

*Erie
County
Legal
Journal*

April 8, 2011

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Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller
Administrator of Publications: Paula J. Gregory

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

MONDAY, APRIL 11, 2011

Unemployment Compensation
PBI Groupcast Seminar

Erie County Bar Association

8:45 a.m. – 1:00 p.m. (8:30 a.m. reg.)

\$244 (member) \$224 (admitted after 1/1/07)

\$264 (nonmember)

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

\$219 (member) \$199 (admitted after 1/1/07) \$239 (nonmember)

4 hours substantive

MONDAY, APRIL 18, 2011

The New Federal Estate and Gift Tax - What you need to know

ECBA Lunch-n-Learn Seminar

Bayfront Convention Center

12:15 - 1:15 p.m. (11:45 a.m. lunch)

\$14 (ECBA member/non-attorney staff)

\$48 (nonmember)

1 hour substantive

TUESDAY, APRIL 19, 2011

Estate Planning Issues Affecting Oil and Gas Leases

PBI Video Seminar

Erie County Bar Association

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

\$129 (member) \$109 (admitted after 1/1/07)

\$149 (nonmember)

4 hours substantive

WEDNESDAY, APRIL 20, 2011

Adoption Law Update: How Act 101 will change adoption practice in Erie County

ECBA Lunch-n-Learn Seminar

The Erie Club

(please note dresscode:

Business casual. Street clothes NOT permitted.)

12:15 p.m. - 1:15 p.m. (11:45 a.m. lunch)

\$32 (ECBA member/non-attorney staff)

\$48 (nonmembers)

1 hour substantive

WEDNESDAY, APRIL 20, 2011

Integrity: Good People, Bad Choices and Life Lessons from the White House

PBI Groupcast Seminar

Erie County Bar Association

12:30 p.m. - 3:45 p.m. (12:00 p.m. reg.)

\$324 (member) \$304 (admitted after 1/1/07)

\$344 (nonmember)

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

\$299 (member) \$279 (admitted after 1/1/07) \$319 (nonmember)

2 hours substantive / 1 hour ethics (Integrated)

THURSDAY, APRIL 21, 2011

Solving Drivers Licensing Problems

PBI Groupcast Seminar

Erie County Bar Association

9:00 a.m. – 4:15 p.m. (8:30 a.m. reg.)

\$254 (member) \$234 (admitted after 1/1/07)

\$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 1/1/07) \$249 (nonmember)

6 hours substantive

TUESDAY, APRIL 26, 2011

Making Sense of Pennsylvania's New Expungement Rules and Procedures

ECBA Lunch-n-Learn Seminar

Bayfront Convention Center

12:15 p.m. - 1:45 p.m. (11:45 a.m. lunch)

\$48 (ECBA member/non-attorney staff)

\$72 (nonmember)

1.5 hours substantive

TUESDAY, APRIL 26, 2011

An Attorney's Work & Taran's Wanderings: Lessons for Lawyers from the Chronicles of Prydain

PBI Video Seminar

Erie County Bar Association

9:00 a.m. – 10:00 a.m. (8:30 a.m. reg.)

\$59 (member) \$69 (nonmember)

1 hour ethics

2011 BOARD OF DIRECTORS

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Editor's Note

Please note the following correction to the opinion, *Deeter v. Deeter*, published in the March 25 issue of the *Erie County Legal Journal*, Vol. 94, No. 12.

Attorneys Kari A. Froess and Steven E. Sebald are Co-Counsel for Defendant Richard Deeter.

WHAT IS YOUR PLAN TO PROTECT YOUR FAMILY?

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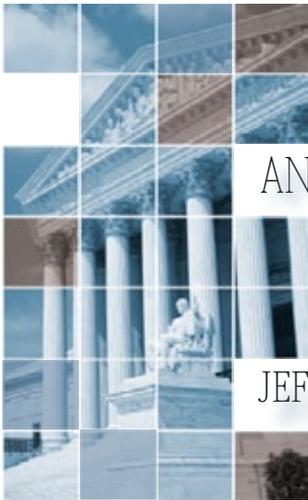
Laurie A. Rogan
PA Licensed Private Detective
Phone: 814-480-5788
Cell: 814-440-0680

ATTENTION ALL ATTORNEYS

Are you or an attorney you know dealing with personal issues related to drug or alcohol dependency, depression, anxiety, gambling, eating disorders, sexual addiction, other process addictions or other emotional and mental health issues?

— YOU ARE FAR FROM BEING ALONE! —

*You are invited and encouraged to join a small group of fellow attorneys who meet informally in Erie on a monthly basis. Please feel free to contact ECBA Executive Director Sandra Brydon Smith at 814/459-3111 for additional information. Your interest and involvement will be kept **strictly confidential**.*



ECBA
ERIE COUNTY BAR ASSOCIATION

ANNUAL LAW DAY LUNCHEON

April 29, 2011

Noon - Bayfront Convention Center
\$25/ticket; \$200/table

Keynote Speaker

JEFFREY TOOBIN

A high-profile senior analyst for CNN and staff writer for *The New Yorker*; Jeffrey Toobin has provided analysis on some of the most provocative and important events of our time.

The author of critically acclaimed *New York Times* best sellers, Toobin's 2007 book *The Nine: Inside the Secret World of the Supreme Court*, delves into the historical, political and personal inner workings of the Supreme Court and its Justices to reveal the inside story of one of America's most mysterious and powerful institutions.

Reservations are due to the ECBA office by Friday, April 15, 2011



8th Annual Law Day 5K Run/Walk

SATURDAY, APRIL 30, 2011

**9:00 a.m. - Erie County Courthouse
140 West Sixth Street**

**Entry Fees: \$20.00 (adults)
\$10.00 (12 and under)**

Race Premium: Top-quality long-sleeved t-shirt.
You must be pre-registered to be guaranteed a shirt.

Presented by the
ECBA

**ERIE COUNTY BAR ASSOCIATION
IN COOPERATION WITH
THE ERIE RUNNERS CLUB**

**POSTMARK DEADLINE TO PRE-REGISTER
IS FRIDAY, APRIL 15, 2011**

**Event benefits the ECBA's Attorneys & Kids Together Program,
supporting the educational needs of Erie's homeless students, and
the Runners Club Scholarship Fund.**

Print an Application or Register Online at www.eriebar.com.

presented in cooperation with the Estates & Trusts Section...

and through the generous sponsorship of The Erie Community Foundation

“The New Federal Estate and Gift Tax - What you need to know”

Monday, April 18, 2011

Speakers:

Where: Bayfront Convention Center

(1 Sassafraz Pier, Erie, PA)

Time: Lunch/registration - 11:45 a.m.

Seminar - 12:15 p.m. - 1:15 p.m.

Cost: \$14 (ECBA members and non-attorney staff)

\$48 (non-members)

NADIA A. HAVARD, ESQUIRE

Knox, McLaughlin, Gornall & Sennett, P.C.

THOMAS J. MINARCIK, ESQUIRE

Elderkin, Martin, Kelly & Messina

This seminar has been approved by the PA CLE Board for 1 hour substantive law credit.

What you will hear about:

- ▶ General overview of the 2010 Tax Relief Act
- ▶ Inter vivos gift and GST tax transfers in light of the increased federal gift/estate/GST tax exemption; potential issues
- ▶ Spousal portability; the newest tool in the estate planner's toolbox. Different considerations for Ozzie and Harriet (first and only marriage) vs. Mike and Carol Brady (multiple marriages).
- ▶ 2010 Decedents? Considerations for sticking with the old law or electing the new?

Sponsorship of this seminar by the Erie Community Foundation is greatly appreciated and has allowed us to significantly reduce the cost of attendance for ECBA members.

Reservations due to the ECBA no later than Wednesday, April 13.

presented in cooperation with the Family Law Section...

“Adoption Law Update: How Act 101 will change adoption practice in Erie County”

Wednesday, April 20, 2011

Speakers:

Where: The Erie Club (524 Peach St., Erie, PA)

Time: Lunch/registration - 11:45 a.m.

Seminar - 12:15 p.m. - 1:15 p.m.

Cost: \$32 (ECBA members and non-attorney staff)

\$48 (non-members)

JOSEPH P. MARTONE, ESQUIRE

McCarthy, Martone & Peasley

AMY E. JONES, ESQUIRE

Erie County Office of Children & Youth

This seminar has been approved by the PA CLE Board for 1 hour substantive law credit.

Pennsylvania's new Adoption Law changes will go into effect on April 25, 2011. This seminar will provide an overview of those changes from the perspective of private practitioners as well as agencies. Our speakers will highlight the issues that are unique to Erie's procedures.

Please note:

The Erie Club follows a strict dress code. Business casual attire is required.
Blue jeans, sweatshirts and t-shirts are not permitted.

Reservations due to the ECBA no later than Friday, April 15.

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 10717 - 2011

In Re: Hope Alexandra Ream, a minor

Notice is hereby given that a Petition was filed in the above named Court requesting an order to change the name of Hope Alexandra Ream to Hope Alexandra Miller.

The Court has fixed the 26th day of April, 2011, at 9:00 a.m. in Courtroom I-217 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.

Apr. 8

INCORPORATION NOTICE

NOTICE is hereby given that Flagship Trolley, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Craig A. Zonna, Esq.
Elderkin, Martin, Kelly & Messina
150 E. 8th St.
Erie, PA 16501

Apr. 8

LEGAL NOTICE

ATTENTION: ANTHONY WEIGER/UNKNOWN FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD (C.L.Q.) DOB: 05-28-08 BORN TO: SHARVEY LARESE QUALLS

#103A IN ADOPTION 2010

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge William R. Cunningham, Court Room No. 213-C, City of Erie on April 29, 2011, at 9:00 a.m.

and then and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

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

Apr. 8

LEGAL NOTICE

THE SCHOOL DISTRICT CITY OF ERIE, PA

Dr. James E. Barker Leadership Center, 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 Art Supplies, Regular & Office Supplies, Various Lamps, Pencils & Pens, and School Paper up to Thursday, April 21, 2011 at 12:00 p.m., Daylight Savings Time, and will be opened in the Board Room at 1:30 p.m. Daylight Savings Time in accordance with the bid forms and specifications to be obtained from

the Purchasing Department.

Robin Smith
Secretary

Apr. 8, 15

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property at 268 E. Washington Street, Albion, PA 16401 being more fully described at Erie County Deed Book 128, Page 954.

SAID SALE to be held at the ERIE COUNTY COURTHOUSE, ROOM 209, ERIE, PA at 9:00 a.m. prevailing, standard time, on **APRIL 25, 2011**

All those certain tracts of land, together with the buildings, and improvements erected thereon described as Erie County Tax Index Number (1) 2-6-5. Seized and taken in execution as the property of Kenneth W. Kiedaisch and Lynn M. Kiedaisch at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 01:07-cv-193. TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days

thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Thomas M.

Fitzgerald, United States Marshal. For additional information, please contact Dan Varland at 314-457-5489.

Apr. 1, 8, 15, 22



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SHERIFF SALES

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**April 15, 2011
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

Mar. 25 and Apr. 1, 8

SALE NO. 1

**Ex. #15459 of 2010
Marquette Savings Bank**

v.

Ross A. Esparcia

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 15459 - 2010, Marquette Savings Bank vs. Ross A. Esparcia, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 4109 Brewer Avenue, Erie, Pennsylvania.

60 x 123.715
Assessment Map Number:
(18) 5256-123
Assessed Value Figure: \$62,970.00
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

Mar. 25 and Apr. 1, 8

SALE NO. 2

**Ex. #15556 of 2010
ERIE GENERAL ELECTRIC
FEDERAL CREDIT UNION,
Plaintiff**

v.

**DONALD W. STAAF and
PAMELA J. STAAF, Defendants
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 15556-2010, Erie General Electric Federal Credit Union v. Donald W. Staaf and Pamela J. Staaf, owner of the following properties identified below:

1) Situate in the Township of Lawrence Park, County of Erie, and Commonwealth of Pennsylvania at 2618 Vandalia Avenue, Erie, Pennsylvania 16511:

Assessment Map No.: (29)1-6-11
Assessed Value Figure: \$97,870.00
Improvement Thereon: Single-Family Ranch Style Brick Residential Dwelling
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Mar. 25 and Apr. 1, 8

SALE NO. 3

**Ex. #15236 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**ERNEST N. BOUCHARD and
JEANNETTE A. BOUCHARD,
Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2010-15236, Northwest Savings Bank vs. Ernest N. Bouchard and Jeannette A. Bouchard, owners of property situate in the Township of Summit, Erie County, Pennsylvania being: 8811 Peach Street, Erie, Pennsylvania.

Approx. 2.76 Acres
Assessment Map Number:

(40) 15-84-74
Assessed Value Figure: \$89,400.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Mar. 25 and Apr. 1, 8

SALE NO. 4

**Ex. #10018 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**ALBERT J. BRACKLEY, IV,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 10018-2010, Northwest Savings Bank vs. Albert J. Brackley, IV, owner of property situate in the City of Erie, Erie County, Pennsylvania being 1345 W. 9th Street, Erie, Pennsylvania.

165' X 30' X 165' X 30'
Assessment Map Number:
(16) 3061-117
Assessed Value Figure: \$58,350.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Mar. 25 and Apr. 1, 8

SALE NO. 5

**Ex. #15514 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**MITCHELL K. BRANDAU
and DEBORAH L. BRANDAU,
Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2010-15514, Northwest Savings Bank vs. Mitchell K. Brandau and Deborah L. Brandau, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being: 5420 Neimeyer Road, Erie, Pennsylvania. 135' x 128' x 135' x 128'

Assessment Map Number:
(33) 146-466-47

Assessed Value Figure: \$104,450.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Mar. 25 and Apr. 1, 8

SALE NO. 8

Ex. #15245 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff,
v.

RONALD L. STUFFT and
DEBRA A. STUFFT, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2010-15245, Northwest Savings Bank vs. Ronald L. Stufft and Debra A. Stufft, owners of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 2319 Loveland Avenue, Erie, Pennsylvania. 300' X 53' X 300' X 53'

Assessment Map Number: (33) 53-211-4

Assessed Value Figure: \$77,110.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Mar. 25 and Apr. 1, 8

SALE NO. 9

Ex. #15647 of 2009
PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff
v.

MICHELE L. BLISS
MICHAEL J. BLISS,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15647-09

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. MICHELE L. BLISS and MICHAEL J. BLISS
Amount Due: \$69,635.61

MICHELE L. BLISS and

MICHAEL J. BLISS, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2801 RASPBERRY STREET, ERIE, PA 16508
Dimensions: 35
Acreage: 102.75
Assessment Map number: 19-060-037.0-121.00
Assessed Value: 51,310
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

Mar. 25 and Apr. 1, 8

SALE NO. 10

Ex. #11298 of 2010
US BANK NATIONAL
ASSOCIATION AS TRUSTEE
FOR CITIGROUP MORTGAGE
LOAN TRUST 2006-WFHE2,
Plaintiff
v.

KATHY BRISSETTE-MINUS,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11298-10

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE2 vs. KATHY BRISSETTE-MINUS
Amount Due: \$33,422.62
KATHY BRISSETTE-MINUS, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 431 EAST 11TH STREET, AKA 431 1/2 EAST 11TH STREET, ERIE, PA 16503-1209
Dimensions: 41 x 155
Acreage: 0.1459
Assessment Map number: 15-020-022.0-113.00
Assessed Value: \$38,460.00
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

Mar. 25 and Apr. 1, 8

SALE NO. 11
Ex. #14127 of 2010
GMAC MORTGAGE, LLC,
Plaintiff
v.

DAVID CARROLL, JR,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14127-10
GMAC MORTGAGE, LLC vs. DAVID CARROLL, JR

Amount Due: \$66,327.99
DAVID CARROLL, JR, owner(s) of property situated in THE BOROUGH OF NORTH EAST, Erie County, Pennsylvania being 47 SOUTH MILL STREET, NORTH EAST, PA 16428-1147
Dimensions: 40 X 80
Acreage: .0735
Assessment Map number: 35-7-53-15
Assessed Value: 86,050.00
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

Mar. 25 and Apr. 1, 8

SALE NO. 12

Ex. #10316 of 2004
THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK AS SUCCESSOR
TO JP MORGAN CHASE
BANK NA AS SUCCESSOR-
IN-INTEREST TO BANK
ONE NA, AS TRUSTEE FOR
AMORTIZING RESIDENTIAL
COLLATERAL TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2002-BC3, Plaintiff
v.

DARRELL J. DICKERSON,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10316-04

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JP MORGAN CHASE BANK NA AS SUCCESSOR-IN-INTEREST TO BANK ONE NA, AS TRUSTEE FOR AMORTIZING

RESIDENTIAL COLLATERAL TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-BC3 vs. DARRELL J. DICKERSON
 Amount Due: \$88,070.11
 DARRELL J. DICKERSON, owner(s) of property situated in Erie County, Pennsylvania being 901 WYOMING AVENUE, ERIE, PA 16505-3833
 Dimensions: 40 X 134
 Acreage: 0.1230
 Assessment Map number: (33) 29-59-64
 Assessed Value: 72,410.00
 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
 Mar. 25 and Apr. 1, 8

SALE NO. 13
Ex. #13784 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
JONATHAN M. ESTEP,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13784-10
 WELLS FARGO BANK, N.A. vs. JONATHAN M. ESTEP
 Amount Due: \$63,458.04
 JONATHAN M. ESTEP, owner(s) of property situated in WAYNE TOWNSHIP, Erie County, Pennsylvania being 13199 STATE LINE ROAD, CORRY, PA 16407-8927
 Acreage: 1.1300
 Assessment Map number: 49002004000701
 Assessed Value: \$44,100.00
 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
 Mar. 25 and Apr. 1, 8

SALE NO. 14
Ex. #12446 of 2010
CITIMORTGAGE, INC.,
Plaintiff
 v.
RANDY S. FIELD
MARYJANE M. FIELD,
Defendant(s)
LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, being part of Tract No. 262 in said Township and more particularly bounded and described as follows, to-wit:
 BEGINNING at a point in the center line of Wagner Road at the northwest corner of lands conveyed by John Burnett, et ux., to Carl F. Cook and Florence I. Cook, his wife, by deed dated September 24, 1947 and recorded September 29, 1947 in the Recorder's Office at Erie County, Pennsylvania in Deed Book 497 at page 48 thereof; thence along the center line of Wagner Road, north 64 degrees east one hundred sixty-five (165) feet to a point; thence south 00 degree 45 minutes west thirteen hundred fifty (1,350) feet, more or less, to the south line of said piece of land conveyed by John Burnett, et ux., to Carl F. Cook, et ux, as aforementioned; thence south 57 degrees 53 minutes west, one hundred sixty-five (165) feet to the southeast corner of said piece; thence northwardly, thirteen hundred sixty-six and twenty-five hundredths (1366.25) feet to the place of beginning, containing approximately four and one-half acres (4 1/2) acres of land, be the same more or less.
 This deed is taken under and subject to easement, restrictions and right of ways of record and/or those that are visible to a physical inspection.
 TITLE TO SAID PREMISES IS VESTED IN Randy S. Field and Maryjane M. Field, his wife, as tenants by the entireties with the right of survivorship in the survivor thereof, by Deed from Beverly Ann Goodwill, widow and single, dated 04/14/2004, recorded 04/15/2004 in Book 1125, Page 847.
 Note: Floyd H. Goodwill died

January 2, 1993, thereby vesting title solely in his wife, Beverly Ann Goodwill.
 Tax Parcel #: 31-004-015.0-002.00
 Premises being: 4039 WAGNER ROAD, ERIE, PA 16509-4239
 Phelan Hallinan & Schmieg, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 215-563-7000
 Mar. 25 and Apr. 1, 8

SALE NO. 15
Ex. #14101 of 2010
WELLS FARGO BANK, N.A.,
S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.,
Plaintiff
 v.
BRIAN T. KOWALSKI
THERESA L. KOWALSKI,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14101-10
 WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. vs. BRIAN T. KOWALSKI and THERESA L. KOWALSKI
 Amount Due: \$138,081.79
 BRIAN T. KOWALSKI and THERESA L. KOWALSKI, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 6054 MERIDIAN DRIVE, ERIE, PA 16509-3436
 Acreage: 0.3444
 Assessment Map number: 33-188-584.0-020.00
 Assessed Value: \$112,5100.00 [sic]
 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
 Mar. 25 and Apr. 1, 8

SALE NO. 16
Ex. #13865 of 2009
GMAC MORTGAGE, LLC,
Plaintiff
 v.
ERIC A. PETROFF
KELLI R. PETROFF,

SHRED X OF ERIE

ON/OFF SITE

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NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM

**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: \$74,779.58
 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
 Mar. 25 and Apr. 1, 8

SALE NO. 17

Ex. #15511 of 2009
CITIMORTGAGE, INC.,
Plaintiff
 v.
NANCY J. WYKOFF A/K/A
NANCY WYKOFF, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15511-09
 CITIMORTGAGE, INC. vs. NANCY J. WYKOFF A/K/A NANCY WYKOFF
 Amount Due: \$85,113.59
 NANCY J. WYKOFF A/K/A NANCY WYKOFF, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3012 LEGION ROAD, ERIE, PA 16506-3145
 Dimensions: 70
 Acreage: 125
 Assessment Map number: 33-076-289.0-013.00
 Assessed Value: 76,650
 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
 Mar. 25 and Apr. 1, 8

SALE NO. 18

Ex. #12818 of 2010
GREEN TREE CONSUMER DISCOUNT COMPANY,
F/K/A CONSECO FINANCE CONSUMER DISCOUNT COMPANY
 v.
RICKY P. BRANDT
MARIE A. BRANDT

ADVERTISING DESCRIPTION
 ATC piece or parcel of land sit. in the City of Erie, Co. of Erie, PA BEING Lot No. 26 in Out Lot No. 172, according to Auburn Heights, Re-Subdivision, recorded in Erie Co., PA, Map Book 1 at page 346.
 HAVING erected thereon a dwelling commonly known as 1132 W. 21st Street, Erie, PA 16502
 Deed Book 386, Page 504
 PARCEL No. 19-6034-229
 Gregory Javardian, Esquire
 James P. Kennedy, Esquire
 Mary F. Kennedy, Esquire
 Meghan K. Boyle, Esquire
 Attorneys for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690
 Mar. 25 and Apr. 1, 8

SALE NO. 20

Ex. #11995 of 2010
DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2005-4 Asset Backed Notes
 v.
CHRISTY L. DIBELLO and JOSEPH J. DIBELLO
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11995-10 DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2005-4 Asset Backed Notes vs. CHRISTY L. DIBELLO and JOSEPH J. DIBELLO, Owners of the property situated in 5th Ward

of the City of Erie being known as 2926 Old French Road, Erie, PA.
 Tax Map Number: 18050079010200
 Assessed Value Figure: \$42,700.00
 Improvements thereon: Detached, One and One Half Story Multi-Family Residential Dwelling
 Barbara A. Fein, Esquire
 I.D. No. 53002
 Kristen D. Little, Esquire
 I.D. No. 79992
 The Law Offices of
 Barbara A. Fein, P.C.
 425 Commerce Drive, Suite 100
 Fort Washington, PA 19034
 (215) 653-7450
 Mar. 25 and Apr. 1, 8

SALE NO. 21

Ex. #11962 of 2010
BANK ONE, NATIONAL ASSOCIATION, as Trustee for the Holders of the Mortgage-Backed Pass-Through Certificates Series 2001-28
 v.
WILLIAM J. KESSLER and SUSAN M. KESSLER
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 11962-10, BANK ONE, NATIONAL ASSOCIATION, as Trustee for the Holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-28 v. WILLIAM J. KESSLER and SUSAN M. KESSLER, Owners of the property situated in City of Erie being known as 1832 W. 23rd Street, Erie, PA.
 Tax Map Number: 19062010022800
 Assessed Value Figure: \$53280.00
 Improvements thereon: Detached, One Story Single Family Residential Dwelling
 Barbara A. Fein, Esquire
 I.D. No. 53002
 Kristen D. Little, Esquire
 I.D. No. 79992
 The Law Offices of
 Barbara A. Fein, P.C.
 425 Commerce Drive, Suite 100
 Fort Washington, PA 19034
 (215) 653-7450
 Mar. 25 and Apr. 1, 8

SALE NO. 22

Ex. #15434 of 2010

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

v.

JESSICA GRAHAM, Defendant SHERIFF'S SALE

By virtue of a Writ of Execution No. 15434-10 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JESSICA GRAHAM, Defendant Real Estate: 1348 WEST 20TH STREET, ERIE, PA Municipality: City of Erie, Erie County, Pennsylvania Dimensions: 49.33 ft x 86 ft See Deed Book 1237, Page 1590 Tax I.D. (16) 3128-214 Assessment: \$ 7,100. (Land) \$44,290. (Bldg) Improvement thereon: a residential dwelling house as identified above Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178

Mar. 25 and Apr. 1, 8

SALE NO. 23

Ex. #15470 of 2008

FIRST HERITAGE FINANCIAL, LLC, Plaintiff

v.

CARRIE A. FARKASOVSKY STEPHEN C. FARKASOVSKY, Defendant(s) DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of McKean, County of Erie and Commonwealth of Pennsylvania, being part of Tract 37 and being more particularly bounded and described as follows, to wit: BEGINNING in the centerline of Hamot Road (50 feet R/W) being 924 feet northerly from the intersection of said centerline with the centerline of Quance Road and being the northeast corner of the Daniel J. Renick property as described in Deed Book 1244 at

Page 182;

Thence South 87 degrees 34 minutes 28 seconds West, along the north line of the Renick and Joseph R. Flatley properties respectively, passing over an iron survey point in the west line of road at 25.01 feet, total distance of 975.00 feet (South 87 degrees 34 minutes 28 seconds West, 975.00 feet) to an iron survey point; Thence North 03 degrees 44 minutes 13 seconds West, along the residue of the Frank Dachtly, Jr. property, 462.00 feet (North 03 degrees 44 minutes 13 seconds West, 462.00 feet) to an iron survey point; Thence North 87 degrees 34 minutes 28 seconds East continuing along the residue of the Dachtly property, passing over an iron survey point in the west line of Hamot Road at 949.99 feet, a total distance of 975.00 feet (North 87 degrees 34 minutes 28 seconds East, 975.00 feet) to the centerline of said road; Thence South 03 degrees 44 minutes 13 seconds East, along said centerline, 462.00 feet (South 03 degrees 44 minutes 13 seconds East, 462.00 feet) to the place of beginning. Containing 10.073 acres of land not measure and being Parcel "B" as shown on a subdivision plat by Lynn S. Hofius, P.L.S., dated October 8, 2002, and recorded in the Office of the Erie County Recorder of Deeds as Map No. 2003-83. Being the same premises which Frank Dachtly, Jr. and Karen L. Dachtly, husband and wife, by Deed dated April 9, 2003 and recorded on May 15, 2003 in Deed Book 1011 Page 1102 in the office for the Recording of Deeds in and for the County of Erie, the Commonwealth of Pennsylvania, granted and conveyed unto Carrie A. Farkasovsky and Stephen C. Farkasovsky, in fee. Property Address: 10530 Hamot Road, McKean, PA 16426 Parcel No.# 31-17-67-5.02 PROPERTY ADDRESS: 10530 Hamot Road, Mckean, PA 16426 Goldbeck McCafferty & McKeever Attorney for Plaintiff Suite 5000 - Mellon Independence

Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Mar. 25 and Apr. 1, 8

SALE NO. 24

Ex. #11230 of 2009

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2004-2 ASSET-BACKED CERTIFICATES, SERIES 2004-2, Plaintiff

v.

MICHAEL A. MOKHRIBY A/K/A MICHAELA A. GRETTLER, Defendant(s) DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Albion, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the intersection of East State Street and Elk Street in the Borough of Albion, said beginning point also being the southeast corner of the parcel herein conveyed; THENCE North, along Elk Street one hundred fifteen (115) feet to a point; THENCE Westerly, parallel with East State Street sixty-nine and sixty-four one hundredths (69.64) feet to a point; THENCE Southerly, parallel with Elk Street one hundred fifteen (115) feet to a point; THENCE Easterly, along East State Street sixty-nine and sixty-four one hundredths (69.64) feet to the place of beginning, said premises being the southerly one hundred fifteen (115) feet of Lot 5 in Block 28 in the Borough of Albion, according to a plot and survey of said Borough made by E. G. Wheeler and recorded in the Recorder's Office of Erie County, Pennsylvania on February 20, 1885 in Deed Book 80 (erroneously referred to as Map Book in that deed recorded in Erie County Record Book 360, at Page 1213), at page 734. HAVING erected thereon a frame dwelling house known as 154 East State Street, Albion, Pennsylvania, and bearing Erie County Tax Index

No. (1) 4-26-7.
PROPERTY ADDRESS: 154 East State Street, Albion, PA 16401
Goldbeck McCafferty & McKeever Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532
(215) 627-1322

Mar. 25 and Apr. 1, 8

SALE NO. 25

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 (33) 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. HAVING erected thereon a two-story frame dwelling house and large frame barn known as 615 East 5th Street, Erie, Pennsylvania

16507, and bearing Erie County Tax Index No. (14) 1020-118
PROPERTY ADDRESS: 615 East 5th Street, Erie, PA 16507
Goldbeck McCafferty & McKeever Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532
(215) 627-1322

Mar. 25 and Apr. 1, 8

SALE NO. 26

Ex. #10173 of 2010
HERITAGE HILLS COMMUNITY ASSOCIATION, INC., Plaintiff

v.

JENNIFER WATT, Defendant
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, Erie County, Pennsylvania, having erected thereon a two story condominium being commonly known as 5031 Cider Mill Road, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (33) 114-494-27.54. BEING the same premises conveyed to Jennifer L. Watt by deed dated October 22, 2004 and recorded in the Office of the Recorder of Deeds for Erie County on October 22, 2004 at Deed Book 1183, page 1494. Patrick J. Mondt, Esq. Pa. Supreme Court ID No. 207420 MacDonald, Illig, Jones & Britton LLP 100 State Street, Suite 700 Erie, Pennsylvania 16507-1459 (814) 870-7702 Attorneys for Plaintiff

Mar. 25 and Apr. 1, 8

SALE NO. 27

Ex. #14430 of 2010
Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania

v.

William J. Fitzpatrick and Linda R. Fitzpatrick

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-14430 Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania vs. William J.

Fitzpatrick and Linda R. Fitzpatrick, owners of property situate in City of Erie, Erie County, Pennsylvania being 3834 Lake Pleasant Road, Erie, PA 16504
Assessment Map number: 18-5383-111
Assessed Value figure: \$60,930.00
Improvement thereon: Residential Dwelling
Patrick J. Wesner, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Mar. 25 and Apr. 1, 8

SALE NO. 28

Ex. #14560 of 2010
Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

v.

C. Edward Holdren and Theone Holdren
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-14560 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. C. Edward Holdren and Theone Holdren, owners of property situated in Borough of Edinboro Erie County, Pennsylvania being 106 Meadville Street, Edinboro, PA 16412
Assessment Map number: 11014042000300 (on legal the parcel is: (11) 14-42-3
Assessed Value figure: \$155,000.00
Improvement thereon: Residential Dwelling
Patrick J. Wesner, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Mar. 25 and Apr. 1, 8

SALE NO. 29

Ex. #14276 of 2010
Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania

v.

Darlene H. Hough
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14276-10 Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of

Pennsylvania vs. Darlene H. Hough owners of property situated in City of Erie, Erie County, Pennsylvania being 1423 East 28th Street, Erie, PA 16504
 Assessment Map number: 18-5158-2-4
 Assessed Value figure: \$58,780.00
 Improvement thereon: Residential Dwelling
 Patrick J. Wesner, Esquire
 220 Lake Drive East, Suite 301
 Cherry Hill, NJ 08002
 (856) 482-1400

Mar. 25 and Apr. 1, 8

SALE NO. 30

Ex. #12891 of 2010
The Huntington National Bank,
Plaintiff

v.

Lisa Ann Vasilik &
Kimberly Marie Irwin,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12891-10 The Huntington National Bank vs. Lisa Ann Vasilik & Kimberly Marie Irwin, owner(s) of property situated in Girard Township, Erie County, Pennsylvania being 7375 Lexington Rd., Girard, PA 16417
 1.272 acres of land
 Assessment Map number: (24) 19-82-16
 Assessed Value figure: \$71,500.00
 Improvement thereon: a dwelling
 Patrick Thomas Woodman, Esq.
 436 Seventh Ave., 1400 Koppers Bldg.
 Pittsburgh, PA 15219
 (412) 434-7955

Mar. 25 and Apr. 1, 8

SALE NO. 31

Ex. #15465 of 2010
US Bank National Association,
as Trustee for Asset-Backed
Pass-Through Certificates Series
2006-WFHE3

v.

Aristides Katos
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-15465 US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates Series 2006-WFHE3 vs. Aristides Katos, owner(s) of

property situated in the City of Erie, County of Erie, Pennsylvania being 1114 East 10th Street, Erie, PA 16503
 29 x 110 = 3,190 square feet
 0.0732 acres
 Assessment Map Number: 15020047031900
 Improvement thereon: Single Family Dwelling
 Scott A. Dieterick, Esquire
 Kimberly A. Bonner, Esquire
 Joel Ackerman, Esquire
 Ashleigh L. Levy, Esquire
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Mar. 25 and Apr. 1, 8

SALE NO. 32

Ex. #15535 of 2010
Aurora Loan Servicing, LLC
v.

Imogene L. Stockton
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2010-15535 Aurora Loan Services, LLC vs. Imogene L. Stockton, owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 245 East 24th Street, Erie, PA 16503
 35.75 X 128 = 4,576 SQ FT
 0.1109 ACRES
 Assessment Map Number: 18050011020800
 Improvement thereon: Single Family Dwelling
 Scott A. Dieterick, Esquire
 Kimberly A. Bonner, Esquire
 Joel Ackerman, Esquire
 Ashleigh L. Levy, Esquire
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Mar. 25 and Apr. 1, 8

SALE NO. 34

Ex. #15616 of 2010
Beneficial Consumer Discount
Company, d/b/a Beneficial
Mortgage Co. of Pennsylvania
v.

Edward J. Proper a/k/a
Edward L. Proper
LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces

or parcels of land situate in the Township of Wayne, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
 BEGINNING at the southwest corner, at a concrete sluice in the center of the Roosevelt Highway; THENCE northerly by land now or formerly owned by George Glenn Davis and Amy R. Davis, his wife, about fifty (50) rods to a post; THENCE easterly along other land now or formerly owned by Davis, Sixteen (16) rods to a post; THENCE southerly along other land now or formerly owned by Davis and parallel to the first described line, about fifty (50) rods to another concrete sluice in the center of the Roosevelt Highway; THENCE westerly along the center of the Roosevelt Highway about Sixteen (16) rods to the place of BEGINNING.
 CONTAINING Five (5) acres of land, be the same more or less, and being a part of a larger piece or parcel of land located on the north side of Roosevelt Highway which Davis formerly purchased from Jennie Triscuit, and being formerly known as the Jeff Triscuit farm.
 BEGINNING at a sluice in the Roosevelt Highway (U.S. Route 6) at the southeast corner of land now or formerly owned by George Glenn Davis and Amy R. Davis, his wife; THENCE north about fifty (50) rods along the east line of said Davis' land to land now or formerly owned by Davis; THENCE east eleven (11) rods to land of the party of the first part hereto; THENCE south about fifty (50) rods to the said Roosevelt Highway aforesaid; THENCE westerly along said Roosevelt Highway eleven (11) rods to the place of BEGINNING.
 CONTAINING Five hundred and fifty (550) square rods of land, be the same more or less, and being a part of a larger piece or parcel of land conveyed by Nellie M. Hall, et al, to A.R. Moses, by deed dated January 13, 1910, and recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania in Deed Book 179, Page 578.

BEGINNING at a point in the north line of the Roosevelt Highway (U.S. Route 6) at the southeast corner of land conveyed to George Glenn Davis and Amy R. Davis, his wife, by deed recorded in Erie County Deed Book 572, Page 275; THENCE north along the east line of said Davis' land fifty (50) rods to a point at the northeast corner of said land of Davis; THENCE east parallel to the north line of said Roosevelt Highway about four (4) rods, be the same more or less, to a point where it would intersect the western line of land now or formerly of Mrs. Barbara Buell, if said westerly line were extended northerly; THENCE south along the extension of the western line of said Buell lot and along the west line of said Buell lot to the north line of the Roosevelt Highway; THENCE west along the north line of the Roosevelt Highway about fifty and five-tenths (50.5) feet, more or less, to the place of BEGINNING.

EXCEPTING AND RESERVING THEREFROM all that certain piece or parcel of land situate in the Township of Wayne, County of Erie and Commonwealth of Pennsylvania conveyed from George Glenn Davis and Amy R. Davis to Lawrence W. Aldrich, Sr., and Lulu F. Aldrich, his wife, and recorded in Erie County Deed Book 801, Page 254 on June 29, 1959.

HAVING thereon erected a frame dwelling house known as No. 12586 Route 6, Corry, PA 16407.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, easements, restrictions, rights-of-way, building lines, leases and oil and gas leases of record and any matters which a physical inspection or survey of the real estate may disclose.

BEING the same premises which James D. Cullen, as agent for Michael J. Pasquarett and PNC Bank, National Association, Executors of the Estate of Mary Ann Kibler, by Deed dated September 21, 2006 and recorded October 2, 2006 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1365 Page 1158, as Instrument

Number 2006-031289, granted and conveyed their one-half interest unto Edward J. Proper, in fee.

BEING the same premises which James Gentilman Binkley and David Waugh Binkley, Administrators of the Estate of Betty G. Binkley a/k/a Betty Gentilman Binkley, by Deed dated September 20, 2006 and recorded October 2, 2006 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1365 Page 1164, as Instrument Number 2006-031290, granted and conveyed their one-half interest unto Edward J. Proper, in fee.

PROPERTY ADDRESS: 12586 Route 6, Corry, PA 16407.

PARCEL ID # 4901704301800.

Attorney for Plaintiff:

Steven K. Eisenberg, Esquire
Stern and Eisenberg, LLP
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Mar. 25 and Apr. 1, 8

SALE NO. 35

Ex. #15134 of 2010

**EverHome Mortgage Company,
Plaintiff**

v.

**Kristen L. Bires and
Brian P. Bires, Defendant**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 15134-10 EverHome Mortgage Company v. Kristen L. Bires and Brian P. Bires, owners of property situated in the Township of City of Erie, Erie County Pennsylvania being 2643 Poplar Street, Erie, Pennsylvania 16508.

Tax I.D. No. (19) 6043-334

Assessment: \$ 88,795.53

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

Mar. 25 and Apr. 1, 8

SALE NO. 37

Ex. #15314 of 2010

**Bank of America, N.A., as
Trustee for Structured Asset
Investment Loan Trust, Mortgage
Pass-Through Certificates, Series
2004-4, Plaintiff**

v.

**Paul J. Thelen, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15314-10 Bank of America, N.A., as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-4 v. Paul J. Thelen, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 1107 East 11th Street, Erie, Pennsylvania 16503.

Tax I.D. No. 15-2048-218

Assessment: \$ 56,495.74

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

Mar. 25 and Apr. 1, 8

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**COUNASSE, SHIRLEY A.,
deceased**

Late of the City of Erie, Erie County

Executor: Thomas D. Heberle, Esq., c/o Jeffrey D. Scibetta, 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DOMBROWSKI, EDITH M.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Casimer C. Dombrowski, 2656 Hazel Street, Erie, PA 16508
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**FAHLEN, MURIEL H., a/k/a
MURIEL HELEN FAHLEN,
a/k/a MURIEL HELEN
STEINHOFF FAHLEN,
deceased**

Late of Elk Creek Township, County of Erie, Commonwealth of Pennsylvania

Co-Executors: Kathleen Stevens, 9785 Route 6N East, Albion, PA 16401 and Alfred G. Fahlen, Jr., 9937 Sherman Road, Albion, PA 16401

Attorney: None

**HETRA, MARGARET GREER,
a/k/a MARGARET G. HETRA,
deceased**

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

Executrix: Jane Peganoff, c/o 150 West Fifth St., Erie, PA 16507
Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**MADARA, ANTOINETTE M.,
deceased**

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

Executor: Thomas Madara
Attorney: Laurie A. Mikielski, Esq., 337 West 6th Street, Erie, Pennsylvania 16507

**MATTHEWS, MARGARET, a/k/a
MARGARET N. MATTHEWS,
deceased**

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania

Executor: Dennis Cholak, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**McCARTY, NEAL G.,
deceased**

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

Executrix: Madeliene Trimble
Attorney: David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**McCLELLAN, JOSEPH R.,
deceased**

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

Executrix: Marilyn McClellan
Attorney: Joseph T. Messina, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**McFADDEN, CHARLES J.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Charles J. McFadden, Jr. *Attorney:* Lawrence L. Kinter, Esquire, 3820 Liberty Street, Erie, PA 16509

**PIERCE, MERRIL A.,
deceased**

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

Executrix: Norma Jean Haschalk, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Valerie H. Kuntz, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**SANTI, GENEVIEVE, a/k/a
GENEVIEVE B. SANTI,
deceased**

Late of Greene Township, Erie County, Pennsylvania

Executor: Jeffrey T. Santi, 8194 Wattsburg Road, Erie, PA 16509
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SCHETTER, FRED P. JR.,
deceased**

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

Executrix: Jacqueline M. Parmenter, c/o Crandall G. Nyweide, Esq., PO Box 369, Clymer, New York, 14724
Attorney: Crandall G. Nyweide, Esq., PO Box 369, Clymer, New York 14724

**SINTETOS, PETER,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Gary Allen King, c/o James E. Marsh Jr., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**SWANSON, DOROTHY L.,
deceased**

Late of the City of Waterford, County of Erie and Commonwealth of Pennsylvania
Executrix: Carolyn Lathrop, 11294 Route 97N, Waterford, Pennsylvania 16441
Attorney: William J. Kelly, Jr., Esquire, 100 State Street, Suite 440, Erie, Pennsylvania 16507

**ZALEWSKI, KAREN H.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Alexandra M. Laughlin, c/o The McDonald Group, L.L.P., Thomas J. Buseck, Esq., P.O. Box 1757, Erie, PA 16507-1757
Attorney: Thomas J. Buseck, Esq., The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757

SECOND PUBLICATION

**BASH, CLIFFORD H.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Leona Cook, 4537 Tulane Avenue, Erie, Pennsylvania 16506
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**CASSICK, TRESSA L., a/k/a
TRESSA CASSICK,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Administrator: Donald R. Brooks, Jr., 22 Munn Road, Bradford, PA 16701
Attorney: None

**DINGER, PATRICIA A.,
deceased**

Late of the Township of Fairview
Executor: Mark Wirtala, 562 Latempia Drive, Erie, PA 16505
Attorney: Michael A. Fetznor, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DOMBROWSKI, SALLY A.,
deceased**

Late of Venango Township, Erie County, Pennsylvania
Executor: Irene A. Young, 10767 Young Road, Wattsburg, PA 16442
Attorney: None

**FELLER, GEORGE M. III,
deceased**

Late of the Borough of Wattsburg, County of Erie
Executrix: Dawn M. Feller, 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

**FROEHLICH, MILDRED A.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Gregory A. Baxter, 5401 Grubb Road, Erie, PA 16506
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HUSBAND, AUDREY L. a/k/a
AUDREY L. THOMAS
HUSBAND,
deceased**

Late of the Township of Harborcreek, Commonwealth of Pennsylvania
Executor: Gayle E. Robinson, 3211 Marvin Avenue, Erie, Pennsylvania 16504
Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**JENSEN, LOUISE M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Robert V. Naguszewski, c/o John P. Eppinger, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**LANYON, RICHARD L.,
deceased**

Late of the City of Corry, Erie County, Pennsylvania
Executor: Robert F. Lanyon, 20012 SW Jay Street, Aloha, OR 97006
Attorney: William E. Barney, Esq., Attorney-at-Law, 200 N. Center St., P.O. Box 148, Corry, PA 16407

**RIDDLE, DENIS J., a/k/a
DENIS RIDDLE,
deceased**

Late of Erie County, Pennsylvania
Executor: Gregory D. Riddle, c/o Gary D. Bax, Esq., Murphy Taylor, L.L.C., 900 State Street, Suite 202, Erie, PA 16501
Attorney: Gary D. Bax, Esq., Murphy Taylor, L.L.C., 900 State Street, Suite 202, Erie, PA 16501

**SCHAUERMAN, CHARLES J. II,
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania
Co-Administrators: Michelle Clark, 105 Frank Ave., Erie, PA 16509 and Robert Foley, 230 Circle Dr., Girard, PA 16417
Attorney: Richard T. Ruth, Esq., 1026 West 26th St., Erie, PA 16508

**WRIGHT, BERNARD R.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Co-Executrices: Maureen Gardner and Cynthia Wright, c/o 150 West Fifth St., Erie, PA 16507
Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

THIRD PUBLICATION**BREW, ANN DALE,
deceased**

Late of the City of Erie, County of Erie, State of PA
Executrix: Elizabeth Brew Walbridge
Attorney: Elizabeth Brew Walbridge, Esq., 900 State Street, Suite 103, Erie, PA 16501

**HINES, GERALD C.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Administrator: William A. Westerburg, 5005 Zuck Rd., Lot #108, Erie, PA 16509
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KAMPPI, JACK H.,
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania
Executrix: Starr L. Ward, 211 Amelia Lane, Peachtree City, Georgia 30269
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**KARPINSKI, GARY J.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Thomas E. Kuhn, 300 State Street, Suite 300, Erie, PA 16507
Attorney: Thomas E. Kuhn, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**KEYES, JOHNNIE,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**LUCKEY, ROBERT J., a/k/a
R. JOSEPH LUCKEY, a/k/a
ROBERT JOSEPH LUCKEY,
deceased**

Late of the City of Erie
Executor: Raymond Luniewski
Attorney: Norman A. Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**MAISNER, ARTHUR LEO, II,
a/k/a ARTHUR L. MAISNER,
deceased**

Late of the Township of Washington
Executrix: Adriane Pitt
Attorney: Norman A. Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**McCAIN, CHARLES R.,
deceased**

Late of Millcreek Twp., Erie, Pennsylvania
Executor: Patricia A. McCain, c/o Robert G. Dwyer, Esq., 120 West 10th Street, Erie, PA 16501
Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**NAPIERKOWSKI, RICHARD,
deceased**

Late of the County of Erie and Commonwealth of Pennsylvania
Executor: Mark Napierkowski c/o Jeff A. Connelly, Esquire, 2913 Pittsburgh Ave., Erie, Pennsylvania 16508
Attorney: Jeff A. Connelly, Esquire, 2913 Pittsburgh Ave., Erie, Pennsylvania 16508

**PEARSON, LENORE K.,
deceased**

Late of Harborcreek Township
Executor: Thomas Pearson
Attorney: Norman A. Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**PETERSON, NAOMI,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executor: Lewis Michael Peterson, 1226 W. 54th Street, Erie, PA 16509
Attorney: None

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

RONALD E. COOK ----- (814) 347-5022
193 Concord Drive
North East, PA 16428 ----- *roncook25@hotmail.com*

JAMES D. CAIRNS, III ----- (814) 464-0907
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