

Erie County Legal Journal

June 24, 2011

Vol. 94 No. 25

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

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

TUESDAY, JULY 5, 2011

Handling the Failure to Disclose Case

PBI Video Seminar

Erie County Bar Association

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

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

\$149 (nonmember)

3 hours substantive

THURSDAY, JULY 7, 2011

Hot Topics in Employment Law

For Non-Employment Attorneys

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

TUESDAY, JULY 12, 2011

Covenants Not To Compete

ECBA Live Lunch-N-Learn Seminar

Bayfront Convention Center

12:15 p.m. – 1:15 p.m. (11:45 a.m. lunch and reg.)

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

\$48 (nonmember)

1 hour substantive

TUESDAY, JULY 12, 2011

The Challenges of Representing a Client with Diminished Capacity

PBI Video Seminar

Erie County Bar Association

9:00 a.m. – 11:00 a.m. (8:30 a.m. reg.)

\$89 (member) \$89 (admitted after 1/1/07)

\$99 (nonmember)

1 hour substantive / 1 hour ethics

THURSDAY, JULY 14, 2011

Winning Before Trial: 10 Keys to Winning Depositions

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. – 3:30 p.m. (8:00 a.m. reg.)

Lunch is Included

\$344 (member) \$324 (admitted after 1/1/07)

\$364 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:
\$319 (member) \$299 (admitted after 1/1/07) \$339 (nonmember)

5 hours substantive / 1 hour ethics

TUESDAY, JULY 19, 2011

Advanced Issues in Estate Planning

PBI Video Seminar

Erie County Bar Association

9:00 a.m. – 5:00 p.m. (8:30 a.m. reg.)

\$149 (member) \$129 (admitted after 1/1/07)

\$169 (nonmember)

5 hours substantive / 1 hour ethics

THURSDAY, JULY 21, 2011

Ohlbaum on Evidence Advocacy: Using the Rules of

Evidence to Persuade

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. – 3:30 p.m. (8:00 a.m. reg.)

Lunch is Included

\$374 (member) \$354 (admitted after 1/1/07)

\$394 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:
\$349 (member) \$329 (admitted after 1/1/07) \$369 (nonmember)

5 hours substantive / 1 hour ethics

2011 BOARD OF DIRECTORS

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

NOTICE

Court Closure

Please be advised that the Clerk's Office of the United States Bankruptcy Court for the Western District of Pennsylvania will close on Monday, June 27, 2011, at 3:00 p.m.

John J. Horner
Clerk of Court

Jun. 24

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

NOTICE

Court Closure

Please be advised that the Clerk's Office of the United States Bankruptcy Court for the Western District of Pennsylvania will close on Monday, July 4, 2011, in observance of Independence Day.

John J. Horner
Clerk of Court

Jun. 24

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**.*



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CHANGE OF NAME NOTICE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

Docket No. 11503-11

IN RE: John M. Kennelley

Notice is hereby given that a Petition was filed in the above named Court requesting an order to change the name of John M. Kennelley to John M. Pate.

The Court has fixed the 6th day of July, 2011, at 9:30 a.m. in Courtroom B 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. 24

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: First Step Counseling
2. Address of the principal place of business, including street and number: 1611 Peach Street, Suite 405, Erie, Pennsylvania 16501
3. The real name(s) and addresses, including street and number, of the persons who are parties to the registration: Jennifer Young, 1418 Bradley Dr., Unit E211, Carlisle, Pennsylvania 17013 and Steven Young, 1418 Bradley Dr., Unit E211, Carlisle, Pennsylvania 17013
4. An application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act.

Jun. 24

INCORPORATION NOTICE

NOTICE is hereby given that 6 Mile Cellars, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

James R. Steadman, Esquire
Steadman Law Office
24 Main Street East
P.O. Box 87
Girard, PA 16417

Jun. 24

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed in the Pennsylvania Department of State for Askins Motorgroup, Inc., which has been incorporated under the Business Corporation Law of 1988.

Kurt L. Sundberg, Esq.
Marsh, Spaeder, Baur, Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, PA 16507
(814) 456-5301

Jun. 24

INCORPORATION NOTICE

Notice is hereby given of the Corporation as follows:

1. The Non-Profit Corporation name is: Collaborative Professionals of Northwest Pennsylvania
2. The principal place of business to be carried on under the non-profit corporation name is: 305 West 6th Street, Erie, PA 16507
3. The names and addresses of the parties to the registration are: Joseph M. Walsh, III, Esquire, 305 West Sixth Street, Erie, PA 16507
4. An application for registration of the above non-profit corporation was filed with the Pennsylvania Department of State under the Corporation Bureau on June 13, 2011.

Jun. 24

INCORPORATION NOTICE

McDOWELL AFJROTC ALUMNI ASSOCIATION, INC., has been incorporated under the Nonprofit

Corporation Law exclusively for charitable purposes. Its Articles of Incorporation were filed June 9, 2011.

Brian McGowan, Esquire
425 West 10th Street, Suite 201
Erie, PA 16502

Jun. 24

INCORPORATION NOTICE

Notice is hereby given that RMC², Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Michael A. Agresti, Esquire
4934 Peach Street
Erie, PA 16509

Jun. 24

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:11-cv-11, I shall expose to public sale the real property of Kimberly A. Church known as 8888 West Windswept Drive, McKean, PA 16426, being fully described in the Deed dated August 2, 2002 and recorded August 2, 2002 in the Recorder's Office of Erie County, Pennsylvania, in Deed Book Volume 907, Page 1091.

TIME AND LOCATION OF SALE: Friday, July 29, 2011 at 9:00 A.M. on the Front Steps, Erie County Courthouse, 140 West Sixth Street, Erie, PA 16501.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale 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 Ms. 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 the Marshal's Office 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. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information visit www.resales.usda.gov or contact Mr. Daniel Varland at 314-457-5489.

Jun. 24 and Jul. 1, 8, 15

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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

**July 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

Jun. 24 and Jul. 1, 8

SALE NO. 1

Ex. #15238 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff
v.
JARED M. STOLZ and
DOROTHY M. STOLZ,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2010-15238, Northwest Savings Bank vs. Jared M. Stolz and Dorothy M. Stolz, owners of property situate in the Township of Greene, Erie County, Pennsylvania being: 10474 Sampson Road, Waterford, Pennsylvania.

Assessment Map Number:
(25) 23-60-8.01

Assessed Value Figure: \$254,190.00

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

Jun. 24 and Jul. 1, 8

SALE NO. 2

Ex. #10644 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff
v.
JAMES B. SIMS and
EVELYN O. SIMS, Defendants
LEGAL DESCRIPTION

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

BEGINNING at the intersection point of the westerly line of Erie Street (94' right of way) and the southerly line of Plum Street (50' right of way), thence along said line of Plum Street N 80° 00' 00" W a distance of 169.33 feet to a point on the line of now or formerly Edinboro Co-Op Association; thence along said line S 17° 00' 00" W a distance of 122.00 feet to a point; thence along the same N 73° 00' 00" W a distance of 49.63 feet to a point on the easterly line of Mill Street (40' right of way); thence along said line S 17° 00' 00" W a distance of 7.83 feet to a point on the line of now or formerly R. Zindel; thence along said line S 73° 00' 00" E a distance of 217.70 feet to a point on the westerly line of Erie Street; thence along said line N 17° 00' 00" E a distance of 150.47 feet. Containing an area of 23,943.27 square feet or 0.5497 acres

This description was prepared in accordance with a survey prepared by J. R. Gales & Associates, Inc. Dated August 17, 2007.

HAVING ERECTED THEREON a restaurant building known as Crossroads Dinor, 101 Plum Street, Edinboro, PA 16412; being Erie County Index No. (11) 11-36-3 and (11) 11- 36-2.

This is the same property conveyed

to Grantors by deed dated July 15, 1991, and recorded July 16, 1991, in Erie County Record Book 168, Page 2286.

UNDER AND SUBJECT to the express conditions and restrictions in Erie County Deed Book 992, Page 94.

TOGETHER WITH all of Grantors right, title and interest in and to an existing asphalt driveway approximately 12 feet in width and the right of ingress, egress and regress along said driveway for a distance of 50 feet more or less from Mill Street to a point on the line dividing property herein described and property now or formerly of Edinboro Co-Op Association.

The said Grantors further remise, release and quit claim unto the said Grantees, and to their heirs and assigns forever, all right, title and interest which said Grantors may have in any part of the premises which may be bounded on the South by the North line of Ralph Zindel as hereinabove mentioned, the South line of Plum Street, the East line of Mill Street and the West line of Erie Street, it being the intention of said Grantors, by this Deed, to convey unto said Grantees all right, title and interest which said Grantors may have in said foregoing described parcel of land.

Date: May 2, 2011

Knox McLaughlin Gornall
& Sennett, P.C.

Mark G. Claypool, Esquire
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Jun. 24 and Jul. 1, 8

SALE NO. 3

Ex. #30108 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff
v.
TIGERMAN & ASSOCIATES,
L.P., Defendant
LEGAL DESCRIPTION

PARCEL NO 1:

ALL that certain piece or parcel of land situate in the Fifth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania,

bounded and described as follows, to-wit: COMMENCING at the point of intersection of the north line of 26th Street and the east line of Peach Street in said city; thence northwardly along the east line of Peach Street, fifty-four (54) feet, more or less, to a point in the south line of a common ten (10) foot alley or driveway; thence easterly along the south line of said common alley or driveway, eighty-seven (87) feet, three (3) inches to a point; thence southwardly parallel with the east line of Peach Street, fifty-four (54) feet, more or less, to a point in the north line of 26th Street; thence westwardly along said north line of 26th Street, eighty-seven (87) feet, three (3) inches to the place of beginning.

SAID premises are commonly known as 2525-2527 Peach Street, Erie, Pennsylvania and bears Erie County Tax Index Number (18) 50-03-237.

PARCEL NO. 2

ALL that certain piece or parcel of land situate in the Fifth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the north line of 26th Street, eighty-seven and twenty-five hundredths (87.25) feet east of the intersection of the north line of 26th Street with the east line of Peach Street; thence north parallel with the east line of Peach Street, fifty-four (54) feet to a point; thence west, parallel with the north line of 26th Street, two and eight-tenths (2.8) feet to a point; thence north parallel with the east line of Peach Street, fifty-five (55) feet to a point; thence east, parallel with the north line of 26th Street, sixty-five and fifty-five hundredths (65.55) feet to a point; thence south parallel with the east line of Peach Street, one hundred nine (109) feet to the north line of 26th Street; thence west along the north line of 26th Street, sixty-two and seventy-five hundredths (62.75) feet to the place of beginning.

SAID premises are commonly known as 14 West 26th Street, Erie, Pennsylvania and bears Erie County

Tax Index Number (18) 50-03-230.
PARCEL NO. 3

ALL that certain piece or parcel of land situate in the Fifth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows to-wit: BEGINNING at a point in the east line of Peach Street, fifty-four (54) feet north of the intersection of the east line of Peach Street with the north line of Twenty-sixth Street; thence North along the east line of Peach Street, fifty-five (55) feet to a point; thence East parallel with the north line of Twenty-sixth Street, eighty-four and forty-five hundredths (84.45) feet to a point; thence south parallel with the east line of Peach Street, fifty-five (55) feet to a point; thence west parallel with the north line of Twenty-sixth Street, eighty-four and forty-five hundredths (84.45) feet to the place of beginning.

SAID premises are commonly known as 2519-2521-2523 Peach Street, Erie, Pennsylvania and bears Erie County Tax Index Number (18) 50-03-235.

PARCEL NO. 4

ALL that certain piece or parcel of land situate in the City of Erie (formerly Township of Millcreek), County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the east line of Peach Street, said point being the northwest corner of the land now or formerly owned by Lee R. McCloskey, et ux, said point being one hundred nine (109) feet northwardly from the intersection of the north line of Twenty-sixth Street and the east line of Peach Street; thence eastwardly and parallel with the north line of Twenty-sixth Street and along the northerly line of the premises now or formerly owned by Lee R. McCloskey, et ux, one hundred sixty five (165) feet to a stake; thence northwardly and parallel with Peach Street, forty-three (43) feet to a stake; thence westwardly and parallel with the north line of West Twenty-sixth Street, one hundred sixty-five (165) feet to the east line of Peach Street;

and thence southwardly along the east line of Peach Street, forty-three (43) feet to the place of beginning. SAID premises are commonly known as 2515 Peach Street, Erie, Pennsylvania and bears Erie County Tax Index Number (18) 50-03-229.

PARCEL NO. 5

ALL that certain piece or parcel of land situate, lying and being in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being part of Out Lot No. Twenty (20), bounded and described as follows, to-wit: BEGINNING at a point in the east line of Peach Street, one hundred ninety-three (193) feet northwardly from the north line of Twenty-sixth Street; thence eastwardly parallel with Twenty-sixth Street, one hundred fifty (150) feet; thence southwardly parallel with Peach Street, one hundred fifty (150) feet; thence southwardly parallel with Peach Street, forty-two (42) feet; thence westwardly parallel with Twenty-sixth Street, one hundred fifty (150) feet to the east line of Peach Street; thence northwardly along the east line of Peach Street, forty-two (42) feet to the place of beginning.

SAID premises are commonly known as 2511 Peach Street, Erie, Pennsylvania and bears Erie County Tax Index Number (18) 50-03-228. BEING the same premises obtained by Tigerman & Associates, LP pursuant to deed dated March 10, 2009 and recorded with the Erie County Records Office in Erie County, Pennsylvania at Book 1548, page 1486.

Date: April 28, 2011

Knox McLaughlin Gornall
& Sennett, P.C.

Mark G. Claypool, Esquire
Attorneys for Northwest

Savings Bank
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Jun. 24 and Jul. 1, 8

SALE NO. 4

Ex. #15554 of 2010

**U.S. Bank, National Association,
as Trustee, on Behalf of the
Holders of the Home Equity**

**Asset Trust 2005-1 Home Equity
Pass Through Certificates, Series
2005-1**

v.

**Christopher A. Baldwin and
Karen R. Baldwin**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15554-10, U.S. Bank, National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2005-1 Home Equity Pass Through Certificates, Series 2005-1, v. Christopher A. Baldwin and Karen R. Baldwin, Owners of the property situated in Borough of Lake City being known as 245 Edge Park Drive, Lake City, PA 16423.

Tax Map Number: 28002002001200
Assessed Value Figure: \$80,980.00
Improvements thereon: Detached, One Story Split-Level Single Family Residential Dwelling

The Law Offices of
Barbara A. Fein, P.C.
Barbara A. Fein, Esquire
I.D. No. 53002

Kristen D. Little, Esquire
I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450

Jun. 24 and Jul. 1, 8

SALE NO. 5

Ex. #12537 of 2010

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**DAVID R. ANDINO and
RAMONITA ANDINO,**

Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No 12537-10 PNC BANK, NATIONAL ASSOCIATION vs. DAVID R. ANDINO and RAMONITA ANDINO, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 714 E. 10TH STREET, ERIE PA 16503

0.1451 Acres
Assessment Map number:
15/2034-126

Assessed Value figure: \$38,340.00
Improvement thereon: Residential Dwelling

Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jun. 24 and Jul. 1, 8

SALE NO. 6

Ex. #12073 of 2010

**PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR
BY MERGER TO
NATIONAL CITY BANK OF
PENNSYLVANIA, Plaintiff**

v.

**DAVID G. DORICH, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12073-10 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA vs. DAVID G. DORICH, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 709 W. 26th Street, Erie, Pennsylvania 16507

0.1258 Acres
Assessment Map number:
(19) 60-41-123

Assessed Value figure: \$45,460.00
Improvement thereon: Residential Dwelling

Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jun. 24 and Jul. 1, 8

SALE NO. 7

Ex. #12073 of 2010

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**JAMES L. GRILL, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12073-10 PNC BANK, NATIONAL ASSOCIATION vs. JAMES L. GRILL, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 711 OHIO STREET, ERIE, PA 16505

0.0885 Acres
Assessment Map number:
(17) 41-23-508

Assessed Value figure: \$76,150.00
Improvement thereon: Residential

Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jun. 24 and Jul. 1, 8

SALE NO. 8

Ex. #10000 of 2010

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**JEFFREY A. JACKSON and
KIMBERLY A. JACKSON,**

Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10000-2010 PNC BANK, NATIONAL ASSOCIATION vs. JEFFREY A. JACKSON and KIMBERLY A. JACKSON, owner(s) of property situated in CITY OF CORRY, Erie County, Pennsylvania being 608 W. Washington Street, Corry, Pennsylvania 16407

0.2583 Acres
Assessment Map number: (7) 25-67-4
Assessed Value figure: \$43,340.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jun. 24 and Jul. 1, 8

SALE NO. 9

E. #14128 of 2006

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**CHARLES J. SCHMIDT,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14128 of 2006 PNC BANK, NATIONAL ASSOCIATION, vs. CHARLES J. SCHMIDT, owner(s) of property situated in TOWNSHIP OF VENANGO, Erie County, Pennsylvania being 10427 Jamestown Road, Wattsburg, PA 16442

2.7600 Acres
Assessment Map number:
(44) 13-32-1-01

Assessed Value figure: \$35,820.00
Improvement thereon: Residential

Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jun. 24 and Jul. 1, 8

SALE NO. 10

Ex. #15063 of 2010
Wells Fargo Bank, N.A., as
Trustee for First Franklin
Mortgage Loan Trust 2002-FF1,
Asset-Backed Certificates, Series
2002-FF1, Plaintiff

v.

Michael A. Lobaugh, Defendant
REAL PROPERTY SHORT
DESCRIPTION FORM

TO THE SHERIFF OF ERIE
COUNTY:

PROPERTY OF: Michael A.
Lobaugh

EXECUTION NO: 15063-2010

JUDGMENT AMT: \$68,332.33

ALL the right, title, interest and
claim of: Michael A. Lobaugh
Of in and to:

ADDRESS: 613 West 25th Street,
Erie, PA 16502

MUNICIPALITY: City of Erie

All that certain piece or parcel of
land situate in the Sixth Ward in
the City of Erie, County of Erie,
and State of Pennsylvania, bounded
and described as follows, to-wit:
Beginning at a point in the South
line of Twenty-Fifth Street, one
hundred twenty (120) feet West
of the West line of Cherry Street;
thence Southwardly and parallel
with Cherry Street one hundred
seven (107) feet to a point; thence
Westwardly and parallel with
Twenty-fifth Street, thirty-five (35)
feet to a point; thence Northwardly
and parallel with Cherry Street,
one hundred seven (107) feet to the
South line of Twenty-fifth Street;
and thence Eastwardly along South
line of Twenty-fifth Street thirty-five
(35) feet to the place of beginning,
and having erected thereon a two-
story brick and frame dwelling
known as 613 West 25th Street,
Erie, PA 16502, and bearing Erie
County Index No. (19) 6019-107.

Title is vested in Michael A.
Lobaugh by Deed dated March 15,
2002 and recorded on March 18,

2002 in the Erie County Recorder
of Deeds as Book 862, Page 1984.
Tax ID: 19060019010700
Commonly known as 613 W 25th
Street, Erie, PA, 16502-2525
Dated: March 24, 2011

Christine A. Pinto, Esquire
Attorney ID# 205622
7001 Lincoln Drive, P.O. Box 974
Marlton, NJ 08053
(856) 810-5815

Jun. 24 and Jul. 1, 8

SALE NO. 11

Ex. #15138 of 2010
WELLS FARGO BANK, N.A.,
S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE,
INC., Plaintiff

v.

RAMON MARTINEZ
A/K/A RAMON M. MARTINEZ,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 15138-10 WELLS
FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A
NORWEST MORTGAGE, INC.,
vs. RAMON MARTINEZ A/K/A
RAMON M. MARTINEZ
Amount Due: \$47,036.74
RAMON MARTINEZ A/K/A
ROMAN M. MARTINEZ, owner(s)
of property situated in CITY OF
ERIE, Erie County, Pennsylvania
being 621 EAST 10TH STREET
A/K/A 621-623 EAST 10TH
STREET, ERIE, PA 16503-1315
Dimensions: 40 X 92.84

Acreage: 0.0853

Assessment Map number:
15-020-032.0-212.00
Assessed Value: 48,250

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

Jun. 24 and Jul. 1, 8

SALE NO. 12

Ex. #10219 of 2011
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE

FOR THE STRUCTURED
ASSET INVESTMENT LOAN
TRUST, 2005-8, Plaintiff

v.

KEVIN ARRINGTON A/K/A
KEVIN D. ARRINGTON, SR.
SHEILA ARRINGTON
A/K/A SHEILA M. JONES,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10219-2011
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE STRUCTURED ASSET
INVESTMENT LOAN TRUST,
2005-8, vs. KEVIN ARRINGTON
A/K/A KEVIN D. ARRINGTON,
SR. and SHEILA ARRINGTON
A/K/A SHEILA M. JONES

Amount Due: \$91,215.02

KEVIN ARRINGTON A/K/A
KEVIN D. ARRINGTON, SR. and
SHEILA ARRINGTON A/K/A
SHEILA M. JONES, owner(s) of
property situated in the CITY OF
ERIE, Erie County, Pennsylvania
being 1149 WEST 10TH STREET,
ERIE, PA 16502-1140

Dimensions: 35X165

Acreage: 0.1373

Assessment Map number:
16-030-056.0-221.00

Assessed Value: \$61,610.00

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

Jun. 24 and Jul. 1, 8

SALE NO. 14

Ex. #14621 of 2010
CHASE HOME FINANCE LLC,
Plaintiff

v.

DOROTHY E. PRIOR
SIGNE C. PRIOR, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14621-10 CHASE HOME
FINANCE LLC vs. DOROTHY E.
PRIOR and SIGNE C. PRIOR

Amount Due: \$87,385.11

DOROTHY E. PRIOR and
SIGNE C. PRIOR, owner(s) of
property situated in CITY OF ERIE,

Erie County, Pennsylvania being
915 WEST 9TH STREET, ERIE,
PA 16502-1130
Dimensions: 34 x 165
Acreage: 0.1288
Assessment Map number:
16-030-047.0-112.00
Assessed Value: \$82,200.00
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

Jun. 24 and Jul. 1, 8

SALE NO. 15

Ex. #10276 of 2011

**AURORA LOAN SERVICES,
LLC, Plaintiff
v.**

**CHARLOTTE MARIE
TROTTER, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10276-11 AURORA
LOAN SERVICES, LLC. vs.
CHARLOTTE MARIE TROTTER
Amount Due: \$87,778.44
CHARLOTTE MARIE TROTTER,
owner(s) of property situated in
the CITY OF ERIE, Erie County,
Pennsylvania being 1229 EAST
30TH STREET, ERIE, PA 16504-
1425
Dimensions: 32 X IRREGULAR
Acreage: 0.0703
Assessment Map number:
18.050.046.0-303.00
Assessed Value: 71,000
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

Jun. 24 and Jul. 1, 8

SALE NO. 17

Ex. #12988 of 2009

**AURORA LOAN SERVICES,
LLC, Plaintiff
v.**

**ELIZABETH M. LITOWKIN
DAVID J. LITOWKIN,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12988-09 AURORA
LOAN SERVICES, LLC vs.
ELIZABETH M. LITOWKIN and
DAVID J. LITOWKIN
Amount Due: \$235,015.42
ELIZABETH M. LITOWKIN
and DAVID J. LITOWKIN,
owner(s) of property situated in the
TOWNSHIP OF MILLCREEK,
Erie County, Pennsylvania being
6103 WASHINGTON AVENUE,
ERIE, PA 16509-2725
Dimensions: 70 X 149.3
Acreage: 0.2394
Assessment Map number:
33190618000104
Assessed Value: 124,480.00
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

Jun. 24 and Jul. 1, 8

SALE NO. 18

Ex. #10571 of 2011

**NATIONSTAR MORTGAGE
LLC,
Plaintiff
v.**

**ERICKA M. MARZKA
A/K/A ERICKA MARZKA
A/K/A ERICKA THOMAS,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed
to No. 10571-11 NATIONSTAR
MORTGAGE LLC vs. ERICKA
M. MARZKA A/K/A ERICKA
MARZKA A/K/A ERICKA
THOMAS
Amount Due: \$216,568.88
ERICKA M. MARZKA A/K/A
ERICKA MARZKA A/K/A
ERICKA THOMAS, owner(s) of
property situated in TOWNSHIP OF
WAYNE, Erie County, Pennsylvania
being 17595 BUFFALO ROAD,
CORY, PA 16407-7941
Acreage: 51.5000
Assessment Map number:
49007021000900
Assessed Value: \$79,960
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

Jun. 24 and Jul. 1, 8

SALE NO. 19

Ex. #12065 of 2010

**RESIDENTIAL FUNDING
REAL ESTATE HOLDINGS,
LLC, Plaintiff
v.**

**MARY BETH TUPEK A/K/A
MARYBETH TUPEK,**

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12065-2010
GMAC MORTGAGE, LLC vs.
MARY BETH TUPEK A/K/A
MARYBETH TUPEK
Amount Due: \$224,521.75
MARY BETH TUPEK A/K/A
MARYBETH TUPEK, owner(s) of
property situated in the Township
of Millcreek, Erie County,
Pennsylvania being 5119 FOX
PARK DRIVE, FAIRVIEW, PA
16415-2336
Dimensions: 106 x 156
Acreage: 0.3796
Assessment Map number:
33-131-374.0-041.00
Assessed Value: \$169,110.00
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

Jun. 24 and Jul. 1, 8

SALE NO. 20

Ex. #11966 of 2010

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

**PATRICIA A. WIGHAM,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed
to No. 11966-10 WELLS FARGO
BANK, N.A. vs. PATRICIA A.
WIGHAM
Amount Due: \$43,260.58
PATRICIA A. WIGHAM, owner(s)
of property situated in CITY OF
ERIE, Erie County, Pennsylvania

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Michael Ocilka, CLTC

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**Jeffrey
Freedman**
Attorneys at Law
est. 1980

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being 615 EAST 32ND STREET,
 ERIE, PA 16504-1220
 Dimensions: 69 X 135
 Acreage: 0.2107
 Assessment Map number:
 18-050-067.0-117.00
 Assessed Value: \$56,020
 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

Jun. 24 and Jul. 1, 8

SALE NO. 21

Ex. #14769 of 2010
CHASE HOME FINANCE
LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE
CORPORATION, S/B/M
TO CHASE MORTGAGE
COMPANY, F/K/A CHEMICAL
MORTGAGE COMPANY,
Plaintiff

v.

KIMBERLEE C. COONEY,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 14769-10 CHASE
 HOME FINANCE LLC, S/B/M
 TO CHASE MANHATTAN
 MORTGAGE CORPORATION,
 S/B/M TO CHASE MORTGAGE
 COMPANY, F/K/A CHEMICAL
 MORTGAGE COMPANY vs.
 KIMBERLEE C. COONEY
 Amount Due: \$77,936.84
 KIMBERLEE C. COONEY,
 owner(s) of property situated
 in Millcreek TOWNSHIP, Erie
 County, Pennsylvania being 3318
 WEST 43RD STREET, ERIE, PA
 16506-4234
 Dimensions: 80 X 120
 Acreage: 0.3857
 Assessment Map number:
 33-083-404.0-005.01
 Assessed Value: \$108,590.00
 Improvement thereon: residential
 Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jun. 24 and Jul. 1, 8

SALE NO. 22

Ex. #12894 of 2010
JPMORGAN CHASE BANK,
N.A., Plaintiff,

v.

KAREN L. TRIPP and
CHARLES D. TRIPP,
Defendants

LONG FORM DESCRIPTION

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

BEGINNING at a point in the
 centerline of the public road leading
 from Cudney's Corners to Anderson
 School House, said point being the
 intersection of the centerline of said
 road with the westerly line of the
 right-of-way or land of the E. and
 P.R.R., said point also being the
 southwesterly corner of the whole
 piece;

THENCE, North 00° 40' East, three
 hundred ninety-five and thirty-four
 hundredths (395.34) feet to a corner
 in land of said E. and P. R.R.;

THENCE, North 39° 40' East, one
 hundred twenty-eight feet to a point;
 THENCE, South 00° 40' West on
 a line parallel with the west line
 of land herein described, three
 hundred ninety-five and thirty-four
 hundredths (395.34) feet to a point
 in the centerline of said public
 highway leading from Cudney's
 Corners to Anderson School House;
 THENCE, West along the centerline
 of said road, one hundred twenty-
 eight (128) feet to the place of
 beginning, containing one and one-
 half (1½) acres of land be the same
 more or less.

Bearing Erie County Index No.
 (24) 8-62-9.

BEING the same premises which
 Charles B. Mathews and Jean E.
 Mathews, husband and wife, by
 Deed dated February 8, 1997
 and recorded in the Office of the
 Recorder of Deeds of Erie County
 on February 11, 1997 in Deed Book
 Volume 0483, Page 0630, granted
 and conveyed to Karen L. Tripp and
 Charles D. Tripp.

Parcel No. 24-8-62-9

Grenen & Birsic, P.C.

Kristine M. Anthou, Esquire

Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

Jun. 24 and Jul. 1, 8

SALE NO. 23

Ex. #14256 of 2009
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF

v.

THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
AS ATTORNEY IN FACT
FOR U.S. BANK NATIONAL
ASSOCIATION, TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
ADMINISTRATOR FOR THE
ESTATE OF GARY F. MARTIN,
DECEASED, DEFENDANT(S)

SHERIFF'S SALE

By virtue of a Writ of Execution
 No. 14256-2009 U.S. BANK
 NATIONAL ASSOCIATION
 TRUSTEE FOR THE
 PENNSYLVANIA HOUSING
 FINANCE AGENCY, PLAINTIFF,
 vs. THE PENNSYLVANIA
 HOUSING FINANCE AGENCY,
 AS ATTORNEY IN FACT
 FOR U.S. BANK NATIONAL
 ASSOCIATION, TRUSTEE
 FOR THE PENNSYLVANIA
 HOUSING FINANCE AGENCY,
 ADMINISTRATOR FOR THE
 ESTATE OF GARY F. MARTIN,
 DECEASED, DEFENDANT(S)

Real Estate: 2923 ASH STREET,
 ERIE, PA 16504

Municipality: City of Erie, Erie
 County, Pennsylvania

See Deed Book 475, Page 147

Tax I.D. (18) 5065-125

Assessment: \$14,500. (Land)

\$39,930. (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

Jun. 24 and Jul. 1, 8

SALE NO. 24

Ex. #10849 of 2011

**PNC Bank, N.A., Plaintiff,
v.**

**Brian T. Brecker and
Melinda J. Brecker, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10849-11, PNC Bank, N.A., vs. Brian T. Brecker and Melinda J. Brecker, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being known as 217 East 34th Street, Erie, PA 16504.

Dimensions: 0.1028 acres

Assessment Map Number:
(18) 5363-116

Assess Value figure: \$62,900.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Jun. 24 and Jul. 1, 8

SALE NO. 25

Ex. #10913 of 2010

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR FIRST
FRANKLIN MORTGAGE
LOAN TRUST 2005-FF4, ASSET
BACKED CERTIFICATES,
SERIES 2005-FF4, Plaintiff,**

v.

**JAMES M. BURGE,
SHARON R. BURGE,
CHRISTOPHER J. BURGE and
MELISSA J. BURGE,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10913-10, Deutsche Bank, et al vs. James M. Burge, Sharon R. Burge, Christopher J. Burge and Melissa J. Burge, owner(s) of property situated in West Springfield, Erie County, Pennsylvania being 14555 Ridge Road, West Springfield, PA 16443.

Dimensions: 5.34 acres

Assessment Map Number:
(39) 13-39-21 & 20

Assess Value figure: \$90,460.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Jun. 24 and Jul. 1, 8

SALE NO. 26

Ex. #11661 of 2010

**US BANK NATIONAL
ASSOCIATION, (TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE
AGENCY), Plaintiff,**

v.

**DAVID W. NEWTON AND
ETTA LEEN NEWTON
A/K/A ETTA L. HOLLOWAY,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11611-2010, US Bank, et al vs. David W. Newton, et al, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 2667 Chestnut Street, Erie, PA 16508.

Dimensions: 5,760 square feet

Assessment Map Number:
(19) 6050-240

Assess Value figure: 64,720.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Jun. 24 and Jul. 1, 8

SALE NO. 27

Ex. #10064 of 2011

CitiMortgage, Inc.

v.

**James W. Hawryliw &
Amanda R. Wrotney
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2011-10064 CitiMortgage, Inc. vs. James W. Hawryliw & Amanda R. Wrotney, owner(s) of property situated in Harborcreek Township, Erie County, Pennsylvania being 329 Fair Avenue, Erie, PA 16511, 70 feet frontage by 162.29 feet depth, improved by a one and one-half story frame dwelling

Assessment Map number:
27004069000300

Assessed Value figure: \$74,440.00

Improvement thereon: Residential

Dwelling

M. Troy Freedman, Esquire

Attorney for Plaintiff

Richard M. Squire & Associates, LLC

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Jun. 24 and Jul. 1, 8

SALE NO. 28

Ex. #10073 of 2011

**Wells Fargo Bank, N.A. Trustee
Pooling and Servicing Agreement
Dated as of April 1, 2005
Asset-Backed Pass-Through
Certificates Series 2005-WHQ2,
Plaintiff**

v.

Mary J. Foster, Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in McKean Borough, formerly Borough of Middleboro, County of Erie, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of the piece (at end of Tabor's Cement Walk); Thence North along the street fifty-five (55) feet; Thence East two hundred and twenty-three (223) feet to an iron stake; Thence south fifty-five (55) feet to a point; Thence West two hundred and twenty-three (223) feet to the place of beginning and containing 12,265 square feet of land net measure. Having erected thereon a one half story frame dwelling with a two story car detached garage and now being known as 9041 West Main Road (formerly 59 South Main Street), McKean, Pennsylvania. BEING KNOWN AS: 9041 West Main Street, McKean, PA 16426
PROPERTY ID NO.: 32006006003500

TITLE TO SAID PREMISES IS VESTED IN Mary J. Foster, alone by Deed from Glenn B. Mayo and Mary J. Mayo, now by re-marriage Mary J. Foster, formerly h/w dated 10/24/1997 recorded 10/24/1997 in Deed Book 525 Page 1838.

Udren Law Offices, P.C.

Chandra M. Arkema, Esquire

PA ID 203437

Attorney for Plaintiff

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

Jun. 24 and Jul. 1, 8

SALE NO. 29

Ex. #12104 of 2008

**Deutsche Bank Trust Company
Americas formerly known as
Banker's Trust Company, as
Trustee and Custodian for IXIS
2005-HE47 by: Saxon Mortgage
Services, Inc. f/k/a Meritech
Mortgage Services, Inc. as its
attorney-in-fact, Plaintiff**

v.

Agela T. Leggett, 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: COMMENCING at a point in the North line of Twenty-second Street, two hundred seventy (270) feet east from the center line of Wayne Street; Thence Northwardly parallel to Wayne Street one hundred twenty-eight (128) feet to an alley; Thence eastwardly along said alley fifty (50) feet to a point; Thence Southwardly parallel to Wayne Street 128 feet to Twenty-second Street; Thence westwardly along Twenty-second Street; Thence beginning, being part of Out Lot No. 136.

HAVING erected thereon a dwelling known and numbered as 830 East 22nd Street, Erie, PA 16503. City of Erie Index No. (18) 5033-129.

BEING KNOWN AS: 830 East 22nd Street, Erie, PA 16503

PROPERTY ID NO.: 18-5033-129

TITLE TO SAID PREMISES IS VESTED in Angela T. Leggett, single by Deed from the Redevelopment Authority of the City of Erie, a Pennsylvania Municipal Authority dated 04/29/2004 recorded 04/30/2004 in Deed Book 1130 Page 1674.

Udren Law Offices, P.C.

Heather Riloff, Esq.

PA ID 309906

Attorney for Plaintiff

Woodcrest Corporate Center

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

Jun. 24 and Jul. 1, 8

SALE NO. 30

Ex. #11664 of 2009

**Deutsche Bank National Trust
Company as Trustee for the
MLMI Trust Series 2005-NC1,
Plaintiff**

v.

**Tekeeysha Keys, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11664-09 Deutsche Bank National Trust Company as Trustee for the MLMI Trust Series 2005-NC1 v. Tekeeysha Keys, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 2126 Downing Avenue, Erie, PA 16510

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being Lot No. 16 in Block 2 as shown in Riblet's Subdivision of part of Reserve Tract No. 53, on plot recorded in Erie County Map Book No. 1, pages 96 and 97.

BEING commonly known as 2126 Downing Avenue, Erie, Pennsylvania 16510 and bearing Erie County Tax Index No. (814) 5118-100.

Assessment Map number:
(18) 5118-100

Assessed Value figure: \$57,030.00
Improvement thereon: Residential Dwelling

Martha E. Von Rosenstiel, Esquire
No. 52634

Jacqueline F. McNally, Esquire
No. 201332

649 South Avenue, Unit #6
P.O. Box 822

Secane, PA 19018
(610) 328-2887

Jun. 24 and Jul. 1, 8

SALE NO. 31

Ex. #10319 of 2011

**BBJD Ventures, LLC, Plaintiff
v.**

**Adam E. McCall, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution

filed to No. 10319-2011 BBJD Ventures, LLC vs. Adam E. McCall, owner(s) of property situated in Township of Lawrence Park, Erie County, Pennsylvania being 1074 Priestly Ave., Erie, PA 16511

72.215 feet X 16 feet X 16.60 feet X 16.085 feet

Assessment Map number:
(29) 18-55-38

Assessed Value figure: \$46,820.00
Improvement thereon: A Dwelling

Patrick Thomas Woodman, Esq.
436 Seventh Ave., 1400 Koppers Bldg.

Pittsburgh, PA 15219

(412) 434-7955

Jun. 24 and Jul. 1, 8

AUDIT LIST
NOTICE BY
PATRICK L. FETZNER

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, June 27, 2011** and confirmed Nisi.

July 21, 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>
139.	Donavieve M. Thompson	Frederick E. Thompson, Executor	Andrew J. Sisinni, Esq.
140.	Donavieve M. Thompson Trust	Frederick E. Thompson, Trustee	Andrew J. Sisinni, Esq.
141.	Ellen K. Wolfe	Darlene M. Vlahos, Esq., Executrix	Darlene M. Vlahos, Esq.
142.	Genevieve T. Taccone	Anthony S. Alecci, Executor	Darlene M. Vlahos, Esq.

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

Jun. 24 and Jul. 1

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

**ANDRES, GEORGE S.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Stephen M. Andres, 102 Beach Haven Lane, Erie, PA 16505
Attorneys: MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**BURKE, ROBERT J.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Rene' M. Menc, c/o 3305 Pittsburgh Avenue, Erie, PA 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**CHISHOLM, NATALIE H.,
deceased**

Late of the City of Erie, Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Jeffrey S. Chisholm, c/o Robert G. Dwyer, Esquire, 120 West Tenth Street, Erie, PA 16501
Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**COLLIGAN, IRMA M.,
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania
Executrix: Gail L. Arseneau, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428
Attorneys: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**DERKS, FRED E.,
deceased**

Late of the Township of North East, Erie County, Pennsylvania
Executor: Dawn Stanton, 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

**DUKE, CAROL A.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Michelle Marie Hopkins, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**JACKSON, ROBERT W.,
deceased**

Late of North East Township, County of Erie, Commonwealth of Pennsylvania
Executrix: Brenda L. Weber, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Scott L. Wallen, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**JOHNSON, BERYL V.,
deceased**

Late of Lawrence Park Township, Erie County, Erie, Pennsylvania
Executrix: Mary J. Sekercioglu, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorneys: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**KWIATKOWSKI, EDWARD A.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Co-Executors: Andrew E. Kwiatkowski and Sandra A. Kwiatkowski, 802 Michigan Blvd., Erie, PA 16505
Attorney: None

**SCANZILLO, ANTHONY,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Nathan Thomas Scanzillo, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Scott L. Wallen, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

SECOND PUBLICATION

**APPLE, ELENIA ALICE, a/k/a
ALICE E. APPLE, a/k/a
E. ALICE APPLE,
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Executrix: Mary Kirsch, 2640 East 32nd Street, Erie, Pennsylvania 16510
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**BIONDI, KATHLEEN A.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Cynthia C. Gentile, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506
Attorney: James L. Moran, Esquire, West Ridge Commons, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**BOESCH, WILLIAM J., JR.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Administrator: Diane H. Boesch
Attorney: Craig A. Zonna, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**BUZZARD, SAMUEL L.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Michael L. Hoover-Buzzard & Tracy Buzzard, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Valerie Kuntz, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**HACKENBERG, PAUL H.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Eric G. Hackenberg, 233 West Main Street, Clarion, PA 16214
Attorney: Zanita A. Zacks-Gabriel, Esquire, 402 West Sixth Street, Erie, PA 16507

**KARLHEIM, CLOTILDA,
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania
Executrix: Cynthia A. Corbin, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**KNIGHT, ROBERT L., JR.,
deceased**

Late of the City of Erie, County of Erie
Executor: Almynd Knight, 7911 Bargain Road, Erie, Pennsylvania 16509
Attorney: Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**MORTON, CAROLYN B.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: John E. Morton, c/o Robert G. Dwyer, Esquire, 120 West Tenth Street, Erie, PA 16501
Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**NEDUCHAL, JOSEPHINE B.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Douglas M. Yarbenet
Attorney: Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**PRUZINSKY, OLGA D., a/k/a
OLGA DELORES PRUZINSKY,
deceased**

Late of Erie, PA, Erie County, PA
Administrator: Michael J. Pruzinsky, c/o Gregory A. Karle, Esquire, 900 State Street, Suite 103, Erie, PA 16501
Attorney: Gregory A. Karle, Esquire, 900 State Street, Suite 103, Erie, PA 16501

**SEDLER, BURDETTE R.,
deceased**

Late of Girard Township, County of Erie and Commonwealth of Pennsylvania
Executor: David L. Sedler
Attorney: David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 West 8th Street, Erie, PA 16501

**SOHL, RICHARD W.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: John J. O'Connor, 305 Arbuckle Road, Erie, Pennsylvania 16509
Attorney: William J. Kelly, Jr., Esquire, 100 State Street, Suite 440, Erie, Pennsylvania 16507

**STEVA, DONALD G.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Patrick Forest Steva, c/o Ritchie T. Marsh, 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

**WITTENBURG, LYNDA A.,
deceased**

Late of the Township of McKean, County of Erie, State of Pennsylvania
Administratrix: Jill E. Wittenburg, 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

THIRD PUBLICATION**BESONSON, ANDREW JOHN,
a/k/a ANDREW J. BESONSON,
deceased**

Late of Edinboro City, Erie County, Pennsylvania
Administrator: Charmaine J. Besonson, 14272 Route 19, Cambridge Springs, PA 16403
Attorney: None

**BIEBEL, DAVID R.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Robert Edward Biebel, 3105 Hemlock Court, Fairview, PA 16415
Attorney: Edwin W. Smith, Esq., Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

**BURNS, THORA M., a/k/a
THORA BURNS,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Joseph E. Darden, 3820 Maxwell Street, Erie, PA 16504
Attorney: None

**GATHERS, PATRICIA M.,
deceased**

Late of McKean, County of Erie and Commonwealth of Pennsylvania
Executor: Teresa S. Nelson, 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

**JAMES, J. DOUGLAS,
deceased**

Late of City of Erie, County of Erie, and Commonwealth of Pennsylvania
Co-Executors: Douglas B. James, William T. James and Mark L. James, c/o Robert G. Dwyer, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MEHLER, FRANK E., a/k/a
FRANCIS E. MEHLER,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Mary Ann Hauser, 3949 Leprechaun Lane, Erie, Pennsylvania 16510
Attorneys: MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**MITCHELL, LUELLA J., a/k/a
LUELLA JEAN MITCHELL,
deceased**

Late of Union Township, Erie County, Pennsylvania
Executor: Dale Mitchell, c/o Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438
Attorney: Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

**OLOWINSKI, FLORENCE M.,
a/k/a FLORENCE OLOWINSKI,
deceased**

Late of the Borough of Girard, County of Erie and Commonwealth of Pennsylvania
Executrix: Deborah M. Schenker, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**PONCE, FRANCIS JOSEPH,
a/k/a FRANK PONCE,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Tia Ponce
Attorney: Craig A. Zonna, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**POTRATZ, DORIS H.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Melody J. Potratz and John T. Potratz
Attorney: John B. Enders, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**STOW, EMMA L.,
deceased**

Late of North East Township, Erie County
Executor: Bryan Stow, c/o Leigh Ann Orton, Esq., 11 Park Street, North East, PA 16428
Attorney: Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**TENNEY, RALPH O., a/k/a
OBURN RALPH TENNEY,
deceased**

Late of the City of Erie
Administratrix: Nancy E. Dusckas, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

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.

HOFFMAN, JOHN G., JR.,

deceased

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

Trustee: John G. Hoffman III, 11341 Gates Mill Drive, Knoxville, TN 37934-1755

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



- ✦ DOMESTIC, CIVIL, CRIMINAL
- ✦ WRITTEN STATEMENTS
- ✦ SURVEILLANCE
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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

JOHN A. ONORATO ----- (814) 871-4245
Dept. of Community & Economic Development ----- (f) (814) 454-7494
100 State Street, Suite 205
Erie, PA 16507 ----- *jonorato@state.pa.us*

STEVEN M. SRNKA ----- (814) 453-4141
425 West 10th Street, Suite 205
Erie, PA 16502 ----- *srnka.mcgowanlaw@verizon.net*

NEW PHONE NUMBER

JAMES D. DONOVAN ----- (803) 705-5636

NEW EMAIL ADDRESS

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

The Erie County Bar Foundation and its Justice Samuel J. Roberts Scholarship Fund continue to be in need of contributions to support this scholarship program.

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RVM Acquires G-9 Technologies

Gregory Cancilla, former president of G-9 Technologies, has joined RVM as its Director of Forensics. With his expertise and leadership, RVM now offers data collection and forensic services.

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Gregory Cancilla, EnCE, ACE

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