

Erie County Legal Journal

June 3, 2011

Vol. 94 No. 22

USPS 178-360



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 LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2011©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association

Calendar of Events and Seminars

TUESDAY, JUNE 7, 2011

*Control Your Process, Control Your Costs – New
Protocols in Arbitration*
PBI Groupcast Seminar
Erie County Bar Association
9:00 a.m. – 12:15 p.m. (8:30 a.m. reg.)
\$224 (member) \$204 (admitted after 1/1/07)
\$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 1/1/07) \$219 (nonmember)
1.5 hours substantive / 1.5 ethics

THURSDAY, JUNE 9, 2011

ECBA Annual Mid-Year Meeting
Bayfront Convention Center
4:00 p.m. – 6:15 p.m.
\$35 ECBA members
\$48 (nonmembers - seminar only)
1 hour ethics

MONDAY, JUNE 13, 2011

12th Annual Estate & Elder Law Symposium
PBI Video Seminar
Erie County Bar Association
9:00 a.m. – 6:30 p.m. (8:30 a.m. reg.)
\$149 (member) \$129 (admitted after 1/1/07)
\$169 (nonmember)
6 hours substantive

THURSDAY, JUNE 16, 2011

*What Every Employer Needs to Know Now about
Health Care Reform*
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 1/1/07)
\$149 (nonmember)
3 hours substantive

FRIDAY, JUNE 17, 2011

Happy Hour on the Flagship Niagara Plaza
ECBA Young Lawyer's Event
Flagship Niagara Plaza (Erie Maritime Museum)
5:30 p.m. – 7:30 p.m.
Free to all Young Lawyers and their
spouse/significant other/guest

MONDAY, JUNE 20, 2011

Forensics for the Criminal Practitioner
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 1/1/07)
\$149 (nonmember)
3 hours substantive

MONDAY, JUNE 20, 2011

*Everything You Always Wanted to Know About
Contractor Payment (but were afraid to ask)*
ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center
12:15 p.m. – 1:15 p.m. (11:45 a.m. reg./lunch)
\$32 (ECBA member/non-attorney staff)
\$48 (nonmember)
1 hour substantive

WEDNESDAY, JUNE 22, 2011

Dealing with the Problem Employees
PBI Groupcast Seminar
Erie County Bar Association
8:30 a.m. – 12:45 p.m. (8:00 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)
4 hours substantive

MONDAY, JUNE 27, 2011

Annual Charity Golf Tournament & Optional Scramble
Erie County Bar Association Event
The Kahkwa Club
1:00 p.m. shotgun start (12:00 p.m. registration)
\$130 (ECBA members)
Please visit www.eriebar.com/members for full
details and sponsorship information

TUESDAY, JUNE 28, 2011

Boundary Law in PA
PBI Groupcast Seminar
Erie County Bar Association
8:30 a.m. – 12:45 p.m. (8:00 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)
4 hours substantive

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

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

JUNE 2011 NOTICE

The following is a list of *June through August 2011* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: www.pawb.uscourts.gov. ***The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.***

ERIE CH. 13 AND CH. 7 CASES

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Rules* (See Court Website at <http://www.pawb.uscourts.gov> and *W.D. PA Local Rule 9013-5(A)*), insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

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

Wednesday, June 8, 2011	1:30 p.m.: Open for all Erie matters
Wednesday, June 29, 2011	2:00 p.m.: Open for all Erie matters
Wednesday, July 20, 2011	2:30 p.m.: Open for all Erie matters*
Wednesday, August 10, 2011	* ALL Chapter 12 matters are to be scheduled for 2:30 p.m.
Wednesday, August 31, 2011	Sale, Financing and Extend/Impose Stay Motions also scheduled at 2:30 p.m.

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

Thursday, June 9, 2011	10:30 a.m.: Open for all Erie matters
Thursday, June 23, 2011	11:00 a.m.: Open for all Erie matters**
Thursday, July 14, 2011	11:30 a.m.: Sale Motions at this time, only
Thursday, July 28, 2011	
Thursday, August 18, 2011	**All Motions to Extend/Impose Stay are to be scheduled at 11:00 a.m.

ERIE CHAPTER 11 CASES

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

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

John J. Horner
Clerk of Court

June 6

ERIE COUNTY BAR ASSOCIATION

MID YEAR MEETING



June 9, 2011

Bayfront Convention Center

4:00 - 6:15 p.m.

Cost: \$35.00 (ECBA member)

\$48.00 (nonmember - seminar only)

EVENT SCHEDULE

4:00 p.m. Business Meeting

- ≈ Call the meeting to order
- ≈ Request approval of the minutes of the last meeting (forthcoming via email)
- ≈ Financial Report
- ≈ Update on current ECBA business
- ≈ Any other business as may come before the membership

4:15 p.m. - 5:15 p.m. "The Death of American Virtue" Presented by Kenneth G. Gormley, Dean

Dean Ken Gormley's presentation will provide a balanced, insightful and mesmerizing look at constitutional and ethical issues that arose leading up to the impeachment trial of President William Jefferson Clinton.

Through exclusive interviews, Bill Clinton, Ken Starr, Monica Lewinsky, Paula Jones, Susan McDougal, and many more key players offered candid reflections on that period. Drawing on never-before-released records and documents — including the Justice Department's internal investigation into Starr, new details concerning the death of Vince Foster, and evidence from lawyers on both sides — Gormley will shed new light on a dark and divisive chapter in American history, the aftereffects of which are still being felt in today's political and legal climate.



Kenneth G. Gormley

Duquesne University School of Law
and author of the *New York Times*
bestseller "The Death of American
Virtue: Clinton vs. Starr" (2010)

Approved by the
PA CLE Board for 1
hour of Ethics credit.

About Dean Ken Gormley

Ken Gormley is Dean and Professor at Duquesne University School of Law in Pittsburgh. He joined the faculty in 1994 after teaching at the University of Pittsburgh School of Law and engaging in private practice. Dean Gormley earned his B.A. from the University of Pittsburgh in 1977, summa cum laude, and his J.D. from Harvard Law School in 1980, serving as a teaching assistant to Professor Archibald Cox in Constitutional Law. Following graduation from law school, Dean Gormley was hired as Senior Law Clerk to Honorable Donald E. Ziegler in the U.S. District Court for the Western District of Pennsylvania.

To read Dean Gormley's impressive biography, go to www.eriebar.com/gormley.html.

5:15 p.m. - 6:15 p.m. Happy Hour

Enjoy an open bar and light hors d'oeuvres with your colleagues.

Reservations due to the ECBA office by Friday, June 3, 2011

CANCELLATION POLICY:

Cancellations received on or before the last reservation deadline will be fully refunded. Cancellations received after the deadline or non-attendance will not be refunded. If you register for an event without payment in advance and don't attend, it will be necessary for the ECBA to send you an invoice for the event.



CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 20, 2011, by Spectrum Control Technology, Inc., a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 8031 Avonia Road, Fairview, PA 16415, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Erie County.

Jun. 3

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
IN THE MATTER OF THE
CHANGE OF NAME OF JAMES
BENJAMIN GEAR**

NOTICE

Notice is hereby given that on May 20, 2011, the Petition of Rene Oldach was presented to the Court of Common Pleas of Erie County,

Pennsylvania requesting that her son's name be changed from James Benjamin Gear to James Benjamin Oldach. The Court has set the 28th day of June, 2011 at 10:30 o'clock a.m., Court Room A, Erie County Court House as the time and date for the hearing on said Petition. All interested parties may attend said hearing. McCarthy, Martone & Peasley Joseph P. Martone, Esquire 150 West Fifth Street Erie, Pennsylvania 16507 (814) 452-3657

Attorney for Petitioner

Jun. 3

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
No. 11949-2011

In re: Malik Alexander Showers, a minor

Notice is hereby given that Monique S. Caporale, on behalf of Malik Alexander Showers, filed a Petition in the above named Court requesting an order to change the name of Malik Alexander Showers to Malik Alexander Caporale.

The Court has fixed the 4th day of August, 2011, at 11:45 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.

Jun. 3

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

1. Fictitious Name: Partners for Widows
2. Address of the principal place of business, including street and number: 3812 Morse St., Erie, PA 16511
3. The real names and addresses, including street and number, of the persons who are parties to the registration: John Van Houwe, 3812 Morse St., Erie, PA 16501 and Tracey Van Houwe, 3812 Morse St., Erie, PA 16511
4. An application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act.

Jun. 3

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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

**June 17, 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

May 27 and Jun. 3, 10

SALE NO. 1

Ex. #10089 of 2011

FIRST NATIONAL BANK OF PENNSYLVANIA, Successor by Merger with THE NATIONAL BANK OF NORTH EAST,
Plaintiff,

v.

**FREDERICK H. ZURN,
MARIAN M. ZURN, and
THE UNITED STATES OF
AMERICA, INTERNAL
REVENUE SERVICE,**
Defendants

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 2011-10089, First National Bank of Pennsylvania, successor by merger with The National Bank of North East vs. Frederick H. Zurn,

Marian M. Zurn and The United States of America, Internal Revenue Service, owners of the following properties identified below:

1) Situate in the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania:
Address: 2651 West Eighth Street
Assessment Map No.:
(33) 30-48-16.01

Assessed Value Figure: \$190,600

Land: 4811 acre

IMPROVEMENTS THEREON:

Office Building

Quinn, Buseck, Leemhuis,

Toohy & Kroto, Inc.

Nicholas R. Pagliari

PA Id. No. 87877

2222 West Grandview Boulevard

Erie, PA 16506-4508

(814) 833-2222

Attorneys for Plaintiff, First National Bank of Pennsylvania, Successor by merger with The National Bank of North East

May 27 and Jun. 3, 10

SALE NO. 2

Ex. #10139 of 2011

**Mercer County State Bank,
Plaintiff**

v.

Benjamin J. Byler, Defendant

SHERIFF'S SALE

All that certain piece or parcel of land situate in the Township of LeBoeuf, County of Erie and Commonwealth of Pennsylvania, and being part of the Tract "CC" and more particularly bounded and described as follows, to wit:

COMMENCING at a point in the center of Townline Road (50' R/W) at the southeast corner of lands conveyed to Benjamin J. Byler by deed recorded in Erie County Record Book 452, page 128; THENCE South 02 degrees 52 minutes 53 seconds West, along the center of Townline Road 124.87' to THE POINT OF BEGINNING; THENCE South 02 degrees 52 minutes 53 seconds West, along the center of Townline Road, 385.85 to a point; THENCE North 87 degrees 21 minutes 51 seconds West, passing over an iron pin set in the west margin of Townline Road at a distance of 25.00', a total

distance of 548.00' to an iron pin set; THENCE North 02 degrees 52 minutes 53 seconds East, 129.33' to an iron pin set; THENCE North 67 degrees 35 minutes 44 seconds East, passing over an iron pin set in the West margin of Townline Road at distance of 578.41', a total distance of 606.06' to the point of beginning. CONTAINING a total of 3.022 acres of land net measure and being further described as Lot 1 of the Subdivision of Land for Benjamin J. Byler, recorded as Erie County Map Book 1999 at Page 352.

Together with all and singular the right, liberties, privileges, hereditaments, improvements, and appurtenances, whatsoever thereto belonging, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate and interest whatsoever of the said parties of the first part, in law or equity, of, in, to or out of the same; To have and to hold the same, together with the premises thereby granted, or intended so to be, unto the said party of the second part, their heirs/successors, and assigns, to the use of the said property of the second part, their heirs/successors, and assigns, forever. And the said parties of the first part, their heirs/successors, executors and administrators, do hereby covenant and agree to and with the said party of the second part, their heirs/successors, and assigns, that the said parties of the first part, their heirs/successors, and assigns, all the above, together with the above mentioned and described premises, unto the said party of the second party, their heirs/successors, and assigns, against the said parties of the first part, their heirs/successors, and assigns, and against all and every other person or persons whomsoever lawfully claiming or to claim the same shall and will Specially Warrant and forever defend by these presents.

No hazardous waste has ever been disposed of on the above-described property to the best of the Grantor's actual knowledge, pursuant to Act 97 of 1980.

This Deed is taken under and

subject to all easements, restrictions and rights-of-way of record and/or those that are visible to a physical inspection.

John C. Swick, Esq.
Shafer Law Firm
360 Chestnut Street
Meadville, PA 16335

May 27 and Jun. 3, 10

SALE NO. 3

Ex. #10233 of 2011

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff
v.

PASCAL J. ARTISE and TRACY A. ARTISE, Defendants
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of North East, Erie County, Pennsylvania, having erected thereon a two-story dwelling with detached garage being commonly known as 11309 Middle Road, North East, Pennsylvania, and bearing Erie County Tax Parcel No. (37) 17-39-1.

BEING the same premises conveyed to Pascal J. Artise and Tracy A. Artise, his wife, by deed dated September 12, 2003 and recorded in the Office of the Recorder of Deeds for Erie County on September 18, 2003 at Deed Book 1066, page 0072.

Susan Fuhrer Reiter
Pa. Supreme Court ID No. 43581
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7760
Attorneys for Plaintiff

May 27 and Jun. 3, 10

SALE NO. 4

Ex. #10011 of 2010

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff
v.

CALVIN N. PAYNE, IV, DECEASED, and SHELLY L. PAYNE, Sole Heir of the Estate of Calvin N. Payne, IV, Deceased, Defendants
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township

of Millcreek, Erie County, Pennsylvania, having erected thereon a one and one-half split level frame dwelling with a frame front being commonly known as 2002 Asheboro Drive, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (33) 107-480.4-22.

BEING the same premises conveyed to Calvin N. Payne IV by deed dated June 2, 2007 and recorded in the Office of the Recorder of Deeds for Erie County on December 4, 2007 at Deed Book 1464, page 0241.

Susan Fuhrer Reiter
Pa. Supreme Court ID No. 43581
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7760
Attorneys for Plaintiff

May 27 and Jun. 3, 10

SALE NO. 5

Ex. #10050 of 2011

NORTHWEST CONSUMER DISCOUNT COMPANY, Plaintiff,
v.

GREGORY THOMAS ANDERSON, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-10050, Northwest Consumer Discount Company vs. Gregory Thomas Anderson, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1435 Lynn Street, Erie, Pennsylvania.

100' x 33' x 100' x 33'
Assessment Map Number:
(14) 1104-206
Assessed Value Figure: \$32,150.00
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 27 and Jun. 3, 10

SALE NO. 7

Ex. #10197 of 2011

NORTHWEST SAVINGS BANK, Plaintiff,
v.

RONALD ROTUNDA and KATHLEEN J. NOONAN, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-10197, Northwest Savings Bank vs. Ronald Rotunda and Kathleen J. Noonan, owners of property situate in the Township of Washington, Erie County, Pennsylvania being: 11815 Angling Road, Edinboro, Pennsylvania.

Approx. 19.913 acres
Assessment Map Number:
(45) 18-37-1 and (45) 18-37-1.04 and (45) 18-37-1.05
Assessed Value Figure: \$258,000.00
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 27 and Jun. 3, 10

SALE NO. 8

Ex. #14240 of 2010

PNC BANK, NATIONAL ASSOCIATION, Plaintiff
v.

ROBERT L. BUSH, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-14240, PNC Bank, National Association vs. Robert L. Bush, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 2116 Fairmount Parkway, Erie, PA 16510

0.1818 Acres
Assessment Map number:
18-5134-226
Assessed Value figure: \$46,150.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

May 27 and Jun. 3, 10

SALE NO. 9

Ex. #13388 of 2010

PNC BANK, NATIONAL ASSOCIATION, Plaintiff
v.

ALAN ECKARD and LYNNE M. ECKARD, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13388-10, PNC Bank, National Association vs. Alan Eckard and Lynne M. Eckard, owner(s) of property situated in BOROUGH OF CRANESVILLE, Erie County, Pennsylvania being 9931 BATEMAN AVENUE, CRANESVILLE, PA 16410
0.25 Acres
Assessment Map number: 9-1-20-23
Assessed Value figure: \$59,250.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

May 27 and Jun. 3, 10

SALE NO. 11

Ex. #13755 of 2010

PHH MORTGAGE CORPORATION, Plaintiff

v.

**MICHAEL J. BARNHART
PAIGE M. BERRY, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13755-10
PHH MORTGAGE CORPORATION vs. MICHAEL J. BARNHART and PAIGE M. BERRY
Amount Due: \$138,483.72
MICHAEL J. BARNHART and PAIGE M. BERRY, owner(s) of property situated in TOWNSHIP OF McKean, Erie County, Pennsylvania being 8828 WEST BARON ROAD, MCKEAN, PA 16426-1159
Dimensions: 200 X 175
Acreage: .8035
Assessment Map number: 31-010-026.0-006.08
Assessed Value: 131,460.00
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 27 and Jun. 3, 10

SALE NO. 12

Ex. #11723 of 2010

NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, LLC, F/K/A CENTEX HOME EQUITY CORPORATION, Plaintiff

v.

CARLYE J. RANKIN, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF

PEGGY LEE CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY

LISA J. MURDICK, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF

PEGGY LEE CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY

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

PEGGY L. CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY, DECEASED, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11723-10
NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, LLC, F/K/A CENTEX HOME EQUITY CORPORATION vs. CARLYE J. RANKIN, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEGGY LEE CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY, LISA J. MURDICK, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEGGY LEE CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY L. CARLSON A/K/A PEGGY L.

CARLSON F/K/A PEGGY L. DAWDY, DECEASED
Amount Due: \$99,316.15

CARLYE J. RANKIN, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEGGY LEE CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY, LISA J. MURDICK, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEGGY LEE CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY L. CARLSON A/K/A PEGGY L. CARLSON F/K/A PEGGY L. DAWDY, DECEASED, owner(s) of property situated in Erie County, Pennsylvania being 1288 BAGDAD ROAD, WATERFORD, PA 16441-9149

Acreage: 1.0300

Assessment Map number: 47-013-029.0-011.05

Assessed Value: 72,270.00

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 27 and Jun. 3, 10

SALE NO. 13

Ex. #10511 of 2010

WELLS FARGO BANK, N.A., Plaintiff

v.

TERRY J. CARROLL, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10511-10, WELLS FARGO BANK, N.A.. vs. TERRY J. CARROLL
Amount Due: \$142,600.17
TERRY J. CARROLL, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 8797 EAST LAKE ROAD, ERIE, PA 16511-

1623
 Dimensions: 237S X 307.561R
 Acreage: .9699
 Assessment Map number:
 27-030-028.0-011.02
 Assessed Value: 93,600.00
 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 27 and Jun. 3, 10

SALE NO. 14

Ex. #14560 of 2009
CITIMORTGAGE, INC.
S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES
CONSUMER DISCOUNT
COMPANY, Plaintiff
v.

LARRY V. HOLMES
PHYLLIS K. HOLMES A/K/A
PHYLLIS K. ANDERSON,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14560-09, CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES CONSUMER DISCOUNT COMPANY vs. LARRY V. HOLMES, PHYLLIS K. HOLMES A/K/A PHYLLIS K. ANDERSON
 Amount Due: \$65,686.55
 LARRY V. HOLMES, PHYLLIS K. HOLMES A/K/A PHYLLIS K. ANDERSON, owner(s) of property situated in Erie County, Pennsylvania being 826 CRANBERRY STREET, ERIE, PA 16502-1121
 Acreage: 0.1377
 Assessment Map number:
 16-030-059-0-201-00
 Assessed Value: 45,420
 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 27 and Jun. 3, 10

SALE NO. 15
Ex. #15494 of 2010
WELLS FARGO BANK, NA,
D/B/A AMERICAS SERVICING
COMPANY, Plaintiff
v.
MARLENE A.
KENNERKNECHT F/K/A
MARLENE A. DOMBROWSKI,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15494-2010, WELLS FARGO BANK, NA, D/B/A AMERICAS SERVICING COMPANY vs. MARLENE A. KENNERKNECHT F/K/A MARLENE A. DOMBROWSKI
 Amount Due: \$136,656.49
 MARLENE A. KENNERKNECHT F/K/A MARLENE A. DOMBROWSKI, owner(s) of property situated in the BOROUGH OF MCKEAN, Erie County, Pennsylvania being 4908 EAST AVENUE, MCKEAN, PA 16426-1443
 Dimensions: 109.5 X 175
 Acreage: 0.4399
 Assessment Map number:
 32-003-003.0-004.00
 Assessed Value: 70,280.00
 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 27 and Jun. 3, 10

SALE NO. 17
Ex. #14408 of 2010
GMAC MORTGAGE, LLC,
Plaintiff
v.

RANDY K. LEWIS
PORTIA S. LEWIS, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 14408-10, GMAC MORTGAGE, LLC vs. RANDY K. LEWIS and PORTIA S. LEWIS
 Amount Due: \$99,529.83
 RANDY K. LEWIS and PORTIA S. LEWIS, owner(s) of property situated in WASHINGTON TOWNSHIP, Erie County, Pennsylvania being 12251 LAY

ROAD, EDINBORO, PA 16412-1415
 Acreage: 0.4256
 Assessment Map number:
 45-016-033.0-006.02
 Assessed Value: \$86,000.00
 Improvement thereon: residential
 Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000
 May 27 and Jun. 3, 10

SALE NO. 18

Ex. #11659 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
v.
MARY C. MARTIN,
Defendant(s)

By virtue of a Writ of Execution filed to No. 11659-10, WELLS FARGO BANK, N.A. vs. MARY C. MARTIN
 Amount Due: \$60,455.59
 MARY C. MARTIN, owner(s) of property situated in the FIFTH WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 913 EAST 30TH STREET, ERIE, PA 16504-1309
 Dimensions: 33 X 130
 Acreage: 0.0985
 Assessment Map number:
 18-050-054.0-220.00
 Assessed Value: \$53,200.00
 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 27 and Jun. 3, 10

SALE NO. 19
Ex. #14614 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
v.
BRUCE D. MCCALL A/K/A
BRUCE MCCALL
CHRISTINE F. MCCALL
A/K/A CHRISTINE MCCALL,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 14614-10, WELLS FARGO BANK, N.A. vs. BRUCE D. MCCALL A/K/A BRUCE MCCALL and CHRISTINE F. MCCALL A/K/A CHRISTINE MCCALL

Amount Due: \$214,790.02

BRUCE D. MCCALL A/K/A BRUCE MCCALL and CHRISTINE F. MCCALL A/K/A CHRISTINE MCCALL, owner(s) of property situated in TOWNSHIP OF AMITY, Erie County, Pennsylvania being 15791 LYONS ROAD, UNION CITY, PA 16438-5107

Acreage: 3.5070

Assessment Map number: 02-012-020.0-011.02

Assessed Value: \$134,870.00

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 27 and Jun. 3, 10

SALE NO. 20

Ex. #14152 of 2010

CITIMORTGAGE, INC.,

Plaintiff

v.

WILLIAM W. NELSON

JAMIE J. NELSON,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14152-10, CITIMORTGAGE, INC. vs. WILLIAM W. NELSON and JAMIE J. NELSON

Amount Due: \$74,904.79

WILLIAM W. NELSON and JAMIE J. NELSON, owner(s) of property situated in TOWNSHIP OF FAIRVIEW, Erie County, Pennsylvania being 3468 MICHAEL DRIVE, FAIRVIEW, PA 16415-1102

Dimensions: 70X140

Acreage: .2250

Assessment Map number: 21-076-00-7.0-007.00

Assessed Value: 72,270.

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 27 and Jun. 3, 10

SALE NO. 21

Ex. #15751 of 2010

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

v.

**JUAN SANTANA, JR
AIDA SANTANA, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15751-10, PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs JUAN SANTANA, JR and AIDA SANTANA

Amount Due: \$115,442.00

JUAN SANTANA, JR and AIDA SANTANA, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1711 PERENNIAL WAY, ERIE, PA 16510-2681

Dimensions: 54 X 109.5

Acreage: .1357

Assessment Map number: 18-051-022.0-133.00

Assessed Value: 79,750.

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 27 and Jun. 3, 10

SALE NO. 22

Ex. #11419 of 2010

**CITIMORTGAGE, INC.,
Plaintiff**

v.

**BRIAN S. SCHAAF A/K/A
BRIAN A. SCHAAF,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11419-2010, CITIMORTGAGE, INC. vs. BRIAN S. SCHAAF A/K/A BRIAN A. SCHAAF

Amount Due: \$52,150.99

BRIAN S. SCHAAF A/K/A BRIAN A. SCHAAF, owner(s) of property situated in THIRD WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 1042 WEST 10TH STREET, ERIE, PA 16502-1137

Dimensions: 30 X 165

Assessment Map number: 16-030-0520.0-126.00

Assessed Value: 40,810

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 27 and Jun. 3, 10

SALE NO. 23

Ex. #10072 of 2011

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

v.

**MICHAEL E. STEVENS
SHANNON R. STEVENS,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10072-11, WELLS FARGO BANK, N.A. vs. MICHAEL E. STEVENS and SHANNON R. STEVENS

Amount Due: \$244,247.26

MICHAEL E. STEVENS and SHANNON R. STEVENS, owner(s) of property situated in the TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 4417 FOREST GLEN, ERIE, PA 16506-1669

Dimensions: 150.11 X 256.59 IRR

Acreage: 0.8739

Assessment Map number: 33062235005305

Assessed Value: \$272,400.00

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

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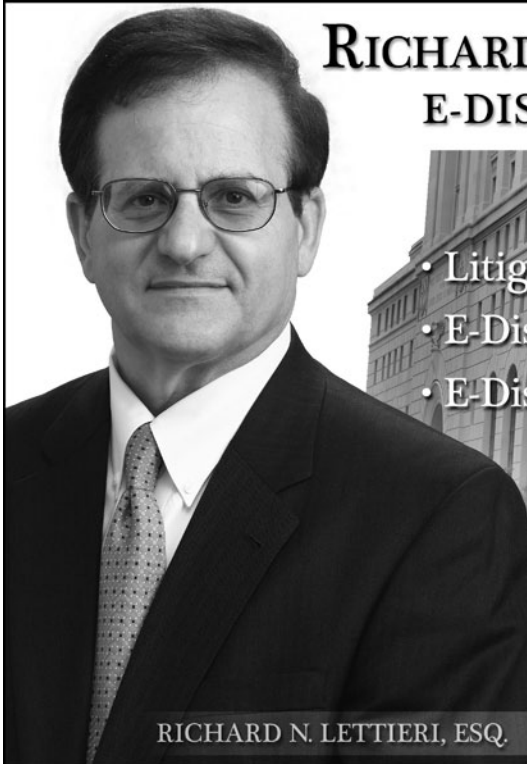
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- E-Discovery Special Master

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SALE NO. 24

Ex. #12445 of 2010

**HSBC BANK USA, AS
TRUSTEE IN TRUST FOR
CITIGROUP MORTGAGE
LOAN TRUST, INC., ASSET-
BACKED PASS-THROUGH
CERTIFICATES SERIES 2004-
RP1, Plaintiff
v.**

**PAUL V. UBER, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12445-10, HSBC BANK USA, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-RP1 vs. PAUL V. UBER

Amount Due: \$102,228.83

PAUL V. UBER, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 8930 ROHL ROAD, NORTH EAST, PA 16428-2479

Acreage: 1.8000

Assessment Map number: 27075233000501

Assessed Value: 92,310

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 27 and Jun. 3, 10

SALE NO. 25

Ex. #15133 of 2010

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

**EDGAR EL BAYEH ALAM,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 15133-10, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. EDGAR EL BAYEH ALAM, Defendants

Real Estate: 3326 LOVELAND

AVENUE, ERIE, PA
Municipality: Millcreek Township
Erie County, Pennsylvania
See Deed Book 1514, Page 314
Tax I.D. (33) 68-657-10
Assessment: \$20,400. (Land)
\$68,900. (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 27 and Jun. 3, 10

SALE NO. 27

Ex. #13548 of 2008

**Wells Fargo Bank, National
Association as Trustee Under
Pooling and Servicing
Agreement Dated as of
August 1, 2006 Securitized Asset
Backed Receivables LLC Trust
2006-HE1 Mortgage Pass-
Through Certificates, Series
2006-HE1, Plaintiff
v.**

**Denise D. Houston
Houston Enterprises, LLC,
Defendant(s)**

LEGAL 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 east line of Cherry Street, eighty-two and one-half (82 ½) feet south of the south line of Eighth Street; Thence by and along the east line of Cherry Street; Southward, forty-one and one-fourth (41 1/4) feet; Thence eastward, parallel with the south line of Eighth Street, eighty-two and one half (82 ½) feet to the west line of In Lot No. 1203; Thence northward and parallel with the east line of Cherry Street, forty-one and one-fourth (41 1/4) feet; Thence westward, parallel with the south line of Eighth Street, eighty-two and one-half (82 ½) feet to the place of beginning, being a part of In Lot No. 1202 and Square No. 55 and having erected thereon a two story frame dwelling commonly known as 809 Cherry Street, Erie, Pennsylvania.

BEING the same premises which Bob Merski, Sheriff of Erie County, Pennsylvania, by Deed Poll dated 7/9/2004 and recorded 7/9/2004 in the County of Erie in Record Book 1153 Page 448 conveyed unto Associate First Capital Corporation, a Delaware Corporation.

BEING KNOWN AS: 809 Cherry Street, Erie, PA 16502

PROPERTY ID NO.: 16-3030-213
TITLE TO SAID PREMISES IS VESTED IN Houston Enterprises, LLC by Deed from Associates First Capital Corporation, A Delaware Corporation, successor by reason of merger with Associates Financial Services Company, Inc., successor by reason of merger with Associates Consumer Discount Company n/k/a Citifinancial, Inc. dated 03/18/2005 recorded 04/07/2005 in Deed Book 1223 Page 1377.

Udren Law Offices, P.C.

Alan M. Minato, Esq.

PA ID 75860

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

May 27 and Jun. 3, 10

SALE NO. 28

Ex. #10315 of 2011

**RBS Citizens NA, Plaintiff
v.**

**Gary C. Porsch, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10315-11, RBS Citizens NA vs. Gary C. Porsch, owners(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 2506 Loveland Avenue, Erie, PA 16506

0.2634

Assessment Map number: 33-53-224-12

Assessed Value figure: \$81,750.00

Improvement thereon: residential dwelling

Michael J. Clark, Esquire

Shapiro & DeNardo, LLC

Attorney for Movant/Applicant

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

(610) 278-6800

May 27 and Jun. 3, 10

SALE NO. 29**Ex. #10611 of 2010**

**CITIMORTGAGE INC. F/K/A
CITIFINANCIAL MORTGAGE
CONSUMER DISCOUNT
COMPANY, Plaintiff**

v.**DAWN FITZSIMMONS,****Defendant(s)****DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, better described as follows:

Being lots 25 and 26, Index No. 5202-106, Burton Heights Subdivision, part of tract #62, as shown in Map Book 1, page 403, in the Office of the Recorder of Deeds, Erie County, Pennsylvania. This property is located on the South side of East 17th Street between East Avenue and Pennsylvania Avenue, in the Fifth Ward, City of Erie, County of Erie, and State of Pennsylvania.

Parcel # (18) 5202-106

PROPERTY ADDRESS: 1031 East

37th Street, Erie, PA 16504

Goldbeck McCafferty & McKeever
Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

May 27 and Jun. 3, 10

SALE NO. 30**Ex. #14828 of 2010**

**BANK OF AMERICA,
NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER
TO LASALLE BANK
NATIONAL ASSOCIATION,
AS TRUSTEE, ON BEHALF
OF THE HOLDERS OF THE
GSAMP TRUST 2006-HE4
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006-HE4, Plaintiff**

v.**MICHAEL D. KADER
MICHELLE R. KADER,****Defendant(s)****DESCRIPTION**

ALL THAT certain piece or parcel of land situate in the Township of Waterford, County of Erie and State

of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Greenlee Road (Route No. (523) where the South line of Tract 39 Intersects with same; Thence Westwardly along the South line of Tract 39, a distance of one thousand six hundred (1600) feet, more or less to a point; Thence Northwardly, three hundred (300) feet, more or less a point; Thence Eastwardly a distance of one thousand four hundred (1400) feet, more or less, to the center line of said Greenlee Road; Thence Southwardly along the center line of Greenlee Road, three hundred fifty (350) feet, more or less to the point or place of beginning.

Parcel Numbers: 47-12-28-4.06 & 47-12-28-4.03

BEING KNOWN AS: 10988
Greenlee Road, Waterford, PA 16441PROPERTY ADDRESS: 10988
Greenlee Road, Waterford, PA 16441
Goldbeck McCafferty & McKeever
Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

May 27 and Jun. 3, 10

SALE NO. 31**Ex. #14315 of 2009**

**CITIFINANCIAL SERVICES,
INC, Plaintiff**

v.**EVELYN MCCULLUM,****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 where the East line of German Street intersects with the North line of Twenty-third Street; thence North along the East line of German Street, one hundred (100) feet; thence East, parallel with Twenty-third Street, thirty (30) feet; thence South parallel with German Street, one-hundred (100) feet to the said North line of Twenty-third Street; and thence West, along the

said North line of Twenty-third Street, Thirty (30) feet to the place of beginning.

PROPERTY ADDRESS: 302 East
23rd Street, Erie, PA 16503Goldbeck McCafferty & McKeever
Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

May 27 and Jun. 3, 10

SALE NO. 32**Ex. #10216 of 2011**

**BANK OF AMERICA, N.A., AS
TRUSTEE FOR STRUCTURED
ASSET INVESTMENT LOAN
TRUST, MORTGAGE PASS-
THROUGH CERTIFICATES,**

SERIES 2004-4, Plaintiff**v.****MATTHEW J. SPILKO****KAREN M. SPILKO,****Defendant(s)****DESCRIPTION**

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

Beginning at a point, which point is the northwest corner of Lot No.

4 of Stanson Acres Subdivision as recorded in the Recorder of Deeds Office for Erie County, Pennsylvania in Map Book 5, pages 246 and 247; thence in a northerly direction along the west line of said Lot No. 4 extended, 47.97' to a point; thence easterly 245' to a point in the north line of that parcel described in Erie County Deed Book 854 page 274; thence in a southerly direction along a line which is the east line of said Lot No. 4 extended 175' more or less to a point, which point is the northeast corner of said Lot No. 4; thence in a westerly direction along the north line of said Lot No. 4, 143.9' to a point, being the place of beginning; said land lying to the north of said Lot No. 4 and bearing Erie County Assessment Index No. (18) 5206-118.

PROPERTY ADDRESS: 1034 East
43rd Street, Erie, PA 16504Goldbeck McCafferty & McKeever
Attorney for Plaintiff

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

May 27 and Jun. 3, 10

SALE NO. 33

Ex. #10309 of 2011

**Wells Fargo Bank, NA, successor
by merger to Wachovia Bank of
Delaware, National Association
formerly known as First Union
National Bank of Delaware**

v.

Bruce D. Bair;

Faith L. Bair, Deceased

SHERIFF'S SALE

By virtue of a Writ of Execution
file to No. 10309-11, Wells Fargo
Bank, NA, successor by merger

to Wachovia Bank of Delaware,
National Association formerly
known as First Union National
Bank of Delaware vs. Bruce D.
Bair; Faith L. Bair, Deceased,
owner(s) of property situated in
the City of Erie, County of Erie,
Pennsylvania being 2627 Cochran
Street, Erie, PA 16508

34x142 = 4,828 Square feet

0.1108 acre

Assessment Map Number:

19-6050-131

Assessed Value figure: \$42,200.00

Improvement thereon: Bungalow

Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

May 27 and Jun. 3, 10

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

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MacDonald Illig Jones & Britton LLP

Patrick Mondt is an Associate at MacDonald Illig Jones & Britton LLP. He has a diverse legal practice, handling real estate matters, business transactions, and commercial litigation.

Prior to becoming a lawyer, Patrick worked as a project manager in the information systems department of General Electric Transportation Systems. There, he excelled as an expert in the practical application of business systems, leading diverse projects across the company. Leveraging this experience in the practice of law has helped Patrick to recommend creative, business-focused solutions to his clients. Patrick has also obtained his Project Management Professional certification from the Project Management Institute, giving him a unique perspective on the practice of law.

Reservations due to the ECBA office by Friday, June 17.

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 **Tuesday, May 31, 2011** and confirmed Nisi.

June 23, 2011 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>2011</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
114.	Frances Sedler a/k/a Frances K. Sedler	Bradley A. Sedler, Executor	James R. Steadman, Esq.
115.	Dorothy Vaughn Nearing	Clifford L. Vaughn, Administrator C.T.A.	Colleen R. Stumpf, Esq.

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

May 27 and Jun. 3



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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION**DIDIER, MARK G.,
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania
Co-Administrators: Mark Borowski, P.O. Box 282, Forestdale, MA 02644 and Richard T. Ruth, Esq., 1026 W. 26th St., Erie, PA 16508
Attorney: Richard T. Ruth, Esq., 1026 W. 26th St., Erie, PA 16508

**KITTS, PAMELA A.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Ryan Bardo, 3229 West 24th Street, Erie, Pennsylvania 16506
Attorney: C. James Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

**KOWALCZYK, NICOLETTA M.,
deceased**

Late of the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania
Executor: Philomena Miller, c/o The McDonald Group, L.L.P., James D. McDonald, Jr., P.O. Box 1757, Erie, PA 16507-1757
Attorney: James D. McDonald, Jr., Esq., The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757

**LEBICH, AGNES,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: PNC Bank, National Association, 901 State Street, Erie, PA 16501
Attorneys: MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**LEONE, GENE J.,
deceased**

Late of Millcreek Township, County of Erie, and Commonwealth of Pennsylvania
Executor: Mark A. Leone, 5904 Terrapin Place, Unit 102, Alexandria, VA 22310
Attorney: Gary K. Schonhalter, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**LUKE, ADRIAN L.,
deceased**

Late of Harborcreek Township, Erie County, Harborcreek, Pennsylvania
Executrix: Marcie L. Nagle, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

MCCARTNEY, WAYNE**ERNEST, SR., a/k/a****WAYNE E. MCCARTNEY, SR.,
a/k/a WAYNE E. MCCARTNEY,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Michael C. McCartney, 3722 Atlantic Avenue, Erie, Pennsylvania 16506
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**MOFFETT, CHESTER L.,
deceased**

Late of the City of Erie, Pennsylvania
Executor: Chester L. Moffett, Jr., c/o Jeffrey D. Scibetta, Esq., 120 West 10th Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**OSBORN, ROBERT E.,
deceased**

Late of the Township of Waterford, County of Erie, State of Pennsylvania
Executor: Gerald E. Osborn, 1436 Cronin Road, Waterford, Pennsylvania 16441
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**RASTATTER, WILLIAM J.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executrix: Lucy Cappello, c/o 2741 West 8th Street, Suite 16, Erie, PA 16505
Attorney: Robert C. Brabender, Esquire, 2741 West 8th Street, Suite 16, Erie, PA 16505

**SCHWARTZ, FRANK J.,
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania
Executor: William F. Schwartz
Attorney: David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**VIRGILIO, NICHOLAS,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Karen L. Virgilio, 2720 Alexandra Drive, Erie, Pennsylvania 16506
Attorney: William J. Kelly, Jr., Esquire, 100 State Street, Suite 440, Erie, Pennsylvania 16507

**WALLWORK, JOSEPH R.,
deceased**

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

Executor: J. David Wallwork, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Scott L. Wallen, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**WOLF, NORBERT G.,
deceased**

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

Executrix: Patricia Andres, c/o James E. Marsh, Jr., 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

SECOND PUBLICATION

**CHASE, BETTY A.,
deceased**

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

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

**COLAO, GEORGE T.,
deceased**

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

Administrator: Brandon George Colao, c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**CRATTY, MARY, a/k/a
MARY K. CRATTY,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Co-Executors: Michael Cratty, 2671 East 33rd Street, Erie, Pennsylvania 16510 and Mark Cratty, 2918 Idyllbrook Lane, Erie, Pennsylvania 16506

Attorney: Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., Girard, Pennsylvania 16417

**FERRINGER, JACK D.,
deceased**

Late of the City of Erie, Pennsylvania

Administrator: David P. Ferringer, 1388 Butler Pike, Mercer, PA 16137
Attorney: Mary Ann McConnell, Esquire, James-McConnell, P.C., 237 W. Market Street, P.O. Box 579, Mercer, PA 16137

**GAVIN, WILLIE FRANK,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Bessie Gavin, 618 Reed Street, Erie, PA 16503

Attorney: Kevin W. Barron, Esquire, 821 State Street, Erie, PA 16501

**HAGMANN, JOYCE M.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Douglas J. Hagmann, 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, Suite 300, 300 State Street, Erie, PA 16507

**HENDERSON, MARY B.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

Executor: David K. Bell, 2756 Black House Road, Warsaw, NY 14569

Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KOCUR, CAROL,
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania

Executor: Nancy Barron, 303 Chelsea Avenue, Erie, PA 16505

Attorney: Kevin W. Barron, Esquire, 821 State Street, Erie, PA 16501

**ZALESKI, MARGARET M.,
deceased**

Late of the City of Erie

Executrix: Linda Z. Tufton, 1433 Pleasant Street, New Orleans, LA 70115

Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

THIRD PUBLICATION

**CARO, FREDERICK JOHN, SR.,
a/k/a FRED J. CARO,
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania

Executor: Michael F. Caro, 330 Stonegate Drive, Erie, Pennsylvania 16505

Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**DeGEORGE, KATHLEEN,
deceased**

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

Co-Executors: Kathleen E. Prindle, 1116 McConnell Ave., Erie, PA 16505 and Joseph P. DeGeorge, 1402 Asbury Road, Erie, PA 16505

Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**HUBER, IRENE L.,
deceased**

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

Executor: Susan H. Kuhar, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Scott L. Wallen, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**KING, JOANNE M.,
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania

Executrix: Janelle M. Monoski, c/o 78 East Main Street, North East, PA 16428

Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**KNIRLBERGER, DOROTHY L.,
a/k/a DOROTHY TRITT
KNIRLBERGER,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Patricia A. Denniston, c/o 300 State Street, Suite 300, Erie, PA 16507

Attorney: Thomas A. Kuhn, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**McNAB, JACK,
deceased**

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

Executrix: Melinda M. Scholl, c/o 150 West Fifth Street, Erie, PA 16507

Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, PA 16507

**ROGALA, EDWARD C.,
deceased**

Late of the City of Erie, County of Erie

Executrix: Regina T. Michaels, 3217 Ash Street, Erie, PA 16504

Attorney: Donald J. Rogala, Esq., 246 West Tenth Street, Erie, PA 16501

**SCHULZE, EDWARD P.,
deceased**

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

Executor: PNC Bank, N.A.

Attorney: Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**SEARS, MARY E.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executor: PNC Bank, National Association

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

**SNODGRASS, TIMOTHY
CLARK,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Amy Sharman, c/o McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

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

**WILLIAMS, VIRGINIA C.,
deceased**

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

Executor: Michael Vincent, 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

**ZAMEIC, RAYMOND E.,
deceased**

Late of the City of Erie, County of Erie

Executor: Jeanine M. Prest, 617 West Fourth Street, Erie, Pennsylvania 16507

Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

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 executor, trustee or attorney named below.

**BULLOCK, JOHN G.,
deceased**

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

Trustee: Huntington National Bank, c/o Gary E. Garnavish, Vice President and Trust Offices, 100 State Street, Suite 420, Erie, PA 16507

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

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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JOAN M. FAIRCHILD ----- fairchildlaw@neohio.twcbc.com



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