

94 ERIE In re Ray Anthony International, LLC

# **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

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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, 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 hoùr 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 11/107) \$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.) \$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

#### TUESDAY, JULY 26, 2011

Intimate Partners/Legal Strangers: A Guide for Representing Unmarried Couples PBI Video Seminar Erie County Bar Association 9:00 a.m. – 1:30 p.m. (8:30 a.m. reg.) \$129 (member) \$109 (admitted after 1/1/07) \$149 (nonmember) 4 hours substantive

#### WEDNESDAY, JULY 27, 2011

Fundamentals of Civil Practice PBI Groupcast Seminar Erie County Bar Association 9:00 a.m. – 1:15 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) 4 hours substantive

**THURSDAY, JULY 28, 2011** A Conversation with the United States Trustee's Office PBI Video Seminar Erie County Bar Association 9:00 a.m. – 11:00 a.m. (8:30 a.m. reg.) \$89 (member) \$99 (nonmember) 2 hours substantive

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#### IN RE: RAY ANTHONY INTERNATIONAL, LLC, Debtor

#### RAY ANTHONY INTERNATIONAL, LLC and B&G CRANE SERVICE, LLC, Movants

v.

#### NO RESPONDENT

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA Case No. 10-26576-TPA Chapter 11 Related to Document No. 902

Appearances: Robert O. Lampl, Esq., Attorney for Debtor

Jodi Hause, Esq., Attorney for SG Equipment Finance, Fifth Third Bank David Salzman, Esq., and Paul J. Cordaro, Esq., Attorneys for United Bank Jeanne S. Lofgren, Esq., Attorney for G.E. Capital Gary W. Darr, Esq., Attorney for Ameriserv, Maxus Capital James A. Prostko, Esq. and Christopher S. Tillmanns, Esq., Attorneys for B&G Crane Service
Michael J. Shavel, Esq., Attorney for FCC Equipment Financing Patrick W. Carothers, Esq., Attorney for United Financial Group, Inc. John Joyce, Esq., Attorney for Huntington National Bank James H. Joseph, Esq., Attorney for Alliance Leasing, Inc. Kathleen Robb, Esq., U.S. Trustee

#### MEMORANDUM ORDER

Agresti, Thomas P., Chief Judge, June 16, 2011

The Debtor and B&G Crane Service, LLC ("B&G") have filed an *Emergency Joint Motion to Clarify Sale Order* at Document No. 902, which in content, is actually a motion for reconsideration ("Emergency Motion"). The *Emergency Motion* contends that the Sale Order (Document No. 899) authorizing a sale of the Debtor's assets to B&G needs to be "clarified" because it purportedly fails to accurately set forth the intended pool of parties whose liens, claims and interests in the assets would be divested by the sale. For the reasons that follow the *Emergency Motion* will be denied, but first, the Court finds it to be expedient to provide some brief background.

The proposed sale to B&G was first brought before the Court on April 14, 2011, when the Debtor filed a *Motion for Sale of Personalty Free and Clear of All Liens, Claims and Encumbrances,* Document No. 714. That motion named 44 Respondents and merely alleged, without any further detail, that they "may" hold liens, claims, and encumbrances against the personal property assets which were to be sold. This sort of "throw it all against the wall" approach did not conform to the pleading requirements of the *Local Rules* of this Court and therefore was not acceptable. As a result, on April 15, 2011, the Court *sua sponte* ordered the motion to be denied without prejudice. In relevant part, the Court's Order stated: The body of the *Motion* lists the Respondents, but does not provide any addresses for them or a brief description of the lien, claim or encumbrance which Debtor believes they may have in connection with the property Debtor is seeking to sell. The Court is of the view that fundamental due process requires that a motion such as this should include at least that minimal level of information, or an explanation why it is not available, before property interests are affected.

Document No. 720.

On April 26, 2011, the Debtor filed a *Renewed Motion for Sale of Personalty Free and Clear of All Liens, Claims and Encumbrances,* Document No. 743. This renewed motion actually increased the number of respondents to 59. It did, however, include as an attached exhibit a list of the property proposed to be sold along with an identified lien holder for each item of personalty. Although this was a small improvement over the original motion, only 11 lien holders were shown on the exhibit, versus the 59 named respondents. As a result, and in an effort to avoid further delay in the process by simply again denying the renewed motion, the Court directed a member of its Chambers' staff to contact Counsel for the Debtor and report that the Court continued to harbor significant due process concerns, similar to those previously expressed in the April 15, 2011 Order dismissing the prior motion. Counsel for the Debtor indicated that an amended motion would be filed to address those concerns.

On May 5, 2011, the Debtor filed an *Amended Motion for Sale of Personalty Free and Clear of All Liens, Claims and Encumbrances,* Document No. 763. This amended motion reduced the number of respondents to 20, the majority of whom were identified in exhibits as having liens on specific pieces of equipment to be sold. On May 10, 2011, the Court convened a hearing related to the proposed sale to B&G, specifically concerning the bidding procedures to be employed in connection with the sale but also touching upon the sale itself. Just in case there was any doubt remaining about the Court's view as to which liens would be divested by such sale, the Court advised Counsel for the Debtor, right "up front" at the hearing, as follows:

Court:	Number 1, I told you this before, "free and clear of all liens, encumbrances" only goes as to the named Respondents who have their liens identified; nobody else.
Mr. Lampl:	We understand that.
Court:	Alright, great. Let's get some ground rules together.
Mr. Lampl:	We understand.

Audio file of May 10, 2011 hearing at 3:03:50 to 3:04:05. Counsel for B&G was present at this hearing and had an opportunity to raise questions about the Court's position in this regard, but failed to do so, instead addressing only issues as to a potential breakup fee, credit bidding, and some objections filed by creditors.

A hearing on the amended sale motion was then held on June 9, 2011. Counsel for the Debtor reported that all objections of creditors had been resolved and the sale could go forward. Counsel for B&G was then recognized. The only issue he raised was that the Debtor had not been able to locate titles for certain of the items of equipment to be included in the sale. Counsel reported that all had agreed to a provision in the sale order that would

put the allocated funds for those items of equipment into an escrow and give the Debtor 30 days time to try to locate the titles, something the Court readily approved. *Audio file of June 9, 2011 hearing at 4:06:45 to 4:10:00.* Nothing was said about the Court's clearly-stated position that only named, identified respondents would have their liens divested by the sale. At this point, the Court had no reason to believe an issue of any kind in that regard remained in dispute. No other bidder stepped forward and the Court verbally approved the sale to B&G, directing the parties to submit a proposed order consistent with the record discussions as approved by the Court.

With this background in mind, the Court will frankly state that it was surprised when the Parties the next day submitted a proposed order (Document No. 886) and by doing so implicitly claimed the Court gave them *carte blanche* authority to submit a proposed order that directly conflicted with the Court's stated position so long as the Parties agreed to its content. More specifically, the proposed order attempted to vastly broaden the scope of relief which would be granted by including language directed to the divestment of "all liabilities and obligations of the Debtor, including without limitation, all multi-employer pension plan withdrawal liability." The Court views the insertion of this language as an attempt to "sneak one by" and hide "in the minutiae" of the proposed order language previously, and repeatedly, indicated by the Court as unacceptable.<sup>1</sup>

But for the fact that the Parties had expressed a strong intention to close the sale on the afternoon of June 13th, putting time at an extreme premium, the Court would have summarily dismissed the proposed order and required a new conforming, proposed order to be filed. Instead, in an effort to keep the sale on track, the Court modified the proposed order through use of "white out" and handwritten changes to correctly reflect the relief being granted. In so doing, the Court kept the modification to a bare minimum.

Set forth below is a "redline" version of the pertinent language from the proposed order, showing the changes made by the Court, striking the proposed language as shown and adding the highlighted language:

Now, therefore, IT IS ORDERED, ADJUDGED AND DECREED that the sale of the Assets to the purchaser in accordance with the terms of the APA is hereby CONFIRMED, free and divested of (I) the above recited liens and claims; and (ii) all Liens, Claims and Interests, including but not limited to, all liabilities and obligations of the debtor, including without limitation, all multi-employer pensionplan withdrawal liability the liens, claims and interests referenced in the attached exhibit A.....

Document No. 899. This modification was intended to conform the order to the Court's previously stated position that the sale would be free and clear of liens, etc. only with respect to those of named respondents and identified liens, claims and/or encumbrances. To the extent Exhibit A to the Order does not list all named respondents, the Court was cognizant that elsewhere in the proposed order (in fact in the very next paragraph) it was provided that the liens of the lien holders identified in "Paragraph 6 of the Motion for Sale"

<sup>&</sup>lt;sup>1</sup> In fact, as far as the Court is aware, nowhere in any previous pleadings was there even a reference to divestiture of "multi-employer pension plan withdrawal liability." Divestiture of this alleged liability was a totally gratuitous "add-on" by the creator(s) of the proposed document.

are transferred to the proceeds of sale.<sup>2</sup> Paragraph 6 is the listing of named respondents, so the Court finds that the Order it entered at Document No. 899 accurately reflects the relief which it intended to provide, as the Debtor and B&G have long been aware and to which no previous objection was raised. The Court does not intend to extend the lien divestment originally contemplated by it to any other entities and will not do so, whether under the guise of a "clarification" or otherwise.

For as long as the Undersigned has been on the Bench, and previously practiced before it, the rules and requirements for pleading a proper sale motion have been the same. The requirements of, and consideration for, providing adequate due process to those lien holders directly affected by a sale, has remained constant and paramount. As stated by the Honorable Bernard Markovitz of this Court nearly twenty years ago with respect to this very issue:

Estate property may be sold other than in the ordinary course of business after "notice and hearing." 11.U.S.C. \$363(b)(1). Local Rule 9013.2(b)(1)(d) requires a motion to sell property free and clear of all liens to plead "with particularity" the identity and address of the holder of each and every lien on the property to be sold. Local Rule 6004.1(A)(5) requires that the seller serve a copy of the motion upon all parties against whom relief is sought and upon their counsel.

In re Marcus Hook Development Park, Inc., 143 B.R. 648, 659 (Bankr. W.D. Pa. 1991)<sup>3</sup>

Moreover, the proposed, recommended *Form Order* for "Sale of Assets" listed on this Court's website is not of recent vintage, nor even created by the Undersigned. Rather, it was developed and originally published, in substantially the same form, over 25 years ago by the Hon. Warren W. Bentz, previously of this Court until his recent retirement in 2009. This recommended form is currently listed on the Undersigned's website and merely approved and adopted by the Undersigned as a model for use by counsel because, if properly conformed to the specific case at hand, it complies with the *Local Rules* and clearly protects and addresses the due process concerns applicable in every sale motion proceeding, including those arising in the present case. Had the Movants considered its application in substance, from the outset, rather than giving it mere "lip service," the problems they now claim relief from would not exist.

AND NOW, this 16th day of June, 2011, for the reasons stated above, it is ORDERED, ADJUDGED and DECREED that the Emergency Motion is DENIED.

/s/ Thomas P. Agresti, Chief Judge United States Bankruptcy Court

<sup>&</sup>lt;sup>2</sup> The Court does not find any conflict between the paragraph it modified in the proposed order and the following paragraph which was left unmodified. The Court would further note that the vast bulk of the language in these two paragraphs remains the language as submitted by the Parties, and the Court does not believe the change it made had any effect on a potential conflict between the paragraphs.

<sup>&</sup>lt;sup>3</sup> The numbering of the *Local Rules* has since changed, but the same provisions cited by Judge Markovitz still exist. *See L.R. 9013-3(b)(1)(d)* and *(e); General Court Procedure #3.* 

#### COMMON PLEAS COURT

CHANGE OF NAME NOTICE IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA Docket No. 12312-11 IN RE: Robert Anthony

Notice is hereby given that a Petition has been filed in the above named Court requesting an order to change the name of Robert Calvin Anthony Jr. to Hailey Noelle Anthony.

The Court has fixed the 4th day of August, 2011, at 10:00 a.m. in Courtroom A 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.

Jul. 8

CHANGE OF NAME NOTICE IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA Docket No. 12247-11

IN RE: Laura Fisher

Notice is hereby given that a Petition has been filed in the above named Court requesting an order to change the name of Laura Lee Fisher to Laura Lee Grace.

The Court has fixed the 9th day of August, 2011, at 9:00 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.

Jul. 8

#### CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA Docket No. 12396-11

IN RE: Beverly May Weber

Notice is hereby given that a Petition has been filed in the above named Court requesting an order to change the name of Beverly May Weber to Beverly May Orr.

The Court has fixed the 11th day of August, 2011, at 10:30 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. Jul. 8

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. The fictitious name is: East Lake Agency

2. The principal place of business to be carried on under the fictitious name is: 3205 Peach Street, Erie, Pennsylvania 16508

3. The name and address of the only party to the registration is: Great Lakes Insurance Services Group, LLC, Limited Liability Co. PA, 3205 Peach Street, Erie, Pennsylvania 16508

4. An application for registration of the above fictitious name was filed with the Pennsylvania Department of State under the Fictitious Name Act on June 6, 2011.

Thomas E. Kuhn, Esq.

Marsh, Spaeder, Baur, Spaeder, & Schaaf LLP Suite 300, 300 State Street

Erie, PA 16507

Jul. 8

#### FICTITIOUS NAME NOTICE

1. Fictitious Name: Gary Miller Chrysler Dodge Jeep Ram

2. Address of the principal place of business, including street and number: 5746 Peach Street, Erie, Pennsylvania 16509

3. The real name(s) and addresses, including street and number, of the persons who are parties to the registration: Gary Miller Motors, Inc., 5746 Peach Street, Erie, Pennsylvania 16509

4. An application for registration of a fictitious name under the Fictitious

Name Act was filed on or about June 1, 2011 with the Department of State.

Jul. 8

#### INCORPORATION NOTICE

Notice is hereby given that Affordable Rain Chains, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Ronald J. Susmarski, Esq. Susmarski & Hain 4030-36 West Lake Road Erie, PA 16505

Jul. 8

#### INCORPORATION NOTICE

EERIE ROLLER GIRLS, INC. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. Knox McLaughlin Gornall

& Sennett, P.C. 120 West Tenth Street Erie, PA 16501

Jul. 8

#### INCORPORATION NOTICE

Notice is hereby given that Lake Erie Resources, Inc., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. Daniel J. Pastore, Esq. The McDonald Group, L.L.P. 456 West Sixth Street P.O. Box 1757 Erie, PA 16507-0757

Jul. 8

#### INCORPORATION NOTICE

Notice is hereby given that Premier Steel Gutter Co., Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Ronald J. Susmarski, Esq. Susmarski & Hain 4030-36 West Lake Road Erie, PA 16505

Jul. 8

#### LEGAL NOTICE

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA NO. 14613-10 CITIFINANCIAL SERVICES,

INC. VS. JASON FOSTER IN HIS CAPACITY AS HEIR OF PATRICIA B. FOSTER. DECEASED & ET AL. NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT. TITLE OR INTEREST FROM OR UNDER PATRICIA B. FOSTER, DECEASED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY 3606 Being Premises: PITTSBURGH AVENUE. ERIE. PA 16508 Being in MILLCREEK Township, County of ERIE Commonwealth of Pennsylvania Parcel Number 1: 33-079-3120-018 00 Improvements consist of residential property. Sold as the property of JASON FOSTER IN HIS CAPACITY AS HEIR OF PATRICIA B. FOSTER. DECEASED & ET AL. Your house (real estate) at 3606 PITTSBURGH AVENUE, ERIE, PA 16508 is scheduled to be sold at the Sheriff's Sale on SEPTEMBER 16, 2011 at 10:00 AM., at the ERIE County Courthouse to enforce the Court Judgment of \$82,883.86 obtained by, CITIFINANCIAL SERVICES, INC. (the mortgagee), against the above premises. Phelan Hallinan & Schmieg, LLP Attorney for Plaintiff

Jul. 8

#### LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the property located at 66 South Street, Union City, PA 16438 being more fully described in Erie County Deed Book 606, Page 368.

SAID SALE to be held at the ERIE COUNTY COURTHOUSE. ROOM 209, ERIE, PA at 9:00 **a.m.** prevailing, standard time, on JULY 29, 2011.

All those certain tracts of land, together with the buildings, and

improvements erected thereon

described as Erie Index No. (42) 9-30-11 in Erie County, Assessment Office, Pennsylvania. Seized and taken in execution as the property of Brvan W. Lasher and Susan E. Lasher, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1.07-CV-248 TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at 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 Daniel Varland at 314-457-5489. Jul. 1, 8, 15, 22

#### 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 <u>MUST</u> 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

JUNE SALE NO. 1 Ex. #10089-11 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 Lake Road and 2651 West Eighth Street Assessment Map No.: (33) 30-48-16 and (33) 30-48-16.01 Assessed Value Figure: \$116,900 and \$190,600, respectively Land: 2.76 acres and .4811 acres. respectively **IMPROVEMENTS** THEREON Warehouse and Office Building Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc. Nicholas R. Pagliari, Esq. 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 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 Мар 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 guit 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 <u>LEGAL DESCRIPTION</u>

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 beeinning.

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, eightyseven 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 seventyfive 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, COMMON PLEAS COURT

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, fortythree (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 Twentysixth Street, one hundred fifty (150) feet; thence southwardly parallel with Peach Street, one hundred fifty (150) feet: thence southwardly parallel with Peach Street, fortytwo (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 Recorders 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 <u>SHERIFF'S SALE</u> 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)

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 <u>SHERIFF'S SALE</u>

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 number: Map (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 BANK. NATIONAL PNC 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

> 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 <u>REAL PROPERTY SHORT</u> <u>DESCRIPTION FORM</u> 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 twostory 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 INC., MORTGAGE. 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. SHEIL A ARRINGTON

#### A/K/A SHEILA M. JONES. Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed 10219-2011 to No US 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. Eric County. Pennsylvania being 1149 WEST 10TH STREET, ERIE, PA 16502-1140 Dimensions: 35X165 Acreage: 0.1373 Assessment Map number<sup>.</sup> 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

#### 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

#### 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

#### 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. CORRY, PA 16407-7941 Acreage: 51,5000 Assessment Map number<sup>.</sup> 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

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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) <u>SHERIFF'S SALE</u> 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 Millcreek. Erie County. of 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) <u>SHERIFF'S SALE</u> By virtue of a Writ of Execution filed to No. 119666-10 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 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

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 ТО 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

#### COMMON PLEAS COURT

#### 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 twentyeight (128) feet to the place of beginning, containing one and onehalf  $(1\frac{1}{2})$  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. THE PENNSYLVANIA VS 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 <u>SHERIFF'S SALE</u> 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 Number<sup>.</sup> Map (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 <u>SHERIFF'S SALE</u> 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

#### COMMON PLEAS COURT

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

#### COMMON PLEAS COURT

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

THAT CERTAIN piece ALL 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 Wavne Street 128 feet to Twentysecond 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

#### 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

#### 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

EKIE COUNTY LEGAL JOURNAL					
COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT			
COMMON PLEAS COURT 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	LEGAL NOTICE	COMMON PLEAS COURT			
(412) 434-7955					
Jun. 24 and Jul. 1, 8					

EDIE COUNTVIECALIOUDNAL



#### 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

## CASALE, AIDEN JAMES, deceased

Late of Summit Township, Erie County, Pennsylvania *Executor:* Heather Kolke, PO Box 9898, Erie, PA 16505 *Attorney:* None

## CHRISTENSEN, SHIRLEY M., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania *Executor:* Gary R. Christensen, 167 Holly Drive, Fairview, Pennsylvania 16415

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

## COONEY, JOHN PAUL, a/k/a JACK COONEY,

#### deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania Executor: Kevin C. Cooney, 4400 Thoroughbred Loop, Erie,

Pennsylvania 16506 Attorney: None

#### FISHER, REBECCA SUE, a/k/a REBECCA DILORETTO FISHER, deceased

Late of Erie County, Pennsylvania Administratrix: Catherine A. Fisher, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501 Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

## GALLAGHER, MARIAN V., deceased

Late of the Township of Greene, County of Erie, and Commonwealth of Pennsylvania *Executor:* Patrick R. Gallagher, c/o 900 State Street, Suite 104, Erie, PA 16501 *Attorney:* Thomas V. Myers,

Esquire, Nichols & Myers, P.C., 900 State Street, Suite 104, Erie, PA 16501

## GIBBENS, ALYCE E., deceased

Late of the City of Erie, County of Erie and State of Pennsylvania *Executrix:* Sandra L. McConahy, 3204 Norcross Road, Erie, PA 16510 *Attorney:* Anthony A. Logue, Esq., 2622 Parade Street, Erie, PA 16504

#### HERTZOG, RITA A., a/k/a RITA AGNES HERTZOG, deceased

Late of Erie County, Pennsylvania Administratrix: Sheila Ann Kemp, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501 Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

## JOHNSON, KEITH G., deceased

Late of Fairview, Fairview Township, Erie County, Pennsylvania *Co-Executors:* Gay J. Kilmer & BNY Mellon N.A., c/o Thomas C. Hoffman, II, Esq., 120 West Tenth Street, Erie, PA 16501 *Attorney:* Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

## LINGENFELTER, MARGARET E., deceased

Late of the Township of North East, Erie County *Executrix:* Lois McCormack, c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428 *Attorney:* James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

## LOREI, ROBERT J., deceased

Late of the Borough of Girard, County of Erie and State of Pennsylvania Administratrix: Karen E. Lorei, c/o

Howard A. Hain, Esq., 821 State Street, Erie, PA 16501

Attorney: Howard A. Hain, Esquire, 821 State Street, Erie, PA 16501

## MEERHOFF, EARL R., deceased

Late of the City of Corry, Erie County, Pennsylvania *Executor:* Scott B. Meerhoff, 30 W. Frederick St., Corry, PA 16407 *Attorney:* William E. Barney, Esq., Attorney at Law, 200 N. Center St., P.O. Box 148, Corry, PA 16407

#### ROBERTS, THEODORE R., a/k/a ROOSEVELT ROBERTS, deceased

Late of the City of Erie, Pennsylvania Administrator: Robert Roberts, 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

#### ROHDE, WILLIAM FRITZ, a/k/a WILLIAM F. ROHDE, deceased

Late of the City of Erie, Erie County, Pennsylvania *Executrix:* Lisa B. Ganz, 1225 Silver Drive, Erie, PA 16509 *Attorney:* None

## SANFORD, JOSEPHINE M., deceased

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

*Executrix:* Penny Jo Sanford, c/o William J. Schaaf, 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

## SHOEMAKER, GEORGE P.,

deceased

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

*Co-Executors:* Richard A. Shoemaker and James Shoemaker *Attorney:* Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

## SILVERTHORN, ROBERT T., deceased

Late of the Borough of Platea, County of Erie, State of Pennsylvania

*Co-Executors:* Gary L. Silverthorn, 1853 Northwood Lane, Erie, PA 16509 and Robin L. Vanicek, 8811 Francis Road, Girard, PA 16417 *Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

## TAMMINEN, LEONA H., deceased

Late of the Township of Summit, Commonwealth of Pennsylvania *Executor:* Laurie Mussett, 1016 West Gore Road, Erie, Pennsylvania 16509 *Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820

Liberty Street, Erie, PA 16509

Notice is hereby given of the revocable trust set forth below. The Trustees request all persons having claims against the Decedent to make known the same in writing to them or to their attorney, and all persons indebted to the Decedent to make payment to them without delay.

## REESE, JANICE P., deceased

Late of Millcreek Township, Erie County, Pennsylvania *Co-Trustee:* Charles Reese, 226 Neck Road, Madison, CT 06443-

2720 Attorney: Charles B. Hadad,

Esquire, Feldstein Grinberg Stein & McKee, 428 Boulevard of the Allies, Pittsburgh, PA 15219

#### SECOND PUBLICATION

#### BUSH, AUDREY H., deceased

Late of the City of Corry, Commonwealth of Pennsylvania *Executor:* Carol L. Clapp, 920 East Main Street, Corry, Pennsylvania 16407 *Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

#### HIGGINS, DOROTHEA J., a/k/a DOROTHEA JEAN HIGGINS, deceased

Late of Edinboro, Township of Washington, County of Erie, Pennsylvania *Executrix:* Susan Higgins Packard, c/o Jerome C. Wegley, Esq., 120 West Tenth Street, Erie, PA 16501 *Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

#### KUHL, WALTER,

#### deceased

Late of Greene Township, County of Erie and Commonwealth of Pennsylvania *Executrix:* Judith A. Kosterman *Attorney:* Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

#### LEWIS, JOSEPH D., a/k/a JOE D. LEWIS, a/k/a JOSEPH LEWIS, a/k/a JOE LEWIS,

deceased

Late of the City of Erie, County of Erie, State of Pennsylvania *Executrix:* Kathryn A. Kwiatkowski, 709 Indiana Drive, Erie, PA 16505 *Attorney:* Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., Girard, Pennsylvania 16417

## LEWONAS, KYRA B., deceased

Late of the City of Erie, Erie County, Pennsylvania *Executrix:* Kristi Rita Lewonas, 558 West Sixth Street, Erie, Pennsylvania 16507 *Attorney:* Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507

#### MOREHOUSE, DELMONT J., a/k/a DELMONT MOREHOUSE, deceased

Late of the City of Erie, County of Erie

*Executor:* Mary Jane Brabender, 1835 East 41st Street, Erie, Pennsylvania 16510

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

#### MORELLI, ELIZABETH, a/k/a ELIZABETH M. MORELLI, deceased

Late of the City of Erie Executor: William R. Morelli, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510 Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road,

Wesleyville, PA 16510

#### PALMER, TED H.,

#### deceased

Late of the County of Erie and State of Pennsylvania Administratrix: Tiffany A. Kosmatine, c/o Edward J. Niebauer, Esquire, 558 West 6th Street, Erie, Pennsylvania 16507 Attorney: Edward J. Niebauer, Esquire, Talarico & Niebauer, 558 West 6th Street, Erie, Pennsylvania 16507

## PESKORSKI, LORETTA M., deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania *Executrix:* Maryann Blauser, 2538 East 39th Street, Erie, Pennsylvania 16510

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

#### RINDERLE, LOUIS W. JR., a/k/a LOUIS W. RINDERLE, deceased

Late of the Township of Millcreek, County of Erie and State of Pennsylvania *Executor:* Paulette L. Rinderle, c/o Howard A. Hain, Esq., 821 State Street, Erie, PA 16501 *Attorney:* Howard A. Hain, Esquire, 821 State Street, Erie, PA 16501

#### SPANOS, JOHN B.,

#### deceased

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania *Executrix:* Diana S. Spanos, 1

Executive: Diana S. Spanos, T Cleveland Road, Marblehead, MA 01945-2824

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

#### WOLFE, DONALD EUGENE, a/k/a DONALD E. WOLFE, deceased

Late of the Township of Millcreek, Erie, Pennsylvania *Executor:* Donald Eric Wolfe, c/o Robert C. Brabender, Esq., 2741 West 8th Street, Suite 16, Erie, PA 16505 *Attorney:* Robert C. Brabender,

*Attorney:* Robert C. Brabender, Esquire, 2741 West 8th Street, Suite 16, Erie, PA 16505

#### ZIMMERMAN, MARJORIE, a/k/a MARJORIE R. ZIMMERMAN,

#### deceased

Late of the City of Erie, Commonwealth of Pennsylvania *Executrix:* Carol A. Huey, 1622 West 34th Street, Erie, Pennsylvania 16508 *Attorney:* C. James Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

#### THIRD 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,

#### BURKE, ROBERT J., deceased

Pennsylvania 16507-1459

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, CAROLA.,

#### 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

#### ORPHANS' COURT

#### 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



### CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

TARA M. SCULLEN Law Office of Tara Scullen 12450 Edinboro Road	
Edinboro, PA 16412	TMScullenEsq@gmail.com
JOHN A. ONORATO	(814) 871-4245
Dept. of Community & Economic Development 100 State Street, Suite 205	
Erie, PA 16507	jonorato@state.pa.us
STEVEN M. SRNKA	
425 West 10th Street, Suite 205 Erie, PA 16502	srnka.mcgowanlaw@verizon.net

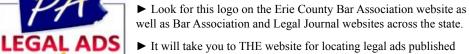
NEW EMAIL ADDRESS TERRENCE P. CAVANAUGH ------ tpcavanaugh@yerizon.net

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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.

With locations in Cleveland, Chicago, and New York, RVM has expanded its reach to service law firms and corporate legal departments worldwide.



Gregory Cancilla, EnCE, ACE

RVM's team of certified forensic experts can collect and analyze data from a variety of data sources, such as, but not limited to:

- Microsoft Exchange
- Groupwise
- Lotus Notes
- Microsoft Sharepoint
- Group Shares, Department Shares, Custodian Local and Home Drives
  - Network Attached Storage Devices
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To learn more about RVM's e-discovery services, please call 440-884-7560 or 800-525-7915 or email info@rvminc.com.



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