTGAGE LOAN ASSET-**

**BACKED CERTIFICATES,**

**SERIES 2007-2, Plaintiff**

**v.**

**BETTY A. BOLLA**

**MICHAEL BOLLA,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10039-2010

U.S. BANK, NATIONAL

ASSOCIATION, AS SUCCESSOR

TRUSTEE TO BANK OF

AMERICA, N.A. AS SUCCESSOR

BY MERGER TO LASALLE

BANK N.A., AS TRUSTEE

FOR MERRILL LYNCH FIRST

FRANKLIN MORTGAGE

LOAN TRUST, MORTGAGE

LOAN ASSET-BACKED

CERTIFICATES, SERIES 2007-2 vs. BETTY A. BOLLA and MICHAEL BOLLA  
Amount Due: \$74,224.38  
BETTY A. BOLLA and MICHAEL BOLLA, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 821 WEST 29TH STREET, ERIE, PA 16508-3217  
Dimensions: 30x92  
Acreage: 0.0634  
Assessment Map number: 19-6042-210  
Assessed Value: \$49,680.00  
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

May 28 and Jun. 4, 11

**SALE NO. 19**

**Ex. #15805 of 2009**

**PHH MORTGAGE CORPORATION, Plaintiff  
v.**

**ERIC B. BORING, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15805-09  
PHH MORTGAGE CORPORATION vs. ERIC B. BORING  
Amount Due: \$62,341.72  
ERIC B. BORING, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 212 EAST 30TH STREET, ERIE, PA 16504-1020  
Dimensions: 30 x 135  
Acreage: 0.0930  
Assessment Map number: 18-050-082.0-129.00  
Assessed Value: \$41,520.00  
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

May 28 and Jun. 4, 11

**SALE NO. 21**

**Ex. #13311 of 2009**

**NATIONAL CITY REAL ESTATE SERVICES LLC,**

**S/B/M TO NATIONAL CITY MORTGAGE, INC, F/K/A NATIONAL CITY MORTGAGE CO., Plaintiff**

**v.**

**LARRY P. DIANGI A/K/A LARRY DIANGI JULIE M. DIANGI, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13311-09  
NATIONAL CITY REAL ESTATE SERVICES LLC, S/B/M TO NATIONAL CITY MORTGAGE, INC, F/K/A NATIONAL CITY MORTGAGE CO. vs. LARRY P. DIANGI A/K/A LARRY DIANGI and JULIE M. DIANGI  
Amount Due: \$104,315.91  
LARRY P. DIANGI A/K/A LARRY DIANGI and JULIE M. DIANGI, owner(s) of property situated in TOWNSHIP OF SPRINGFIELD, Erie County, Pennsylvania being 11883 RIDGE ROAD, SPRINGFIELD, PA 16411  
Acreage: 3.24  
Assessment Map number: 39-041-012.0-001.00  
Assessed Value: \$90,350.00  
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

May 28 and Jun. 4, 11

**SALE NO. 23**

**Ex. #10206 of 2010**

**GMAC MORTGAGE, LLC F/K/A GMAC MORTGAGE CORPORATION, Plaintiff  
v.**

**HELEN M. PALMER JAMES P. PALMER, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10206-10  
GMAC MORTGAGE, LLC F/K/A GMAC MORTGAGE CORPORATION vs. HELEN M. PALMER and JAMES P. PALMER  
Amount Due: \$177,723.73  
HELEN M. PALMER and JAMES P. PALMER, owner(s) of property situated in the TOWNSHIP OF HARBORCREEK, Erie County,

Pennsylvania being 2608 PARKER AVENUE, ERIE, PA 16510-2038  
Dimensions: 60 x 125  
Acreage: 0.1625  
Assessment Map number: 27052161000201  
Assessed Value: \$79,560.00  
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

May 28 and Jun. 4, 11

**SALE NO. 24**

**Ex. #13865 of 2009**

**GMAC MORTGAGE, LLC, Plaintiff  
v.**

**ERIC A. PETROFF KELLI R. PETROFF, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13865-09  
GMAC MORTGAGE, LLC vs. ERIC A. PETROFF and KELLI R. PETROFF  
Amount Due: \$69,734.61  
ERIC A. PETROFF and KELLI R. PETROFF, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 5640 OLD ZUCK ROAD, ERIE, PA 16506-5033  
Dimensions: 90.56 x 293 Irr.  
Acreage: 0.5952  
Assessment Map number: 33-140-554.0-011.00  
Assessed Value: \$97,140.00  
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

May 28 and Jun. 4, 11

**SALE NO. 25**

**Ex. #10132 of 2010**

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

**LINDA L. SANDERSON, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10132-2010  
WELLS FARGO BANK, N.A. vs. LINDA L. SANDERSON  
Amount Due: \$53,334.66  
LINDA L. SANDERSON, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 3009 - 3011 PINE AVENUE, ERIE, PA 16504-1155  
Dimensions: 41.04 x 199.1  
Acreage: 0.1876  
Assessment Map number: 18-050-076.0-120.00  
Assessed Value: \$51,350.00  
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

May 28 and Jun. 4, 11

**SALE NO. 26**

**Ex. #10178 of 2010**

**JPMC SPECIALTY MORTGAGE, LLC, Plaintiff**  
**v.**

**JENNIFER SMITH A/K/A JENNIFER MIKOLAJCZYK, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10178-10  
JPMC SPECIALTY MORTGAGE, LLC vs. JENNIFER SMITH A/K/A JENNIFER MIKOLAJCZYK  
Amount Due: \$59,181.17  
JENNIFER SMITH A/K/A JENNIFER MIKOLAJCZYK, owner(s) of property situated in the 5TH WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 923 EAST 27TH STREET, ERIE, PA 16504-2903  
Dimensions: 38 X 127.75  
Acreage: 0.1115  
Assessment Map number: 18050052011500  
Assessed Value: \$45,120.00  
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

May 28 and Jun. 4, 11

**SALE NO. 28**  
**Ex. #15597 of 2009**  
**CITIZENS BANK OF PENNSYLVANIA, Plaintiff,**  
**v.**

**RANDY L. SANFORD, Administrator of the Estate of Charles R. Sanford, Defendant**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel of land situated in Tract No. 362 in the Township of Greene, County of Erie and State of Pennsylvania bound and described as follows to wit: BEGINNING at a point in the west line of Morehouse Road at the northeast corner of land conveyed by William J. Liebau, et ux, to Chester I. Alendandrowicz and Nancy L. Alendandrowicz, his wife by Deed recorded in Erie County, Pennsylvania Deed Book No. 856 Page 460;

thence north 26 degrees west along the West line of the Moorehouse Road, one hundred (100) feet to a point;  
thence south 64 degrees west two hundred fifty (250) feet to a point;  
thence south 26 degrees east one hundred (100) feet to a point in the northwest corner of land of Chester J. Alendandrowicz, his wife;  
thence north 64 degrees east along the north line of Land of Chester J. Alendandrowicz and Nancy L. Alendandrowicz, his wife, two hundred fifty (250) feet to the place of beginning and having erected thereon a one-story frame dwelling with attached garage, situate on the west side of Morehouse Road.

BEING further identified as County of Erie Tax Index Number (25) 2-6-10.

BEING the same property which Charles R. Sanford, Ruth E. Sanford, Henry Sanford, Mable Sanford by Deed dated November 10, 1964, and recorded with the Erie County Recorder of Deeds Office on November 11, 1964, in Deed Book 906 Page 502, granted and conveyed unto Charles R. Sanford and Ruth E. Sanford, his wife (both now deceased).

Parcel No. 25-002-006.0-010.00  
COMMONLY KNOWN AS: 8330 Morehouse Road, Erie, PA 16509.  
Lauren Berschler Karl, Esquire

355 Fifth Avenue, Suite 400  
Pittsburgh, PA 15222  
412-232-0808

May 28 and Jun. 4, 11

**SALE NO. 29**  
**Ex. #10031 of 2010**  
**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**  
**v.**

**JOETTE D. O'NEIL F/K/A JOETTE D. SCHICK, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 10031-10 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOETTE D. O'NEIL F/K/A JOETTE D. SCHICK, Defendants  
Real Estate: 3102 PLUM STREET, ERIE, PA  
Municipality: CITY OF ERIE  
Erie County, Pennsylvania  
Dimensions: 34 ft. x 80 ft.  
See Deed Book 1020, Page 0546  
Tax I.D. (19) 6040-107  
Assessment: \$12,500. (Land)  
\$48,020. (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

May 28 and Jun. 4, 11

**SALE NO. 30**  
**Ex. #14871 of 2009**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY ON BEHALF OF LSF6 MERCURY REO INVESTMENTS TRUST SERIES 2008-1, Plaintiff**  
**v.**

**JOANNE WILLIAMS, JOSEPH WILLIAMS AND MELISSA HOPE WILLIAMS N/K/A MELISSA H. WARDELL, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 14871-09 DEUTSCHE BANK NATIONAL TRUST COMPANY ON BEHALF OF LSF6

MERCURY REO INVESTMENTS TRUST SERIES 2008-1, Plaintiff vs. JOANNE WILLIAMS, JOSEPH WILLIAMS AND MELISSA HOPE WILLIAMS N/K/A MELISSA H. WARDELL, Defendants

Real Estate: 309-311 WEST SEVENTH STREET, ERIE, PA

Municipality: City of Erie  
Erie County, Pennsylvania

Dimensions: 120 ft. x 41.25 ft.  
See Deed Book 796, Page 1416

Tax I.D. (17) 040-010.0 108.00

Assessment: \$ 6,900.00 (Land)

\$76,460.00 (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

May 28 and Jun. 4, 11

**SALE NO. 31**

Ex. #14341 of 2006

**JPMorgan Chase Bank, National Association, Plaintiff**

v.

**Kevin A. Dukich and**

**Kimberly M. Dukich, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14341-06 JPMorgan Chase Bank, National Association vs. Kevin A. Dukich and Kimberly M. Dukich, owner(s) of property situated in Borough of Wesleyville, Erie County, Pennsylvania being 2114 Eastern Avenue, Erie, PA 16510

.2204

Assessment Map number: 50-3-24-11

Assessed Value figure: \$54,230.00

Improvement thereon: a residential dwelling

Leslie J. Rase, Esquire

Shapiro & DeNardo, LLC

Attorney for Movant/Applicant

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

(610) 278-6800

May 28 and Jun. 4, 11

**SALE NO. 32**

Ex. #10429 of 2010

**U.S. BANK, NATIONAL**

**ASSOCIATION, AS**

**SUCCESSOR TRUSTEE TO**

**BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-2, Plaintiff,**

v.

**BECO JAHIC, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2010-10429, U.S. Bank, National Association, et al, vs. Beco Jahic, owner(s) of property situated in the Township of Millcreek, Erie County, Pennsylvania being 4113 W Lake Road.

Dimensions: 0.29 acres; 12,660 sq ft (Call Assessment (814) 451-6225 for square footage and/or acreage)

Assessment Map Number:

(33) 19-100-2.02

Assess Value figure: \$120,128.40 (off title)

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

916 Fifth Avenue

Pittsburgh, PA 15219

(412) 281-1725

May 28 and Jun. 4, 11

**SALE NO. 33**

Ex. #15050 of 2009

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as trustee**

**for FIRST FRANKLIN**

**MORTGAGE LOAN TRUST**

**2006-FF8, ASSET-BACKED**

**CERTIFICATES SERIES**

**2006-FF8, Plaintiff,**

v.

**KATHEY L. THURAU and**

**ARTHUR V. THURAU,**

**Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15050-09, Deutsche Bank, National Trust Company, et al, vs. Kathey L. Thureau and Arthur V. Thureau, owner(s) of property situated in Township of Waterford, Erie County, Pennsylvania being 3989 Lowe Road, Union City, PA 16438.

Dimensions: 15 acres

Assessment Map Number:

47005019000400

Assess Value figure: \$54,700.00 (off title)

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

916 Fifth Avenue

Pittsburgh, PA 15219

(412) 281-1725

May 28 and Jun. 4, 11

**SALE NO. 34**

Ex. #14822 of 2009

**The Bank of New York Mellon Trust Company, National**

**Association as grantor trustee of the Protium Master Grantor**

**Trust**

v.

**Sharen L. Hicks, Original**

**Mortgagor and Real Owner**

**and Dennis C. Hicks, Original**

**Mortgagor**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14822-2009 The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust vs. Sharen L. Hicks, Original Mortgagor and Real Owner and Dennis C. Hicks, Original Mortgagor, owners of property situated in Borough of North Girard, Erie County, Pennsylvania being 9994 Smith Street, Lake City, PA 16423

Assessment Map number:

28-10-4-46

Assessed Value figure: \$70,060.00

Improvement thereon: Residential Dwelling

Mary L. Harbert-Bell, Esquire

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

May 28 and Jun. 4, 11

**SALE NO. 35**

Ex. #13328 of 2009

**JPMORGAN CHASE**

**BANK, N.A., AS ACQUIRER**

**OF CERTAIN ASSETS**

**AND LIABILITIES OF**

**WASHINGTON MUTUAL**

**BANK FROM THE FEDERAL**

**DEPOSIT INSURANCE**

**CORPORATION ACTING AS**

**RECEIVER, Plaintiff**

v.

**CHRISTY BARNES**



**GEORGE E. BARNES JR.,  
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 more particularly described as follows, to-wit: Being all of Lot 35 of Block "J" Map 3 of Fairville Annex No. 1 as recorded in Erie County Map Book 1 at pages 154 and 155, said premises fronting forty (40) feet on the north side of Woodlawn Avenue and having a uniform depth of one hundred twenty (120) feet.

SAID premises have erected thereon a dwelling commonly known as 2234 Woodlawn Avenue, Erie, Pennsylvania and are further identified by Erie County Assessment Index Number (18) 5135-240.

BEING the same premises conveyed to the Mortgagor(s) by deed which is intended to be recorded forthwith. PROPERTY ADDRESS: 2234 Woodlawn Avenue, Erie, PA 16510 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 38**

**Ex. #10211 of 2010**

**JPMORGAN CHASE  
BANK, N.A., AS ACQUIRER  
OF CERTAIN ASSETS  
AND LIABILITIES OF  
WASHINGTON MUTUAL  
BANK FROM THE FEDERAL  
DEPOSIT INSURANCE  
CORPORATION ACTING  
AS RECEIVER F/K/A  
WASHINGTON MUTUAL  
BANK F.A., Plaintiff**

**v.**

**SAMUEL L. BUZZARD,  
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 Lot Number Two Hundred Sixty-nine (269) and Two Hundred Seventy (270) of Eastholme Subdivision, being part

of Tract No. 62 as shown upon a map of subdivision recorded in the Office of the Recorder of Deeds for Erie County in Map Book 1, page 401 and having erected thereon a two-family frame dwelling and garage known as 1127 East 35th Street, Erie, Pennsylvania. Bearing Erie County Tax Index No. (18) 5211-414.

TAX PARCEL #: (18) 5211 414  
PROPERTY ADDRESS: 1127 East 35th Street, Erie, PA 16504  
Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 39**

**Ex. #12031 of 2009**

**WELLS FARGO BANK, N.A.  
AS TRUSTEE FOR OPTION  
ONE MORTGAGE LOAN  
TRUST 2006-1 ASSET-BACKED  
CERTIFICATES, SERIES  
2006-1, Plaintiff**

**v.**

**DEBBIE FENDONE  
JOSEPH FENDONE,  
Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN place or parcel of land situate in the Township of Washington, County of Erie, and State of Pennsylvania, and known as Lot Number Twenty (20) of Angling Acres Subdivision, Section No. 1 being parts of Tracts 446 and 447, a plait of which is recorded in Erie County, Pennsylvania, in Map Book 7 at page 114, to which reference is made for a further description thereof.

Parcel# 45-34-38-8  
PROPERTY ADDRESS: 12230 Skyview Drive, Edinboro, PA 16412  
Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 40**

**Ex. #10727 of 2010**

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR THE SPECIALTY  
UNDERWRITING AND  
RESIDENTIAL FINANCE  
TRUST MORTGAGE  
LOAN ASSET-BACKED  
CERTIFICATES SERIES**

**2007-AB1, Plaintiff**

**v.**

**LESLIE K. FREEMAN  
MICHAEL J. FREEMAN a/k/a  
MIKE FREEMAN, Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania being a part of original Tract No. 81 and bounded and described as follows, to-wit:

BEGINNING in the west line of the Lancaster Road at a point thereon which is four hundred sixty (460') feet northwardly from the intersection of the north line of the Knobloch Road with the west line of the said Lancaster Road; thence south 64 degrees and 06 minutes west, parallel with the north line of the Knobloch Road, 320 feet to a point; thence north 25 degrees and 54 minutes west, parallel with the west line of the Lancaster Road, 80 feet to a point; thence north, 64 degrees and 06 minutes east, parallel with the north line of the Knobloch Road, 320 feet to a point in the west line of the Lancaster Road; and thence south, 25 degrees and 54 minutes east, along the west line of the Lancaster Road, 80 feet to the point of beginning, being the whole of Lot numbered 22 of the Minniglyn Subdivision accordingly as said subdivision is recorded in Erie County, Pennsylvania Deed Book No. 372 at page 17 thereof. PROPERTY ADDRESS: 3624 Lancaster Road, Erie, PA 16506 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 41**  
**Ex. #13386 of 2009**

**CITIMORTGAGE, INC.,**  
**Plaintiff**

**v.**

**Eric James Ginkel, Executor of**  
**the Estate of Maryzita Grinkel,**  
**Deceased, Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land with the buildings and improvements thereon and being known as 2414 Alan Drive, in the City of Erie, County of Erie and State of Pennsylvania and being more particularly described in a Deed Recorded 3-11-68 in Book 977 at page 370 of the Erie County Public Land Records.

Parcel# 18-5239-402

PROPERTY ADDRESS: 4214 Alan Drive, Erie, PA 16510  
Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 42**

**Ex. #10068 of 2010**

**BANK OF AMERICA,**  
**NATIONAL ASSOCIATION**  
**S/B/M LASALLE BANK**  
**NATIONAL ASSOCIATION,**  
**AS TRUSTEE, ON BEHALF**  
**OF THE HOLDERS OF**  
**CREDIT SUISSE SEASONED**  
**LOAN TRUST 2006-1 HOME**  
**EQUITY PASS-THOUGH**  
**CERTIFICATES, SERIES 2006-**  
**1, Plaintiff**

**v.**

**CHRISTOPHER R.**  
**LAUDERBAUGH**  
**a/k/a CHRISTOPHER**  
**LAUDERBAUGH, Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and known as Lots No. 239 and 240 of the "EUCLID HEIGHTS" Subdivision, a plan of the same being recorded in Map Book 2, Pages 368 and 369, in the Office of the Recorder of Deeds in and for the said County of Erie, to which plan reference is made for a

further description of said lot.  
Parcel# (18) 5235-416  
PROPERTY ADDRESS: 4331 Longview Avenue, Erie, PA 16510  
Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 43**

**Ex. #10441 of 2010**

**WACHOVIA BANK NATIONAL**  
**ASSOCIATION, AS TRUSTEE**  
**OF THE SECURITY**  
**NATIONAL MORTGAGE**  
**LOAN TRUST 2005-1, Plaintiff**

**v.**

**CHARLES A. PETERSON**  
**JUNE M. PETERSON,**  
**Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground which the buildings and improvements thereon erected, situated in North East Township, Erie County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the Findley Lake Road, said point being 600 feet southeast along the center line of the Findley Lake Road and the north line of Parcel No. 1 as described in Erie County Deed Book 4876 at Page 266, said beginning point also being approximately 1600 feet in a northwesterly direction along the center line of the Findley Lake Road from the intersection of the center line of Findley Lake Road and the tract line between Tract No. 16 and 17; thence east parallel with the east line of Parcel No. 1 as described in Erie County Deed Book 486 at page 266.500 feet to a point; thence south parallel with the center line of the Findley Lake Road, 300 feet to a point; thence westerly and parallel in the north line of Parcel No. 1 as described in Erie County Deed Book 486 at Page 266, 500 feet to a point on the center line of the Findley Lake Road; thence north along the center line of the Findley Lake Road, 300 feet to a point and THE PLACE OF BEGINNING.

Parcel# 37-35-136-19.01  
PROPERTY ADDRESS: 9639 Findley Lake Road, North East, PA 16428  
Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 44**

**Ex. #10030 of 2010**

**CITIFINANCIAL SERVICES,**  
**INC, Plaintiff**

**v.**

**DONALD E. ROSE,**  
**Defendant(s)**

**DESCRIPTION**

ALL that certain parcel of land in Borough of Waterford, Erie County, Commonwealth of PA, as more fully described in Book 974 Page 102 ID# 46-3-12-3. BEING known and designated as a metes and bounds property. BEING the same Fee Simple Property conveyed by Deed from Marion Rose aka Marion E. Rose by her agent Martha L. Dean to Donald Rose, dated 04/15/2002 recorded on 4/26/2002 in Book 874, Page 102 in Erie County Records, Commonwealth of PA. 741 Chestnut St.

ALSO DESCRIBED AS:

ALL that certain piece or parcel of land situate in the Borough of Waterford, County of Erie and Commonwealth of Pennsylvania, being that part of Out Lot No. 59, containing one acre, more or less, and bounded as follows: On the North by lands of the same Out Lot now under sales agreement to Gerald Ester; on the east by East Street; on the south by lot of Virgil A. McArdle, and on the west by Chestnut Street. Having a dwelling erected, thereon and being commonly known and municipally numbered as 741 Chestnut Street, Waterford, Pennsylvania, and being further identified by Erie County Tax Index No. (46) 3-12-3.

TAX PARCEL NO: (46) 3-12-3

PROPERTY ADDRESS: 741 Chestnut Street, Waterford, PA 16441

Michael T. McKeever, Esquire



Attorney for Plaintiff  
Suite 5000 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
May 28 and Jun. 4, 11

**SALE NO. 45**

**Ex. #13357 of 2005**  
**ABN AMRO MORTGAGE**  
**GROUP, INC., Plaintiff**  
v.

**TRACY A. SHEPARD**  
**STEVEN G. SHEPARD,**

**Defendant(s)**

**DESCRIPTION**

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

BEING Lot Number Ten (10) of a replot of PLEASANT VALLEY Subdivision Number 1, of E.L. Rilling Estate, as shown on a plot of said subdivision recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 5, at pages 74 and 75, to which plot reference is hereby made for a further description of said property.

HAVING erected thereon a one story frame dwelling with brick front and being commonly known as 1352 West 43rd Street, Erie, Pennsylvania, 16509 and bearing Erie County Tax Index No. (19) 6173-113.

PROPERTY ADDRESS: 1352 West 43rd Street, Erie, PA 16509

Michael T. McKeever, Esquire  
Attorney for Plaintiff

Suite 5000 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 46**

**Ex. #11082 of 2008**  
**CITIMORTGAGE, INC.,**  
**S/B/M CITIFINANCIAL**  
**MORTGAGE CO., INC., F/K/A**  
**CITIFINANCIAL MORTGAGE**  
**CONSUMER DISCOUNT**  
**COMPANY, Plaintiff**

v.

**TERRY L. SWAB**  
**KATHLEEN S. SWAB,**  
**Defendant(s)**

**DESCRIPTION**

All that certain property situated in the Township of McKean, in the County of Erie, and the Commonwealth of Pennsylvania, being described as follows parcel 31-3-11-1 and being more fully described in a deed dated 01/27/1976, and recorded 01/27/1976, among the land records of the county and state set forth above, in Deed Book 1195, page 44. Prior interest since 9-3-53 in DBV 659-208

ALSO DESCRIBED AS:

ALL THAT certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a post in the South line of Millcreek Township, five and fifty-two one hundredths (5.52) rods westerly from the northwest corner of Summit Township; thence Southwardly 22° West, fifteen and ninety-two one-hundredths (15.92) rods to the center of a public road; thence North 68° 35' west, fourteen and two-tenths (14.2) rods to a post in the South line of land of C. Breckley's heirs; thence along said land, North 63° 52' east twenty-one and eighty-four one hundredths (21.84) rods to the place of beginning; containing one hundred thirteen (113) square rods of land, be the same more or less.

TAX PARCEL #: 31-3-11-1

PROPERTY ADDRESS: 3360  
Hershey Road, Erie, PA 16506  
Michael T. McKeever, Esquire  
Attorney for Plaintiff

Suite 5000 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 47**

**Ex. #15451 of 2009**  
**BANK OF AMERICA,**  
**NATIONAL ASSOCIATION**  
**S/B/M LASALLE BANK**  
**NATIONAL ASSOCIATION,**  
**AS TRUSTEE FOR**  
**STRUCTURED ASSET**  
**SECURITIES CORPORATION**  
**STRUCTURED ASSET**  
**INVESTMENT LOAN TRUST**

**MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 2004-**  
**3, Plaintiff**

v.

**PHILIP F. VASILE**  
**BRENDA L. VASILE,**

**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:

BEGINNING at a point in the south line of Fifth Street, one hundred forty (140) feet east of the east line of Ash Street;

THENCE southwardly, parallel with Ash Street, one hundred sixty-five (165) feet;

THENCE eastwardly, parallel with Fifth Street, fifty (50) feet;

THENCE northwardly, parallel with Ash Street, thirty-three (32) [sic] feet;

THENCE westwardly, parallel with Fifth Street ten (10) feet;

THENCE northwardly, parallel with Ash Street, one hundred thirty-three (133) feet to the south line of Fifth Street;

THENCE westwardly, along the south line of Fifth Street, forty (40) feet to the place of beginning.

PROPERTY ADDRESS: 615 East 5th Street, Erie, PA 16507

Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

May 28 and Jun. 4, 11

**SALE NO. 48**

**Ex. #12991 of 2009**  
**PNC Bank, N.A., Plaintiff**  
v.

**Michael E. Ames, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12991-09 PNC Bank, N.A., vs. Michael E. Ames, owner(s) of property situated in East Springfield, Erie County, Pennsylvania being 12024 Main Street, East Springfield, PA 16411 Containing 0.480 Acres of Land Assessment Map number: 39-42-10-7

Assessed Value figure: \$76,520.00  
Improvement thereon: Dwelling  
Patrick Thomas Woodman, Esq.  
436 Seventh Ave.  
1400 Koppers Bldg.  
Pittsburgh, PA 15219  
(412) 434-7955

May 28 and Jun. 4, 11

**SALE NO. 49**

**Ex. #15255 of 2009**  
**BBJD VENTURES, LLC,**  
**Plaintiff**  
**v.**

**PENNIE L. McBRIDE,**  
**Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2009-15255 BBJD Ventures, LLC vs. Pennie L. McBride, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2919 Pennsylvania Avenue, Erie, PA 16504  
73' east x 33' 9" south, x 72' 10" west x 33' 9" north  
Assessment Map number  
(18) 5048-122  
Assessed Value figure: \$43,400.00  
Improvement thereon: Two Story Frame Dwelling  
Patrick Thomas Woodman, Esq.  
436 Seventh Ave.  
1400 Koppers Bldg.  
Pittsburgh, PA 15219  
(412) 434-7955

May 28 and Jun. 4, 11

**SALE NO. 50**

**Ex. #15560 of 2009**  
**Deutsche Bank National Trust**  
**Company as Trustee for HSI**  
**Asset Securitization Corporation**  
**2006-OPT4 Mortgage Pass-**  
**Through Certificates, Series**  
**2006-OPT4**

**v.**

**Vincent R. Brown and**  
**Cathy J. Brown**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 09-15560 Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT4 Mortgage Pass-Through Certificates, Series 2006-OPT4 v. Vincent R. Brown and Cathy J. Brown, owners of property situated in the Township of City of Erie, Erie County,

Pennsylvania being 1117 West 25th Street, Erie, Pennsylvania 16502.  
Tax I.D. No. 19-6036-109  
Assessment: \$78,899.80  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080 Philadelphia, PA 19109

May 28 and Jun. 4, 11

**SALE NO. 51**

**Ex. #15802 of 2009**  
**Chase Home Finance, LLC**  
**v.**

**Anne M. Burnett**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15802-09 Chase Home Finance, LLC v. Anne M. Burnett, owners of property situated in the City of Erie, Erie County, Pennsylvania being 420 Monaca Drive, Erie, Pennsylvania 16505.  
Tax I.D. No. 17-4107-303  
Assessment: \$148,275.64  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080 Philadelphia, PA 19109

May 28 and Jun. 4, 11

**SALE NO. 52**

**Ex. #15590 of 2009**  
**Everhome Mortgage Company**  
**v.**

**Gabriel Charles**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15590-09 Everhome Mortgage Company v. Gabriel Charles, owners of property situated in the Township of Borough of Wesleyville, Erie County, Pennsylvania being 2921 Gray Avenue, Erie, Pennsylvania 16511.  
Tax I.D. No. 50003023000300  
Assessment: \$71,363.54  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

May 28 and Jun. 4, 11

**SALE NO. 53**

**Ex. #15060 of 2009**

**AmTrust Bank**  
**v.**

**Mark M. Ferreri and**  
**Jessica S. Logan aka**  
**Jessica S. Ferreri**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15060-09 AmTrust Bank v. Mark M. Ferreri and Jessica S. Logan aka Jessica S. Ferreri, owners of property situated in the Township of Fourth Ward of the City of Erie, Erie County, Pennsylvania being 714 Park Avenue North, Erie, Pennsylvania 16502.  
Tax I.D. No. 17-4023.117  
Assessment: \$75,893.94  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

May 28 and Jun. 4, 11

**SALE NO. 54**

**Ex. #15736 of 2009**  
**Beneficial Consumer Discount**  
**Company dba Beneficial**  
**Mortgage Company of**  
**Pennsylvania**  
**v.**

**Gerald D. Hickin, Jr.**  
**and Denise G. Hickin**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15736-09 Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania v. Gerald D. Hickin, Jr. and Denise G. Hickin, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 2920 Garland Street, Erie, Pennsylvania 16506.  
Tax I.D. No. 33-73-299-4  
Assessment: \$82,549.12  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

May 28 and Jun. 4, 11

**SALE NO. 55**

**Ex. #14135 of 2009**  
**BAC Home Loan Servicing LP**  
**fka Countrywide Home Loans**  
**Servicing LP**

v.

**Scott W. Jordan**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 14135-09 BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP v. Scott W. Jordan, owners of property situated in the Township of Greene, Erie County, Pennsylvania being 4610 Steger Road, Erie, Pennsylvania 16510.

Tax I.D. No. 25-7-26-11

Assessment: \$108,858.72

Improvements: Residential Dwelling

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

May 28 and Jun. 4, 11

**SALE NO. 56**

**Ex. #10014 of 2010**

**Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1**

v.

**Daniel Ratiu**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10014-10 Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 v. Daniel Ratiu, owners of property situated in the Township of Second Ward of the City of Erie, Erie County, Pennsylvania being 409 East 11th Street, Erie, Pennsylvania 16503.

Tax I.D. No. 15-20-22-118

Assessment: \$78,865.08

Improvements: Residential Dwelling

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

May 28 and Jun. 4, 11

**SALE NO. 57**

**Ex. #10052 of 2010**

**The Bank Of New York Mellon Fka The Bank Of New York, As Trustee, For Cwabs, Inc, Asset-backed Certificates, Series 2007-13**

v.

**Ralph T. Russell, Jr. and Linda I. Russell**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10052-10 The Bank Of New York Mellon Fka The Bank Of New York, As Trustee, For Cwabs, Inc, Asset-backed Certificates, Series 2007-13 v. Ralph T. Russell, Jr. and Linda I. Russell, owners of property situated in the Township of Fairview, Erie County, Pennsylvania being 4400 Kell Road, Fairview, Pennsylvania 16415.

Tax I.D. No. 21-066-093-0-0098.00

Assessment: \$151,238.05

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 2080 Philadelphia, PA 19109

May 28 and Jun. 4, 11

**SALE NO. 58**

**Ex. #10400 of 2010**

**Wells Fargo Bank, N.A., As Trustee For The Certificateholders Of Carrington Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates**

v.

**Timothy Smith a/k/a**

**Timothy W. Smith**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10400-10 Wells Fargo Bank, N.A., As Trustee For The Certificateholders Of Carrington Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates v. Timothy Smith a/k/a Timothy W. Smith, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 3541 Zimmerman Road, Erie, Pennsylvania 16510.

Tax I.D. No. 18-5230-215

Assessment: \$109,301.80

Improvements: Residential Dwelling

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

May 28 and Jun. 4, 11

**SALE NO. 59**

**Ex. #15403 of 2008**

**BAC Home Loans Servicing, L.P. fka Countrywide Home Loans**

**Servicing, L.P. s/i/i/t Countrywide Home Loans**

v.

**Ronald R. Spinelli a/k/a**

**Ronald R. Spinelli, Jr.,**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15403-08 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. s/i/i/t Countrywide Home Loans v. Ronald R. Spinelli a/k/a Ronald R. Spinelli, Jr., owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 1403 East 37th Street, Erie, Pennsylvania 16504.

Tax I.D. No. 18-5223-106

Assessment: \$78,005.84

Improvements: Residential Dwelling

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

May 28 and Jun. 4, 11

**SALE NO. 60**

**Ex. #10512 of 2010**

**Household Finance Consumer Discount Company**

v.

**Jonathan Lee Walker and**

**Lynne Walker**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10512-10 Household Finance Consumer Discount Company v. Jonathan Lee Walker and Lynne Walker, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 3114 Old French Road, Erie, Pennsylvania 16504.

Tax I.D. No. 18-5080-102

Assessment: \$69,231.93

Improvements: Residential Dwelling

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

May 28 and Jun. 4, 11

AUDIT LIST  
NOTICE BY  
PATRICK L. FETZNER

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 **Monday, June 1, 2010** and confirmed Nisi.

**June 24, 2010** 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>2010</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
155.	Josephina G. D'Annunzio aka Jody Nuzzo .....	Daniel S. Tolciu, Admr. ....	Elderkin Martin Kelly & Messina
156.	Marie H. Sessions .....	John K. Hallenburg, Jr., Exr. ....	Knox McLaughlin Gornall & Sennett PC
157.	Mary Beth Booth .....	Charles G. Booth, Admr. ....	Marsh Spaeder Baur Spaeder & Schaaf
158.	Dolores C. Shenker .....	James E. Marsh, Jr., Exr. ....	" " " " "
159.	William R. Golden .....	George Golden, Exr. ....	Steadman Law Offices
160.	Henry Orth Hirt .....	Sentinel Trust Company LBA Susan Hirt Hagen & Elizabeth Hirt Vorsheck, Succ. Trs. f/b/o F. W. Hirt .....	Heckscher Teillon Terrill & Sager PC
161.	Henry Orth Hirt .....	Sentinel Trust Company LBA Susan Hirt Hagen & Elizabeth Hirt Vorsheck, Succ. Trs. f/b/o Susan Hirt Hagan .....	" " " " "

PATRICK L. FETZNER  
Clerk of Records  
Register of Wills &  
Orphans' Court Division

May 28 and Jun. 4

**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****BERRY, DORIS B.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Lisa Ann Berry, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507

*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, 300 State Street, Erie, PA 16507

**CHURCH, BEVERLY A., a/k/a  
BEVERLY ANN CHURCH,  
deceased**

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

*Administratrix:* Kathleen J. Earley, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

*Attorney:* Gary H. Nash, Esquire, Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**DABROWSKI, ZDZISLAW,  
deceased**

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

*Executrix:* Mary Ann Rivera

*Attorney:* Edward P. Wittmann, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**DeBELLO, JOHN M.,  
deceased**

Late of Millcreek Township

*Co-Administrators:* Anne Debello, 464 West Ninth Street, First Floor, Erie, PA 16502 and John Olson, 3833 Atterbury Street, Norfolk, VA 23513

*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KIEHL, DOROTHY J., a/k/a  
DOROTHY KIEHL,  
deceased**

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

*Executor:* Fred W. Garnon, Jr., 4160 Feidler Drive, Erie, Pennsylvania 16506

*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**LEVINE, MYRTLE L., a/k/a  
MYRTLE FOX LEVINE,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Administrator C.T.A.:* Randy L. Shapira, 305 West Sixth Street, Erie, PA 16507-1244

*Attorney:* Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**MILLER, DAVID B.,  
deceased**

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

*Executrix:* Nancy P. Morgan, c/o The McDonald Group, L.L.P., Gary Eiben, P.O. Box 1757, Erie, PA 16507-1757

*Attorney:* Gary Eiben, Esq., The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757

**RIOS, HECTOR LUIS,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Administratrix:* Lillianette Santiago

*Attorney:* Philip B. Friedman, Esquire, Conner Riley Friedman & Weichler, 17 West 10th Street, Erie, Pennsylvania 16501

**SCHNEIDER, EDWARD  
WALTER, a/k/a EDWARD W.  
SCHNEIDER,  
deceased**

Late of the City of Erie

*Co-Executors:* Edward J. Schneider, Terance P. Schneider and Margaret E. Schneider, 2817 Oakwood St., Erie, PA 16508

*Attorney:* None

**YEAGER, GERALD T.,  
deceased**

Late of the City of Erie, Erie County, PA

*Executor:* Kathryn A. Aciri

*Attorney:* Louis A. Colussi, Esq., 925 French Street, Erie, PA 16501

Notice is hereby given of the administration of the Estate and Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are required to make payment without delay to the executrix, trustee or her attorney named below.

**JAQUITH, LAVERNE G.,  
deceased**

Late of the Township of Wayne, Erie County, Pennsylvania

*Trustees:* Karen Kubich, 13500 Stewart Road, Corry, PA 16407 and Charles Jaquith, 60 N. First St., Allegany, NY 14706

*Trustee's Attorney:* Paul J. Carney, Jr., Esq., Carney and Ruth Law Office, 224 Maple Avenue, Corry, PA 16407

## SECOND PUBLICATION

**ARCHACKI, VERONICA  
ROSE, a/k/a VERONICA  
ARCHACKI,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executrix:* Barbara A. Zdarko, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

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

**BUTCHER, HENRY E., SR.,  
deceased**

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

*Executrix:* Gloria A. Mulson, 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

**CHURCH, CLIFFORD RAY, JR.,  
a/k/a C. RAY CHURCH, JR.,  
a/k/a C. R. CHURCH,  
deceased**

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

*Executor:* Clifford Ray Church III, 25 Windover Lane, Merrimack, NY 03054-2671

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

**FARRAH, JEAN MARTHA,  
deceased**

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

*Executor:* Bradford P. Farrah, 103 East Glenview Drive, Salisbury, NC 28147

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

**FULLER, ANNA MAE,  
deceased**

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

*Executrix:* Margaret Harrison, 1710 Brooklyn Avenue, Erie, PA 16510

*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**LUCAS, GEORGE ALLEN, a/k/a  
GEORGE A. LUCAS, a/k/a  
GEORGE LUCAS,  
deceased**

Late of the City of Erie, County of Erie, PA

*Administrator:* Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

*Attorney:* Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**LUCIANO, HAZEL A.,  
deceased**

Late of the City of Erie, County, PA

*Executor:* Nicholas J. Luciano

*Attorney:* Bruce W. Bernard, Esquire, Bernard & Stuczynski, 234 West Sixth Street, Erie, PA 16507-1319

**NIEDZIELSKI, FRANCIS A.,  
JR., a/k/a FRANK A.  
NIEDZIELSKI, JR.,  
deceased**

Late of Millcreek Township

*Administratrix:* Carole A. Graml, c/o 332 East 6th Street, Erie, PA 16507-1610

*Attorney:* Evan E. Adair, Esq., Williams and Adair, 332 East 6th Street, Erie, PA 16507-1610

**PASKY, EDWARD,  
deceased**

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

*Executor:* Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

*Attorney:* Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**RILEY, ANTHOINETTE M.,  
deceased**

Late of North East Township, Erie County, North East, Pennsylvania  
*Executrix:* Elena Brady, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428

*Attorney:* Edward Orton, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East Pennsylvania 16428

**STRICKER-CAUGHLAN,  
SHERIDAN A., a/k/a  
SHERIDAN STRICKER,  
deceased**

Late of Edinboro Borough, Erie County, Pennsylvania

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

*Attorney:* Joseph P. Martone, Esq., McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, PA 16507

**TELISKI, FRANK ANTHONY,  
a/k/a FRANK A. TELISKI,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania

*Executrix:* Kimberly M. Langford, 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

**WEDDIGE, MARION, a/k/a  
MARION M. WEDDIGE, a/k/a  
MARION WEDDIGE,  
deceased**

Late of the Township of Millcreek, County of Erie, PA

*Co-Executors:* William H. Weddige and Charlene A. Charette, c/o Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

*Attorney:* Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501



**YERKEY, CHARLES A.,  
deceased**

Late of the Borough of Elgin, Erie County, Pennsylvania  
*Executrix:* Tina L. Carnes, 24541 Pinewoods Road, Cambridge Springs, PA 16403  
*Attorney:* William E. Barney, Esq., 200 North Center Street, Corry, Pennsylvania 16407

**THIRD PUBLICATION**

**GRETTLER, JEFFERY A., a/k/a  
JEFFREY A. GRETTLER,  
deceased**

Late of the Township of Girard, County of Erie, State of Pennsylvania  
*Executrix:* Dorothy E. Grettler, 11050 Cross Station Road, Girard, Pennsylvania 16417  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**KONZEL, KATHRYN A.,  
deceased**

Late of the Township of Greene, County of Erie and Commonwealth of Pennsylvania  
*Co-Executrices:* Kathryn Cage and Mary Nelson, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**KULYK, ELIZABETH R., a/k/a  
BETTY R. KULYK, a/k/a  
ELIZABETH JANE ROGERS  
KULYK,  
deceased**

Late of Conneaut Township, Albion, PA  
*Executor:* Lawrence W. Kulyk, 42 Umburn Drive, Albion, PA 16401  
*Attorney:* Heidi Rai Stewart, Esquire, Houston Harbaugh, PC, Three Gateway Center, 401 Liberty Avenue, 22 Floor, Pittsburgh, PA 15222-1005

**MAYNARD, LUCILLE V., a/k/a  
LUCILLE MAYNARD,  
deceased**

Late of Fairview Township  
*Executors:* John A. Maynard and Charles E. Maynard, c/o 332 East 6th Street, Erie, PA 16507-1610  
*Attorney:* Evan E. Adair, Esq., Williams & Adair, 332 East 6th Street, Erie, PA 16507

**RICCIUTI, HENRIETTA E.,  
deceased**

Late of Millcreek Township  
*Executor:* Ronaleen R. Roha, 4701 Rodman St., NW, Washington, DC 20016  
*Attorney:* None

**ROSE, BETTY E.,  
deceased**

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Lisa M. Edwards, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**SUNDELL, VIRGINIA S.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Kerri J. Clark, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507  
*Attorney:* Gary H. Nash, Esquire, Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**WEGMILLER, EDWIN L., a/k/a  
EDWIN LEE WEGMILLER,  
deceased**

Late of Union City Borough, Erie County, Pennsylvania  
*Administratrix:* Victoria Lynn Burns, 2207 Hare Road, Waterford, PA 16441  
*Attorney:* Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**WELDON, VERA I., a/k/a  
VERNA WELDON, a/k/a  
VERNA HILLS WELDON, a/k/a  
VERNA H. WELDON,  
deceased**

Late of the Township of Springfield, County of Erie, State of Pennsylvania  
*Executor:* Paul A. Weldon, Jr., 13300 Sanford Road, West Springfield, Pennsylvania 16443  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417





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Gerald Nichols  
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Benjamin Suchocki  
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Jennifer Mazur  
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