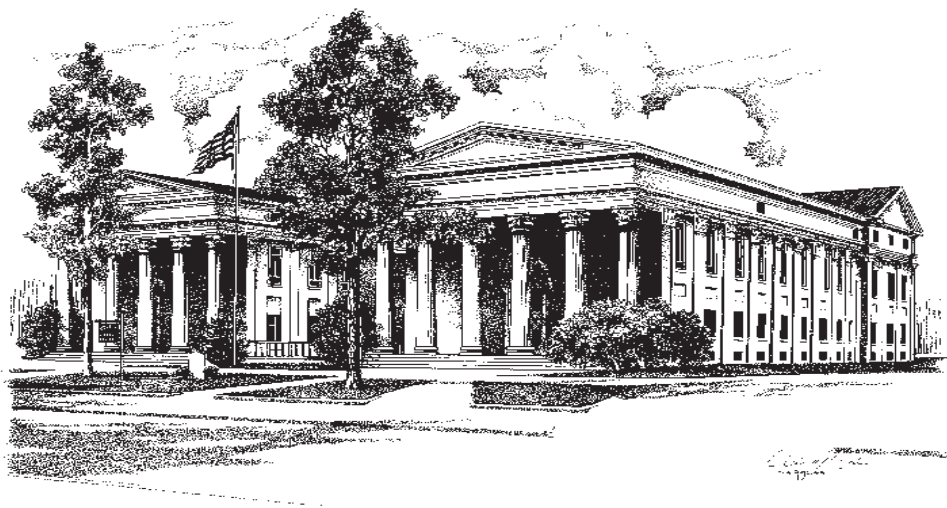


*Erie
County
Legal
Journal*

February 3, 2012

Vol. 95 No. 5

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95 ERIE

Erie County Legal Journal

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

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

PLEASE NOTE: NOTICES MUST BE RECEIVED AT THE ERIE COUNTY BAR ASSOCIATION OFFICE BY 3:00 P.M. THE FRIDAY PRECEDING THE DATE OF PUBLICATION.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Erie County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

The Erie County Legal Journal makes no representation as to the quality of services offered by an advertiser in this publication.

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Erie County Bar Association

Calendar of Events and Seminars

WEDNESDAY, FEBRUARY 8, 2012

Spoilation & Preservation of Evidence in Civil Cases

PBI Groupcast Seminar

Erie County Bar Association

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

\$254 (member) \$234 (admitted after 1/1/08)

\$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 1/1/08) \$249 (nonmember)

4 hours substantive

TUESDAY, FEBRUARY 14, 2012

Fire At-Will: Wrongful Determination in PA

PBI Video Seminar

Erie County Bar Association

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

\$129 (member) \$109 (admitted after 1/1/08)

\$149 (nonmember)

3 hours substantive

FRIDAY, FEBRUARY 17, 2012

Law Office Fraud: Trust, by Verify!

ECBA Live Lunch-n-Learn

Bayfront Convention Center

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

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

\$48 (nonmembers) \$22 (member Judges)

1 hour ethics

WEDNESDAY, FEBRUARY 22, 2012

Independent Contractors, Temporary

Workers & Employees

PBI Groupcast Seminar

Erie County Bar Association

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

\$254 (member) \$234 (admitted after 1/1/08)

\$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 1/1/08) \$249 (nonmember)

3 hours substantive

FRIDAY, FEBRUARY 24, 2012

Powerful Witness Preparation: Time Tested – Truism

& New Litigation Realities

PBI Groupcast Seminar

Erie County Bar Association

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

Lunch is Included

\$354 (member) \$334 (admitted after 1/1/08)

\$374 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$329 (member) \$309 (admitted after 1/1/08) \$349 (nonmember)

5 hours substantive / 1 hour ethics

THURSDAY, MARCH 1, 2012

Workers' Comp Issues Involving The Larger Employer

PBI Groupcast Seminar

Erie County Bar Association

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

Lunch is Included

\$254 (member) \$234 (admitted after 1/1/08)

\$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 1/1/08) \$249 (nonmember)

3 hours substantive

THURSDAY, MARCH 1, 2012

Navigating the Rising Tide of Retaliation Claims

PBI Video Seminar

Erie County Bar Association

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

\$129 (member) \$109 (admitted after 1/1/08)

\$149 (nonmember)

3 hours substantive

FRIDAY, MARCH 2, 2012

David Binder on PA Evidence

PBI Video Seminar

Erie County Bar Association

9:00 a.m. – 12:15 p.m. (8:30 a.m. reg.)

\$274 (member) \$254 (admitted after 1/1/08)

\$294 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$249 (member) \$229 (admitted after 1/1/08) \$269 (nonmember)

3 hours substantive

2012 BOARD OF DIRECTORS

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

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

FEBRUARY 2012 NOTICE

The following is a list of *February 2012, March 2012 and April 2012* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: www.pawb.uscourts.gov. *The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.*

ERIE CH. 13 AND CH. 7 CASES

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

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

Tuesday, February 7, 2012	<i>NOTE: Please be sure to choose the correct, revised times below.</i>
Wednesday, February 29, 2012	9:30 a.m.: Open for all Erie matters
Wednesday, March 28, 2012	10:00 a.m.: Open for all Erie matters
Wednesday, April 25, 2012	10:30 a.m.: Open for all Erie matters

Chapter 12 matters are to be scheduled at 11:00 a.m.
Sale, Financing and Extended/Impose Stay Motions are scheduled at 11:00 a.m.

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

Thursday, February 9, 2012	10:30 a.m.: Open for all Erie matters
Thursday, February 23, 2012	11:00 a.m.: Open for all Erie matters***
Thursday, March 8, 2012	11:30 a.m.: Sale Motions at this time, only
Thursday, March 22, 2012	
Thursday, April 5, 2012	
Thursday, April 26, 2012	

***All Motions to Extend/Impose Stay are to be scheduled at 11:00 a.m.

ERIE CHAPTER 11 CASES

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

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

John J. Horner
Clerk of Court

Feb. 3

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**.*

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No.: 10115-2012

In re: Nicholas J. Kovacs

Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of Nicholas J. Kovacs to Nicholas J. Bly.

The Court has set the 29th day of February, 2012 at 9:00 a.m. in Courtroom H of the Erie County Court House, 140 W. 6th St., Erie, PA 16501, as the time and place for 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.

Feb. 3

DISSOLUTION NOTICE

Notice is hereby given to all interested persons that: (1) The Erie County Association Of Volunteer Fire Police, a Pennsylvania not-for-profit corporation, has passed a resolution at a duly scheduled meeting to voluntarily dissolve the corporation with a registered office at 861 Highmeyer Road, Harborcreek, Pennsylvania 16421; and (2) this corporation is now engaged in winding up and settling its affairs pursuant to Section 5975 of the Pennsylvania Corporation Code, as amended. Any claims should be sent to c/o Robert C. Ward, Esq., 307 French Street, Erie, PA 16507

Feb. 3

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

- 1. Fictitious Name: Tinberr Timber Company
- 2. Address of the principal place of business, including street and

number: 16315 Kalagayan Way, Union City, Pennsylvania 16438.

3. The character of the business so carried on or conducted is: buying, selling and rutting standing timber.

4. The name and address, including street and number, of the entity who is interested in this registration: Drill Shot Inc., 16315 Kalagayan Way, Union City, Pennsylvania 16438.

5. An application for registration of a Fictitious Name under the Fictitious Names Act was filed on December 27, 2011.

Paul J. Carney, Jr., Esq.
43 North Main Street
Union City, PA 16438

Feb. 3

INCORPORATION NOTICE

Painted Finch Gallery, Inc. has been incorporated under the provisions of the Pennsylvania For Profit Corporation Law of 1988.

Paul J. Carney, Jr., Esq.
224 Maple Avenue
Corry, PA 16407

Feb. 3

LEGAL NOTICE

ATTENTION: LATOSHA CHARMAINE FERGUSON
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

- IN THE MATTER OF THE ADOPTION OF
- MINOR FEMALE CHILD (A.N.S.) DOB: 12-11-2003
- MINOR FEMALE CHILD (C.M.S.) DOB: 01-09-2006
- MINOR FEMALE CHILD (A.T.S.) DOB: 10-01-2002
- MINOR FEMALE CHILD (B.E.F.) DOB: 03-01-2010

- 103 IN ADOPTION 2011
- 103A IN ADOPTION 2011
- 103B IN ADOPTION 2011
- 103C IN ADOPTION 2011

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Brabender, Court Room No.

F, City of Erie on March 6, 2012, at 10:00 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451- 7740.

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

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

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

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth

at (814) 451-7726, or contact your adoption attorney, if you have one.

Feb. 3

LEGAL NOTICE

MARSHALS SALE: By virtue of a Writ of Execution issued on November 23, 2011 out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose the following real property to public sale **AT THE ERIE COUNTY COURTHOUSE, 140 WEST SIXTH STREET, ERIE, PENNSYLVANIA 16501 ON FEBRUARY 13, 2012, at 9:00 a.m., local time.** Said hereinafter described property is located at 1029 Spruce Tree Dr., Girard, PA 16417, being more fully described as follows:

See legal description attached hereto as Exhibit "A."

All those certain tracts of land, together with the buildings, and improvements erected thereon, described in Deed Book Volume 279, Page 51 recorded with the Office of the Recorder of Deeds, Erie County, Pennsylvania, seized and taken in execution as the property of Gregory Company and Brenda Company, at the suit of *The United States of America v. Gregory Company and Brenda Company, Husband and Wife*, to be sold on Writ of Execution at Case No. 1:11-cv-0065 filed in the United States District court for the Western District of Pennsylvania. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check to be tendered immediately at 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. 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. Marshals' costs, fees and commissions will be the responsibility of the seller. On behalf of the U.S. Marshals Service, we are allowing the highest bidder to secure, by official bank check or money order, ten percent (10%) of the highest bid amount within one hour of the conclusion of the sale. Additional information can be obtained through the USDA's property foreclosure website at www.resales.usda.gov.

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that property situated in the County of Erie and State of Pennsylvania, bounded and described as follows to-wit:
 BEING lot 1 of Evergreen Subdivision, as more fully described in a plan recorded in Erie County Map Book 37, page 2; being part of the property conveyed to Party of the First Part in Erie County Record Book 120, page 1933 and being commonly known as 1029 Spruce Tree Drive, Girard, Pennsylvania and bearing Erie County Tax Index No. (23) 4-38.2.
 Subject to rights-of-way and building lines of record, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises. Subject further to certain Restrictions recorded in the Erie County Record Book 164, page 562.
 Being the same premises conveyed to Mortgagors herein by Deed dated January 17, 1992 to be recorded forthwith.

Jan. 13, 20, 27 and Feb. 3

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

**February 17, 2012
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

Jan. 27 and Feb. 3, 10

SALE NO. 1

Ex. #13439 of 2011

JASON M. SMITH, Plaintiff

v.

AARON T. SMITH, Defendant

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at the above term and number, by JASON M. SMITH, against AARON T. SMITH, owner of:

Address: 959 EAST 3RD STREET, ERIE, PA

Assessment Map No.: (14) 1032-120
Assessed Value Figure: \$30,840.00

Improvement Thereon: Single Family Residence

Stephen H. Hutzelman, Esq.

305 West Sixth Street

Erie, PA 16507

(814) 452-6800

PA ID# 06541

Jan. 27 and Feb. 3, 10

SALE NO. 2

Ex. #11189 of 2011

NORTHWEST SAVINGS

BANK, Plaintiff,

v.

NATHANIEL J. BROWN,

Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-11189, Northwest Savings Bank vs. Nathaniel J. Brown, owner of property situate in the Township of North East, Erie County, Pennsylvania being: 10829 West Law Road, North East, Pennsylvania.

Approx. .599 Acres
Assessment Map Number: (37) 22-101-9.04

Assessed Value Figure: \$118,400.00
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP

Suite 300, 300 State Street
Erie, Pennsylvania 16507

(814) 456-5301

Jan. 27 and Feb. 3, 10

SALE NO. 3

Ex. #13305 of 2011

NORTHWEST SAVINGS

BANK, Plaintiff,

v.

BRAD C. CHURCHILL,

Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-13305, Northwest Savings Bank vs. Brad C. Churchill, owner of property situate in the Township of Fairview, Erie County, Pennsylvania being: Lot 84, Rupert Drive, Fairview, Pennsylvania.

Approx. 61.73. X 206.6' X 61.73' X 206.6'

Assessment Map Number: (21) 76-4-14

Assessed Value Figure: \$18,500.00
Improvement. Thereon: None

Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP

Suite 300, 300 State Street
Erie, Pennsylvania 16507

(814) 456-5301

Jan. 27 and Feb. 3, 10

SALE NO. 4

Ex. #12538 of 2011

NORTHWEST SAVINGS

BANK, Plaintiff,

v.

DEBRA L. DAVIS, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-12538, Northwest Savings Bank vs. Debra L. Davis, owner of property situate in the Township of Elk Creek, Erie County, Pennsylvania being: 9147 Route 18, Cranesville, Pennsylvania.

100' X 415' X 100' X 414'
Assessment Map Number: (13) 1-11-13.01

Assessed Value Figure: \$39,500.00
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP

Suite 300, 300 State Street
Erie, Pennsylvania 16507

(814) 456-5301

Jan. 27 and Feb. 3, 10

SALE NO. 5

Ex. #13422 of 2011

NORTHWEST SAVINGS

BANK, Plaintiff,

v.

DAVID S. MURRAY and

KAREN A. MURRAY,

Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-13422, Northwest Savings Bank vs. David S. Murray and Karen A. Murray, owners of property situate in the Township of Girard, Erie County, Pennsylvania being: 10611 Locust Knoll, Girard, Pennsylvania.

Approx. 1.02 acres
Assessment Map Number: (24) 21-76.1-1

Assessed Value Figure: \$367,300.00
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP

Suite 300, 300 State Street
Erie, Pennsylvania 16507

(814) 456-5301

Jan. 27 and Feb. 3, 10

SALE NO. 6

Ex. #13421 of 2011

NORTHWEST SAVINGS

BANK, Plaintiff,

v.

CHRISTOPHER L. YOUNG and

SARAH K. YOUNG, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-13421, Northwest Savings Bank vs. Christopher L. Young and Sarah K. Young, owners of property situate in the Township of Harborcreek, Erie County, Pennsylvania being: 4924 Ebersole Drive, Erie, Pennsylvania.

Approx. 95.1' X 256.61' X 95' X 253.68' Assessment Map Number: (27) 9-74-11

Assessed Value Figure: \$67,550.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder & Schaaf, LLP

Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301

Jan. 27 and Feb. 3, 10

SALE NO. 7

Ex. #11266 of 2010

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.

GARY W. PUSTELAK and CHRISTINE S. PUSTELAK, Defendants

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Girard, County of Erie and Commonwealth of Pennsylvania, having erected thereon a dwelling being commonly known as 9205 South Creek Road, Girard, Pennsylvania 16417 and further identified by Erie County Assessment Index No. (24) 22-99-5. Having erected thereon a single family brick dwelling with two car attached garage and swimming pool.

Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones & Britton LLP

100 State Street, Suite 700 Erie, Pennsylvania 16507-1459 (814) 870-7760

Attorneys for Plaintiff

Jan. 27 and Feb. 3, 10

SALE NO. 8

Ex. #11431 of 2011

NORTHWEST SAVINGS BANK, Plaintiff,

v.

JOHN H. DOWNEY and DARLENE J. DOWNEY, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-11431, Northwest Savings Bank vs. John H. Downey and Darlene J. Downey, owners of property situate in the Township of Fairview, Erie County, Pennsylvania being: 6790 Brier Hill Drive, Fairview, Pennsylvania.

Approx: 3.4 acres Assessment Map Number: (21) 24-11-172

Assessed Value Figure: \$314,990.00 Improvement Thereon: Residence Ritchie T. Marsh, Esq.

Marsh Spaeder Baur Spaeder & Schaaf, LLP

Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301

Jan. 27 and Feb. 3, 10

SALE NO. 9

Ex. #15637 of 2008

National City Bank of Pennsylvania, Plaintiff

v.

Lois M. Cordovano, Defendant(s)

LEGAL DESCRIPTION

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

BEGINNING at a point on the north line of Twenty-seventh Street, two hundred (200) feet west of the west line of Raspberry Street; Thence northwardly, parallel with Raspberry Street, one hundred thirty-five (135) feet to a point; Thence westwardly, parallel with Twenty-seventh Street forty (40) feet to a point; thence southwardly, parallel with Raspberry Street, one hundred thirty-five (135) feet to a point in the north line of Twenty-seventh Street; Thence eastwardly, along the north line of Twenty-seventh Street, forty (40) feet to the place of beginning, being lot number thirteen (13) in what is known as Bacon Subdivision of part of Reserve Tract Number Twenty-eight (28).

HAVING erected thereon a dwelling commonly known as 1122 West 27th Street, Erie, Pennsylvania, and being further identified by Erie County Tax Index No. 19-6218-330. BEING KNOWN AS: 1122 West 27th Street, Erie, PA 16508

PROPERTY ID NO.: 19-6218-330 TITLE TO SAID PREMISES IS VESTED IN Lois M. Cordovano by Deed from Matthew J. Cordovano and Lois M. Cordovano, husband and wife, as tenants by the entireties with the right of survivorship dated 04/20/2001 recorded 04/25/2001 in Deed Book 768 page 1751.

Alan M. Minato, Esquire PA ID 75860

Udren Law Offices, P.C.

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

Jan. 27 and Feb. 3, 10

SALE NO. 10

Ex. #12050 of 2010

PNC Mortgage, a division of PNC Bank NA, Plaintiff

v.

Dale M. Grignol, Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being Lot No. 14 of the subdivision known as "Canterbury Hills Subdivision". Section number 3, as shown on map of said subdivision recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania on March 7, 1977 in Erie County Map Book 14, page 111. Being more commonly known as 4304 Amherst Road, Erie, Pennsylvania, and bearing Index Number (33) 95-414-1.52.

SUBJECT to all restrictions, easements, right of ways, building lines, leases, and/or gas leases of record and to all easements and right of ways visible and discoverable upon an inspection of the premises. BEING KNOWN AS: 4304 Amherst Road, Erie, PA 16506 PROPERTY ID NO.: 33-95-414-1.52

TITLE TO SAID PREMISES IS

VESTED IN Dale M. Grignol by Deed from George E. Grignol, single and Dale M. Grignol, single dated 09/23/1997 recorded 09/29/1997 in Deed Book 521 page 1.
Paige M. Bellino, Esq.
PA ID #309091
Udren Law Offices, P.C.
Woodcrest Corporation Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jan. 27 and Feb. 3, 10

SALE NO. 11

Ex. #12870 of 2010
PNC Mortgage, a division of
PNC Bank NA, Plaintiff
v.

David J. Henning
Tammie J. Henning, Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEING Lot No. 128 of the Love Farm Subdivision III, a plot of which is recorded in Erie County Map 1994-130, and being more commonly known as 3605 Anne Marie Drive, Erie, Pennsylvania. Being the same premises described in Erie County Record Book 452, at page 2383, and bearing Erie County Tax Index No. (33) 126-555-227.

BEING the same premises which Michael P. Faulkner and Jill J. Faulkner, his wife by Deed dated November 8, 2002 and recorded November 8, 2002 in Erie County Deed Book Volume 943 page 475 conveyed unto David J. Henning and Tammie J. Henning, in fee.

TITLE TO SAID PREMISES IS VESTED IN David J. Henning and Tammie J. Henning by Deed from Michael P. Faulkner and Jill J. Faulkner, his wife dated 11/08/2002 recorded 11/08/2002 in Deed Book 943 page 475.

Udren Law Offices, P.C.
Woodcrest Corporation Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jan. 27 and Feb. 3, 10

SALE NO. 12

Ex. #12222 of 2010
PNC Mortgage, a division of
PNC Bank NA, Plaintiff
v.

Audrey L. Pustelak, United
States of America, Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Girard, County of Erie and State of Pennsylvania, and being part of Tract 529, bounded and described as follows, to-wit:

BEGINNING at the northeasterly corner of the piece at a drill hole in the concrete pavement of West Ridge Road, U.S. 20-PA L.R. 86 Sec. 14B, said point being in the original southerly right-of-way line of said road, said point being the following two courses and distances from a spike at the intersection of the present centerline of said West Ridge Road, with the centerline of Pieper Road, also known as Van Camp Road, viz: south 74° 24' 30" west 614.65 feet to a spike and south 00° 52' 10" west 26.88 feet; Thence continuing south 00° 52' 10" west, by the residue of the piece, passing over an iron pipe in the present southerly right-of-way line of said West Ridge Road at a distance of 35.65 feet and an iron pipe at a distance of 208.82 feet, five hundred eighty-four an thirty-two hundredths (584.32) feet to an iron pipe; Thence south 89° 44' 40" west, along the northerly line of land of Robert Elwinger, four hundred sixteen and eighty-four hundredths (416.84) feet to an iron pipe; Thence north 00° 52' 10" east, along the easterly line of land of said Robert Elwinger, passing over an old spike in the southwest root of a 30" dead elm tree at distance of 357.60 feet and passing over an iron pipe in the present southerly right-of-way line of aforementioned West Ridge Road at distance of 430.32 feet, four hundred sixty and ninety-six hundredths (460.96) feet to a drill hole in concrete pavement of said road, said point being the original southerly right-of-way line of said road; Thence north 73° 21' 10" east, along the original

southerly right-of-way line of said road, four hundred thirty-seven and three hundredths (437.03) feet to the place of beginning and containing 5,000 acres of land. Said parcel of land contains 4.683 acres of land clear of roadway.

EXCEPTING and reserving, the rights as they appear, to the Pennsylvania Electric Company to maintain their transmission lines over, across and through the above described parcel of land.

BEING KNOWN AS: 10555 Ridge Road, Girard, PA 16417

PROPERTY ID NO.: 24-9-61-8.01
TITLE TO SAID PREMISES IS VESTED IN Audrey L. Pustelak by Deed from J. William Pustelak and Audrey L. Pustelak, husband and wife dated 10/20/00 recorded 02/01/01 in Deed Book 750 page 1700.

Amy Glass, Esq.
PA BAR #308367
NJ BAR #13862010
Udren Law Offices, P.C.
Woodcrest Corporation Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jan. 27 and Feb. 3, 10

SALE NO. 13

Ex. #13471 of 2010
PNC Mortgage, a division of
PNC Bank NA, Plaintiff
v.

Jack V. Vanchieri, Jr.
Jeanne M. Vanchieri,
Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being Lot Number Eleven (11) of Replot No. 3 of parts of Blocks "A", "B" and "D" of Oakdale Subdivision, part of reserved Tract No. 81, as shown on a map of said replot recorded in the office of the Recorded of Deeds of Erie County, Pennsylvania, in Map Book 6 at pages 92 and 93, to which map reference is hereby made for a further description of said property, having erected thereon premises commonly known as 3305 Stoughton Road, Township of

Millcreek, County of Erie and State of Pennsylvania. Erie County Tax Index No. (33) 68-344-14.

BEING KNOWN AS: 3305 Stoughton Road, Erie, PA 16506
 PROPERTY ID NO.: (33) 68-344-14
 TITLE TO SAID PREMISES IS VESTED IN Jeanne M. Vanchieri by Deed from Jack V. Vanchieri, Jr. and Jeanne M. Vanchieri dated 08/05/2010 recorded 08/06/2010 Instrument No.: 2010-019196.

Harry B. Reese, Esq.
 ID #310501
 Udren Law Offices, P.C.
 Woodcrest Corporation Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jan. 27 and Feb. 3, 10

SALE NO. 14

Ex. #13115 of 2011

Wells Fargo, Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001- D, Asset-Backed Certificates, Series 2001-D, Plaintiff,

v.

Lyle E. McClellan and Leanne McClellan, Defendants

LONG DESCRIPTION

FORMAT

All that certain piece or parcel of land situate in the Township of Waterford, County of Erie and State of Pennsylvania, being Lot C of the Ralph E. McClellan, et al subdivision according to the property plan prepared by David James Laird, registered surveyor, as recorded in Erie County Map Book 25 Page 169 and also being the residue of property described in Erie County Deed Book 490 at Page 270. Having erected thereon a dwelling more commonly known as 10525 Route 97 North, Waterford, PA and being further identified with Erie County. Tax ID# (47) 3-8-16. Tax ID - (47) 3-8-16
 For information purposes only - property commonly known as: 10525 Route 97 N, Waterford, PA 16441

Title to said premises is vested to Lyle E. McClellan and Leanne McClellan, his wife, by deed dated 8/29/2001 and recorded 9/12/2001

in Book 808, Page 802.
 Chandra M. Arkema, Esquire
 Attorney ID# 203437
 Parker McCay P.A.
 9000 Midlantic Drive, Suite 300
 P.O. Box 5054
 Mount Laurel, New Jersey 08054
 (856) 810-5815
 Jan. 27 and Feb. 3, 10

SALE NO. 15

Ex. #11583 of 2011

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Vericrest Financial, Inc. as attorney-in-fact, Plaintiff

v.

Lori E. Eaton and John M. Eaton, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11583-11 The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Vericrest Financial, Inc. as attorney-in-fact vs. Lori E. Eaton and John M. Eaton, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1053 West 9th Street, Erie, PA 16502
 0.4867

Assessment Map number: 16-3052-1352
 Assessed Value figure: \$43,260.00
 Improvement thereon: a residential dwelling
 Christopher A. DeNardo, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800

Jan. 27 and Feb. 3, 10

SALE NO. 16

Ex. #13357 of 2010

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated March 1, 2007, Plaintiff

v.

Stephanie Huston, Defendant

SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 13357-10 Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated March 1, 2007, v. Stephanie Huston, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 917 Wallace Street and 506 E. 10th Street, Erie, PA 16503
 0.0505

Assessment Map number: 15020026011600 & 15020026011800
 Assessed Value figure: \$40,420.00
 Improvement thereon: a residential dwelling
 Christopher A. DeNardo, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800

Jan. 27 and Feb. 3, 10

SALE NO. 18

Ex. #11813 of 2008

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2, Plaintiff

v.

CHARLES R. ARKWRIGHT RACHAEL A. ARKWRIGHT, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11813-08 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 vs. CHARLES R. ARKWRIGHT and RACHAEL A. ARKWRIGHT

Amount Due: \$92,102.87
 CHARLES R. ARKWRIGHT and RACHAEL A. ARKWRIGHT, owner(s) of property situated in the TOWNSHIP OF WASHINGTON, Erie County, Pennsylvania being 11060 EDINBORO ROAD &

11070 EDINBORO ROAD,
 MCKEAN, PA 16426
 Assessment Map number:
 45001002002200
 Dimensions: 54 x 259
 Acreage: 0.3211
 Assessed Value: \$66,760.00
 Assessment Map number:
 45001002002300
 Dimensions: 98 x 234 IRR
 Acreage: 0.7885
 Assessed Value: \$23,500.00
 Improvement thereon: residential
 Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 19

Ex. #12392 of 2001
WELLS FARGO BANK, N.A.,
Plaintiff

v.

BRET W. AVILLA, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 12392-11
 WELLS FARGO BANK, N.A. vs.
 BRET W. AVILLA
 Amount Due: \$47,118.82
 BRET W. AVILLA, owner(s) of
 property situated in THE THIRD
 WARD OF THE CITY OF CORRY,
 Erie County, Pennsylvania being
 202 FRANKLIN STREET,
 CORRY, PA 16407-1507
 Dimensions: 57 x 125
 Acreage: 0.1636
 Assessment Map number:
 07026081000200
 Assessed Value: \$25,160.00
 Improvement thereon: Residential
 Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 20

Ex. #11683 of 2010
BANK OF AMERICA, N.A. AS
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff

v.

SVETLANA HAYES
CHARLES W. HAYES,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 11683-10
 BANK OF AMERICA, N.A. AS
 SUCCESSOR BY MERGER TO
 BAC HOME LOANS SERVICING,
 LP vs. SVETLANA HAYES and
 CHARLES W. HAYES
 Amount Due: \$92,450.18
 SVETLANA HAYES and
 CHARLES W. HAYES, owner(s)
 of property situated in TOWNSHIP
 OF MILLCREEK, Erie County,
 Pennsylvania being 807
 BEAUMONT AVENUE, ERIE, PA
 16505-3416
 Dimensions: 90 X 150
 Acreage: 0.3099
 Assessment Map number:
 33018084002800
 Assessed Value: \$105,540
 Improvement thereon:
 AGRICULTURE/RESIDENCE
 Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 21

Ex. #13957 of 2006
EVERHOME MORTGAGE
COMPANY, Plaintiff

v.

HAROLD G. HOSACK
STEPHANIE HOSACK A/K/A
STEPHANIE L. HOSACK,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 13957-06
 EVERHOME MORTGAGE
 COMPANY vs. HAROLD G.
 HOSACK and STEPHANIE
 HOSACK A/K/A STEPHANIE L.
 HOSACK
 Amount Due: \$86,969.29
 HAROLD G. HOSACK and
 STEPHANIE HOSACK, owner(s)
 of property situated in ALBION
 BOROUGH, Erie County,
 Pennsylvania being 12 ELK
 STREET, ALBION, PA 16410

Dimensions: 45 X 69.64
 Acreage: 0.0719
 Assessment Map number:
 1-004-026.0-006.00
 Assessed Value: \$47,000.00
 Improvement thereon: residential
 Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 22

Ex. #12907 of 2010
WELLS FARGO BANK, N.A.,
S/B/M WELLS FARGO HOME
MORTGAGE, INC., Plaintiff

v.

RICHARD A. KEVERLINE
TERESA KEVERLINE,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 12907-10
 WELLS FARGO BANK, N.A.,
 S/B/M WELLS FARGO HOME
 MORTGAGE, INC. vs. RICHARD
 A. KEVERLINE and TERESA
 KEVERLINE
 Amount Due: \$241,374.18
 RICHARD A. KEVERLINE
 and TERESA KEVERLINE,
 owner(s) of property situated in
 TOWNSHIP OF SUMMIT, Erie
 County, Pennsylvania being 1381
 PONDEROSA DRIVE, ERIE, PA
 16509-4803
 Dimensions: 162 x 391.7 IRR
 Acreage: 1.4180
 Assessment Map number:
 40006019001700
 Assessed Value: \$223,500.00
 Improvement thereon: residential
 Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 23

Ex. #15058 of 2009
US BANK, NATIONAL
ASSOCIATION AS TRUSTEE,
Plaintiff

v.

**GARY L. MIDKIFF
MICHELLE A. MIDKIFF,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15058-09
US BANK, NATIONAL ASSOCIATION AS TRUSTEE vs. GARY L. MIDKIFF and MICHELLE A. MIDKIFF
Amount Due: \$291,539.04
GARY L. MIDKIFF and MICHELLE A. MIDKIFF, owner(s) of property situated in TOWNSHIP OF Harborcreek, Erie County, Pennsylvania being 2304 BERNWOOD DRIVE, ERIE, PA 16510-6330
Dimensions: 75.56 x 135
Acreage: 0.2342
Assessment Map number: 27-044-147.1-204.00
Assessed Value: \$181,700.00
Improvement thereon: Residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 24

**Ex. #11848 of 2009
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP,
Plaintiff**

v.

**CHARLES F. MORGAN
SANDRA L. MORGAN,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11848-09
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. CHARLES F. MORGAN and SANDRA L. MORGAN
Amount Due: \$209,046.54
CHARLES F. MORGAN and SANDRA L. MORGAN, owner(s) of property situated in TOWNSHIP

OF HARBORCREEK, Erie County, Pennsylvania being 3742 HARBOR RIDGE TRAIL, ERIE, PA 16510-5956
Dimensions: 55 X 110
Acreage: 0.1479
Assessment Map number: 27-081-211.0-107.00
Assessed Value: \$154,700.00
Improvement thereon: Condominium
Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 25

**Ex. #11605 of 2010
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-FRE1, Plaintiff**

v.

**VICTORIA M. MUSOLFF,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11605-10
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-FRE1 vs. VICTORIA M. MUSOLFF
Amount Due: \$186,753.21
VICTORIA M. MUSOLFF, owner(s) of property situated in TOWNSHIP OF MCKEAN, Erie COUNTY, Pennsylvania being 6860 STERRETTANIA ROAD, FAIRVIEW, PA 16415-2918
Acreage: 2.7990
Assessment Map number: 31-001-021.0-007-00
Assessed Value: \$125,760.00
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 26

**Ex. #11585 of 2011
NORTHWEST SAVINGS BANK, Plaintiff**

v.

**ADAM R. STABLEIN
ASHLEY M. LENT A/K/A
ASHLEY LENT, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11585-11
NORTHWEST SAVINGS BANK vs. ADAM R. STABLEIN and ASHLEY M. LENT A/K/A ASHLEY LENT
Amount Due: \$67,735.98
ADAM R. STABLEIN and ASHLEY M. LENT A/K/A ASHLEY LENT, owner(s) of property situated in CITY OF ERIE, 6TH WARD, Erie County, Pennsylvania being 3517 HAZEL STREET, ERIE, PA 16508-2634.
Dimensions: 34 X 120
Acreage: 0.0937
Assessment Map number: 19-061-006.0-234.00
Assessed Value: \$53,730.00
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 27 and Feb. 3, 10

SALE NO. 27

**Ex. #13260 of 2011
Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1, by its attorney in fact, Ocwen Loan Servicing LLC.**

v.

**Georgia A. Fiolek
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate being part of a Tract No. 228 located in Greene Township, Erie County Pennsylvania and described as follows:
BEGINNING at an iron pipe in the north right of way line of the Old

LAW OFFICE FRAUD: Trust, But Verify!

FRIDAY, FEBRUARY 17, 2012

Bayfront Convention Center
Registration/Lunch- 11:45 a.m.
Seminar - 12:15 p.m. - 1:15 p.m.
\$32 (ECBA member/non-attorney staff)
\$48 (nonmember)
\$22 (judges)

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Attend and learn what you — and your staff — need to know to prevent and detect fraud in your law office.

It is estimated that 5% of the annual revenue of a business is lost to fraud. The average work place loss caused by occupational fraud costs \$160,000. (*Source: 2010 Report to the Nations on Occupational Fraud and Abuse published by the Association of Certified Fraud Examiners*)

Certified Fraud Examiners and CPAs Joseph P. Maloney and Susan L. Frawley will provide the keys to preventing economic losses and damage to your reputation due to fraud.

SPEAKERS



JOSEPH P. MALONEY, CPA, CFE

Joe is a founding partner of Maloney, Reed, Scarpitti & Co. A 1970 graduate of Gannon University with a B.S. in Accounting, he has been a CPA since 1972. In 2006 he earned the designation of Certified Fraud Examiner. Joe's practice is centered on assisting small to medium size businesses reach their full potential and profitability.

Joe has served as Financial Advisor to Erie County Council, assisting them in their annual budget deliberation and with arranging the financing of numerous public projects. He is a member of the American and Pennsylvania Institutes of Certified Public Accountants, presently serves on the PICPA State Committee on Taxation and the Committee on Forensic and Litigation Support, is a member of the Erie Regional Chamber and Growth Partnership Committee on the Erie Regional Airport Runway Expansion and is the President of the Presque Isle Partnership.

He is the firm's specialist in business valuation and forensic and litigation support.



SUSAN L. FRAWLEY, CPA, CFE

Sue has more than 20 years experience in accounting and auditing as well as tax. She graduated from St. Bonaventure University with a B.S. in Business Administration degree in Accounting with a secondary concentration in Computer Science in 1985.

The beginning of Sue's career included work in the accounting and auditing department of KPMG Peat Marwick in Philadelphia. Following her time in Philadelphia, she was a sole practitioner in Erie for twelve years before joining Maloney, Reed, Scarpitti & Co. in 2005.

Her experience at MRS has been mostly with small business, non-profit organizations, and individuals. She is also the technical issues specialist for the firm. In 2008, Susan became a Certified Fraud Examiner, enhancing her ability to serve her clients in combating fraud.

Sue is a member of the American and Pennsylvania Institutes of Certified Public Accountants, serving on the PICPA's Executive Committee and as Chair of its Social Responsibility Committee. Additionally, she serves on the Finance Committee of the Sarah A. Reed Children's Center Board of Directors and in 2009 conducted a Fraud Assessment for the Erie County Bar Association.

Reservations are due to the ECBA office by Monday, February 13.

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Confidential inquiries by phone or email to mrsinfo@mrs-co.com.

Joseph P. Maloney, CPA, CFE • Michael J. Reed, CPA • James R. Scarpitti, CPA • Rick L. Clayton, CPA • Susan L. Frawley, CPA, CFE

3703 West 26th Street
Erie, Pennsylvania 16506
814/833-8545

www.mrs-co.com

113 Meadville Street
Edinboro, Pennsylvania 16412
814/734-3787

Wattsburg Road, said point being the southeast corner of the land of deed book 523, Page 525, thence north 77 degree 00' west along said right of way line a distance of one hundred and fifty-eight feet (158) feet to an iron pipe; thence north 13 degree 00' east a distance of fifty three and twenty-five hundredths, (53.25) to an iron pipe; thence north 9 degree 00' east a distance of two hundred eight-one and one hundredths (281.00) feet to an iron pipe thence south 67 degree 57' east a distance of one hundred five and seventy-five hundredths (105.75) feet to a point; thence south three hundred twenty five and thirty four hundredths (325.34) feet to an iron pipe in the north right of way line of the old Wattsburg Road and the place of the beginning.

BEING the same premises which Geraldine Heibel, Executrix of the Estate of Gertrude Cywinski by deed dated July 30, 1986 and recorded on July 30, 1986 in the office of the recorder of deeds in and for Erie County at book 1640 page 559 granted and conveyed unto Steve J. Fiolek and Georgia A. Fiolek, his wife. (Steve J. Fiolek departed this life on March 6, 2011) PROPERTY ADDRESS: 9055 Old Wattsburg Road, Erie, PA 16510 PARCEL # (25) 8-28-18-01 Kevin P. Diskin, Esquire Stern & Eisenberg, PC The Pavilion 261 Old York Road, Suite 410 Jenkintown, PA 19046 (215) 572-8111 Attorney for Plaintiff

Jan. 27 and Feb. 3, 10

SALE NO. 28

Ex. #15386 of 2010
Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania
 v.

Michael J. Fox

LEGAL DESCRIPTION

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

BEGINNING at a stake in the center of the Ridge Road at the southeast corner of the land of Ira Hines and running,

Thence northerly along said land one hundred and ninety-eight (198) feet to post, Thence easterly along land of A.J. Thomas eighty-two (82) feet to a post,

Thence southerly along the land deeded to P.O. Richards and Lucy Richards, November 1, 1899, one hundred and ninety eight (198) feet to the center of the Ridge Road.

Thence westerly along the center of the road sixty-six and eight-tenths (66.8) feet to the place of beginning containing fifty-four (54) square rods of ground.

Said premises further identified by Erie County Assessment No. 39-14-35-34.

UNDER AND SUBJECT to easements, restrictions, and right of ways of record and/or those that are visible to a physical inspection.

BEING the same premises which LACHB, LTD, an Ohio Limited Liability Corporation, by Deed dated January 8, 2002 and recorded January 8, 2002 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 841 Page 2310, granted and conveyed unto Michael Fox, in fee.

PROPERTY ADDRESS: 13676 Ridge Road, West Springfield, PA 16443

PARCEL ID # 39-14-35-34

Kevin P. Diskin, Esquire

Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Attorney for Plaintiff

Jan. 27 and Feb. 3, 10

SALE NO. 29

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

Edward J. Proper a/k/a

Edward L. Proper

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces or parcels of land situate in the

Township of Wayne, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner, at a concrete sluice in the center of the Roosevelt Highway; THENCE northerly by land now or formerly owned by George Glenn Davis and Amy R. Davis, his wife, about fifty (50) rods to a post; THENCE easterly along other land now or formerly owned by Davis, Sixteen (16) rods to a post; THENCE southerly along other land now or formerly owned by Davis and parallel to the first described line, about fifty (50) rods to another concrete sluice in the center of the Roosevelt Highway; THENCE westerly along the center of the Roosevelt Highway about Sixteen (16) rods to the place of BEGINNING.

CONTAINING Five (5) acres of land, be the same more or less, and being a part of a larger piece or parcel of land located on the north side of Roosevelt Highway which Davis formerly purchased from Jennie Triscuit, and being formerly known as the Jeff Triscuit farm.

BEGINNING at a sluice in the Roosevelt Highway (U.S. Route 6) at the southeast corner of land now or formerly owned, by George Glenn Davis and Amy R. Davis, his wife; THENCE north about fifty (50) rods along the east line of said Davis' land to land now or formerly owned by Davis; THENCE east eleven (11) rods to land of the party of the first part hereto; THENCE south about fifty (50) rods to the said Roosevelt Highway aforesaid; THENCE westerly along said Roosevelt Highway eleven (11) rods to the place of BEGINNING, CONTAINING Five hundred and fifty (550) square rods of land, be the same more or less, and being a part of a larger piece or parcel of land conveyed by Nellie M. Hall, et al, to A.R. Moses, by deed dated January 13, 1910, and recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania in Deed Book 179, Page 578.

BEGINNING at a point in the north

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

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

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

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

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

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

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

PROPERTY ADDRESS: 12586 Route 6, Corry, PA 16407.
 PARCEL ID # 4901704301800.
 Kevin P. Diskin, Esquire
 Stern & Eisenberg, PC
 The Pavilion
 261 Old York Road, Suite 410
 Jenkintown, PA 19046
 (215) 572-8111
 Attorney for Plaintiff

Jan. 27 and Feb. 3, 10

SALE NO. 30

Ex. #12597 of 2011

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

v.

**NATHAN R. COUNTRYMAN
 AND ANN L. COUNTRYMAN
 N/K/A ANN L. RIGGS,
 Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12597-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. NATHAN R. COUNTRYMAN AND ANN L. COUNTRYMAN N/K/A ANN L. RIGGS, Defendants Real Estate: 1950 WEST 22ND STREET, ERIE, PA 16502
 Municipality: City of Erie, Erie County, Pennsylvania
 Lot 62, Columbus Park Subdivision
 Erie Map Book 2, Pages 228 & 229
 See Deed Book 1401, Page 2072
 Tax I.D. (19) 6212-417
 Assessment: \$14,800. (Land)

\$56,080. (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

Jan. 27 and Feb. 3, 10

SALE NO. 31

Ex. #13274 of 2011

MIDFIRST BANK, Plaintiff

v.

**LEIGH ANN HAWLEY AND
 RONALD R. HAWLEY,
 Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 13274-2011 MIDFIRST BANK, Plaintiff vs. LEIGH ANN HAWLEY AND RONALD R. HAWLEY, Defendants
 Real Estate: 3 SECOND AVENUE, UNION CITY, PA 16438
 Municipality: Borough of Union City, Erie County, Pennsylvania
 See Deed Book 0118, Page 1580
 Tax I.D. (42) 7-21-2
 Assessment: \$11,700. (Land)
 \$35,620. (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

Jan. 27 and Feb. 3, 10

SALE NO. 32

Ex. #13471 of 2011

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

v.

**KATHLEEN M. MARINO,
 Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 13471-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. KATHLEEN M. MARINO, Defendants
 Real Estate: 5654 LAUREL LANE,

GIRARD, PA 16417
 Municipality: Township of Girard,
 Erie County, Pennsylvania
 Lot 80, Westgate Village
 Subdivision Section 6, Erie County
 Map Book 17, Page 185
 See Deed Book 1412, Page 0743
 Tax I.D. (24) 25-36-1
 Assessment: \$18,000. (Land)
 \$49,360. (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

Jan. 27 and Feb. 3, 10

SALE NO. 33

Ex. #15655 of 2010
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

BRENDA T. NEWBY AND
MARIO O. NEWBY, SR.,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 15655-10 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRENDA T. NEWBY AND MARIO O. NEWBY, SR., Defendants

Real Estate: 2709 WEST 32ND STREET, ERIE, PA 16506
 Municipality: Township of Millcreek, Erie County, Pennsylvania
 Lot 25, Block B, Rolling Meadows Subdivision Map Book 5, Pages 58 & 59
 See Deed Book 1304, Page 0219
 Tax I.D. (33) 72-331-24
 Assessment: \$21,200. (Land)
 \$70,310. (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

Jan. 27 and Feb. 3, 10

SALE NO. 34

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

SHERIFFS 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

Jan. 27 and Feb. 3, 10

SALE NO. 35

Ex. #12154 of 2010
PNC MORTGAGE, A DIVISION
OF PNC BANK, NATIONAL
ASSOCIATION SUCCESSOR
BY MERGER TO NATIONAL
CITY REAL ESTATE
SERVICES LLC SUCCESSOR
BY MERGER TO NATIONAL
CITY MORTGAGE, INC FKA
NATIONAL CITY MORTGAGE
CO, Plaintiff,

v.

KENNETH L. FISHER, JR.
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12154-10, PNC Mortgage, et al, vs. Kenneth L. Fisher, Jr., owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1512 West 24th

Street, Erie, PA 16502.
 Dimensions: 0.1364
 Assessment Map Number:
 19-62-47-131
 Assess Value figure: \$70,900.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725

Jan. 27 and Feb. 3, 10

SALE NO. 36

Ex. #11040 of 2011
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
 v.
JULIE ANN BAIR, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11040-11 PNC BANK, NATIONAL ASSOCIATION vs. JULIE ANN BAIR, owner(s) of property situated in TOWNSHIP OF LEBOEUF, Erie County, Pennsylvania being 13230 Old Route 19 N., Waterford, PA 15441.

1.4400 Acres
 Assessment Map number:
 (30) 1-3-7-07
 Assessed Value figure: \$25,200.00
 Improvement thereon: Residential Dwelling & Out Buildings
 Michael C. Mazack, Esq.
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 594-5506

Jan. 27 and Feb. 3, 10

SALE NO. 37

Ex. #10130 of 2010
BANK OF AMERICA, N.A.,
Plaintiff
 v.
KRISTIN L. BALOURIS
JOHN C. BALOURIS, II,
Defendant(s)
DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot Number four (4) in BELLE VALLEY ESTATES SUBDIVISION, Section 1, as recorded in Erie County Map Book 37 at page 78 on November 19, 1990. Having a frontage of 62.52

feet on the east side of Conrad Road and a depth of 140.72 feet on the south line of Lot 4.

ALSO, conveying the five (5) feet contiguous to the entire South side of Lot 4 with a uniform depth of 140.72 feet as more fully described in the Replot of Lot 4 as recorded in the Erie County Recorder of Deeds Office as Map 1993-32 on February 24, 1993. This five (5) foot piece of land to become an integral part of Lot 4.

The original Lot 4 frontage (62.52) feet plus the five feet replot will result in an overall frontage of 67.52 feet on the east side of Conrad Road. Having erected thereon a single family residence with attached garage commonly known as 4735 Conrad Road and bearing Erie County Tax Index No. (33) 107.480-13.04.

PROPERTY ADDRESS: 4735 Conrad Drive, Erie, PA 16510
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532
 (215) 627-1322

Jan. 27 and Feb. 3, 10

SALE NO. 38

Ex. #15378 of 2008
The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Plaintiff

v.

Diane M. Morschhauser,
Defendant(s)
DESCRIPTION

SITUATE in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to wit:
 BEING Lot No. Thirty (30) of Garden Heights Subdivision No. One (1) part of Tract No. Fifty-eight (58) as shown upon a plot of said subdivision recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 4, pages 250 and 251.
 HAVING erected thereon a one story frame dwelling known as 3815

English Avenue, Erie, Pennsylvania 16510, and bearing Index No. (18) 5246-109.

SUBJECT to all restrictions, rights-of-way, building lines, leases and oil and gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

PROPERTY ADDRESS: 3815 English Avenue, Erie, PA 16510
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532
 (215) 627-1322

Jan. 27 and Feb. 3, 10

SALE NO. 39

Ex. #10515 of 2010
PNC BANK, N.A., Plaintiff
 v.
RICHARD L. GLOVER,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-10515 PNC BANK, N.A. vs. RICHARD L. GLOVER, owner(s) of property situated in Erie County, Pennsylvania being 724 Ash Street, Erie, PA 16503
 Assessment Map number: (14) 1016-143
 Assessed Value figure: \$35,020.00
 Improvement thereon: A dwelling Patrick Thomas Woodman, Esq. 436 Seventh Ave., 1400 Koppers Bldg. Pittsburgh, PA 15219
 (412) 434-7955

Jan. 27 and Feb. 3, 10

SALE NO. 40

Ex. #13371 of 2011
FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, Plaintiff
 v.
Michael J. Chapman and UNITED STATES OF AMERICA c/o United States Attorney for the Western District of Pennsylvania, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13371-11 FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC v. Michael J. Chapman and UNITED STATES

OF AMERICA c/o United States Attorney for the Western District of Pennsylvania

Michael J. Chapman, owner of property situated in the Township of Greene, Erie County, Pennsylvania being 10980 West Greene Road a/k/a 10994 West Greene Road, Waterford, Pennsylvania 16441.

Tax I.D. No. 25-20-55-9
 Assessment: \$36,316.11
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Jan. 27 and Feb. 3, 10

SALE NO. 41

Ex. #10518 of 2008
Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-OP2 Mortgage Pass-Through Certificates, Series 2005-OP2, Plaintiff

v.

Michele Galvin, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10518-08 Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables LLC 2005-OP2 Mortgage Pass-Through Certificates, Series 2005-OP2 v. Michele Galvin, owner of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2511 Raspberry Street, Erie, Pennsylvania 16502.

Tax I.D. No. (19) 6032-123
 Assessment: \$53,740.44
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Jan. 27 and Feb. 3, 10

SALE NO. 42

Ex. #11325 of 2010
Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee For Saxon Asset Securities Trust 2001-2, Plaintiff

v.

**Michael P. Shipley a/k/a
Michael Patrick Shipley and
Christine A. Shipley a/k/a
Christine Ann Shipley, Defendant**
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11325-2010 Deutsche Bank Trust Company Americas f/k/a Banker's Trust Company, as Trustee For Saxon Asset Securities Trust 2001-2 v. Michael P. Shipley a/k/a Michael Patrick Shipley and Christine A. Shipley a/k/a Christine Ann Shipley, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2636 Chestnut Street, Erie, Pennsylvania 16508.
Tax I.D. No. 19-6048-113

Assessment: \$96,260.00
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Jan. 27 and Feb. 3, 10

SALE NO. 43
Ex. #13638 of 2011
**Wells Fargo Bank, N.A., as
Trustee for Option One Mortgage
Loan Trust 2001-D, Asset-Backed
Certificates, Series 2001-D**
v.
**Roy J. Smith and
Patricia L. Ryan**
SHORT DESCRIPTION
By virtue of a Writ of Execution

filed to No. 13638-11 Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D v. Roy J. Smith and Pamela L. Ryan, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2328 Woodlawn Avenue, Erie, Pennsylvania 16510.
Tax I.D. No. 18-051-038.0-206.00
Assessment: \$79,389.65
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Jan. 27 and Feb. 3, 10



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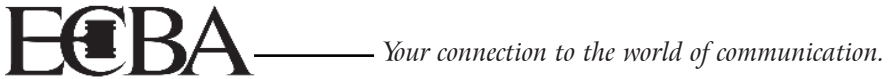
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ESTATE NOTICES

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

FIRST PUBLICATION**COLT, ISOBEL E.,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

Executrix: Amy E. Luce, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**CROTTY, MAUREEN P.,
deceased**

Late of the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania
Administrator: James L. Hardesty, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**DeMARCO, RALPH V., a/k/a
RALPH V. DiMARCO,
deceased**

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

Executor: Michael A. DeMarco, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**ENDEAN, FRANK C.,
deceased**

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

Executors: James Endean, 1270 Mulberry Lane, Fairview, PA 16415; Muriel Turissi, 102 Sextant Court, Monteo, NC 27954 and Frank Endean, Jr., 115 Maple Street, Edinboro, PA 16412

Attorney: Ted J. Padden, Esquire, 17 West 10th Street, Erie, Pennsylvania 16501

**FISKE, JACK,
deceased**

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

Administrators: Yvonne M. Fiske and Jesse Fiske, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

Attorneys: Valerie H. Kuntz, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**GARNON, CHARLES L.,
deceased**

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

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

**LAUB, DOROTHY W.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executrix: Christine Hall McClure, c/o 120 West 10th Street, Erie, PA 16501

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

**REID, ELIZABETH G.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executor: Harry G. Gorton, III, 12069 Lay Road, Edinboro, PA 16412

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

**ROHLOFF, BRIENNE F.,
a/k/a BRIENNE C. ROHLOFF,
deceased**

Late of North East Boro, Erie County, Pennsylvania

Administrator: Robert G. Rohloff, 39 Park Street, North East, PA 16428

Attorney: None

**SCHUETZ, JUNE M.,
deceased**

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

Executor: Byron D. Schuetz, c/o David M. Keck, Esq., P.O. Box S, Fairview, PA 16415

Attorney: David M. Keck, Esq., P.O. Box S, Fairview, PA 16415

**THAYER, VIOLET M., a/k/a
VIOLET THAYER,
deceased**

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

Executrix: Sandra L. Brandon, 9 Umburn Drive, Albion, Pennsylvania 16401

Attorney: Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**WELKER, SYLVIA ANN,
deceased**

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

Executor: Garry T. Welker, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**WINDSOR, LAWRENCE C.,
a/k/a LAWRENCE WINDSOR,
deceased**

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

Executor: Paul M. Antolik, 7090 Miller Road, Girard, Pennsylvania 16417

Attorney: Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**WISER, HAROLD V.,
deceased**

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

Executrix: Christina M. Mohr, 283 Corral North, Westcliffe, CO 81252

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

SECOND PUBLICATION

**BROWN, KATHERINE A.,
deceased**

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

Executrix: Catherine Bliss, 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

**BURKE, WILLIAM H.,
deceased**

Late of Fairview Township

Executrix: Mary L. Burke

Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**COREY, DONALD RALPH,
a/k/a DONALD R. COREY,
a/k/a DONALD COREY
a/k/a DONALD R. COREY, SR.
deceased**

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

Executrix: Gertrude L. Corey, 2018 Water Street, Erie, Pennsylvania 16510

Attorney: Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**DeMAISON, NORMAN L.,
a/k/a NORMAN DeMAISON,
deceased**

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

Executrix: Shirley Ann Keyes, 13477 Park East, Titusville, Pennsylvania 16354

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

**GEHRLEIN, DOROTHY A.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executor: Timothy M. Gehrlein, 1208 Jonathan Drive, Erie, PA 16509

Attorney: None

**JOHNSON, RICHARD LEON,
deceased**

Late of Millcreek Township, Erie County, PA

Co-Administrators: Christopher Johnson and Richard A. Johnson, c/o Elizabeth Brew Walbridge, Esquire, 900 State Street, Suite 103, Erie, PA 16501

Attorney: Elizabeth Brew Walbridge, Esquire, 900 State Street, Suite 103, Erie, PA 16501

**LARESE, ESTHER A., a/k/a
ESTHER LARESE,
deceased**

Late of the Township of North East,

Executrix: Marilyn Brown

Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**LONG, ELSIE V.,
deceased**

Late of the City of Erie

Executor: Mark D. Long

Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**MENZ, ARLENE MARIE,
deceased**

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

Administrator: Amy M. Swanson, 23882 Thornapple Dr., Cambridge Springs, PA 16403

Attorney: None

**MOORE, CARL L.,
deceased**

Late of the Township of Millcreek

Executor: Carl N. Moore, 4110 Ridgewood Drive, Erie, PA 16506

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

**SARNCINI, LOUISE M., a/k/a
LOUISE MARIE SARNCINI,
deceased**

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

Executrix: Cynthia Ann Taraszki, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**SCHOENFELDT, GEORGE A.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Executrix: Terry Lee Adams, 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

**SCHRIEFER, THOMAS R.,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executrix: Sharon A. Schriefer, c/o Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507
Attorney: Gary V. Skiba, Esquire, Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507

**SPRAGUE, JANET E.,
deceased**

Late of the Township of Fairview, County of Erie and State of Pennsylvania
Executor: David Bard, c/o David M. Keck Esq., P.O. Box S, Fairview, PA 16415
Attorney: David M. Keck, Esq., P.O. Box S, Fairview, PA 16415

**WARNER, KENNETH E.,
deceased**

Late of Girard Borough, County of Erie and Commonwealth of Pennsylvania
Executrix: Debbie W. Mioduszewski, c/o Thomas E. Kuhn, Esquire, 300 State Street, Suite 300, Erie, PA 16507
Attorney: Thomas E. Kuhn, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

THIRD PUBLICATION

**AULENBACHER, CHARLES W.,
deceased**

Late of Millcreek Township
Executor: Charles D. Aulenbacher, c/o 900 State Street, Suite 215, Erie, PA 16501
Attorney: Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**CRYNOCK, MICHAEL J.,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executrix: Stacy J. Crynock, 895 Cherry Hill Blvd., Erie, PA 16509
Attorney: None

**DOMZALSKI, ZYGMUNT,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Christine Snyder, c/o W. Atchley Holmes, Esquire, 3820 Liberty Street, Erie, PA 16509
Attorney: W. Atchley Holmes, Esquire, 3820 Liberty Street, Erie, PA 16509

**GLASS, NANCY L.,
deceased**

Late of the Township of Lawrence Park, County of Erie, Commonwealth of Pennsylvania
Executrix: William F. Christ, Jr., c/o Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501
Attorney: John J. Shimek, III, Esq., Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501

**HAZER, ALICE J.,
deceased**

Late of the Township of Conneaut, County of Erie, Commonwealth of Pennsylvania
Executrix: Alice J. Wilde, 409 Vesta Drive, Dauphin, Pennsylvania 17018
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**IARUSSI, RALPH J.,
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania
Executrix: Kathleen Iarussi, 1010 West 26th Street, Erie, Pennsylvania 16508
Attorney: Richard A. Vendetti, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**JOHNSON, EVELYN F.,
deceased**

Late of Harborcreek Township
Executor: Philip C. Marshall, 10490 East Lake Road, North East, PA 16428
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MAYERS, NORMAN WALTER,
deceased**

Late of Erie County, Pennsylvania
Executor: Kerren E. Perry
Attorney: Gary V. Skiba, Esq., Yochim Skiba & Nash, 345 West Sixth Street, Erie, Pennsylvania 16507

**MEEKER, PATRICIA R.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Administratrix: Bernadette M. Aldridge, 4731 Foxboro Court, Erie, PA 16510
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PARSONS, CECELIA A.,
deceased**

Late of McKean Township
Executors: Pauline A. Daly and Mary E. Mando, c/o 332 West 6th Street, Erie, PA 16507-1610
Attorney: Evan E. Adair, Esq., Williams and Adair, 332 East 6th Street, Erie, PA 16507-1610

**PARSONS, GRAHAM C., II,
deceased**

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

Executor: Kristi K. Bickerstaff, c/o The McDonald Group, L.L.P., Thomas J. Buseck, P.O. Box 1757, Erie, PA 16507-1757

Attorney: Thomas J. Buseck, Esq., The McDonald Group, L.L.P., PO Box 1757, Erie, PA 16507-1757

**PERKOVIC, ELIZABETH A.,
deceased**

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

Executrix: Patricia L. Allen, c/o Stephen J. Lagner, Esq., P.O. Box 9446, Erie, PA 16505-8446

Attorney: Stephen J. Lagner, III, Esq., P.O. Box 9446, Erie, PA 16505-8446

**SHADE, JULIA A.,
deceased**

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

Co-Administrators: Daniel A. Shade, Sr., 5121 Robin Hood Lane, Erie, PA 16509 and Thomas E. Shade, 335 West 36th Street, Erie, PA 16504

Attorney: Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**SHREAD, JOAN M.,
deceased**

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

Executor: Richard W. Adams
Attorney: Edward P. Wittmann, Esquire, Elderkin, Martin, Kelly & Messina, 150 West 8th Street, Erie, PA 16501

**STASZEWSKI, STEVE C.,
deceased**

Late of Erie County

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

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

**YOUNG, EDWARD P., a/k/a
EDWARD PAUL YOUNG,
a/k/a EDWARD YOUNG,
deceased**

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

Executrix: Bonnie Lou Stelter, 399 Edge Park Drive, Lake City, Pennsylvania 16423

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



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EMILY E. MOSCO ----- (814) 868-8541
Vendetti & Vendetti ----- (f) (814) 868-0626
3820 Liberty Street
Erie, PA 16509 ----- *emilymosco@vendettilaw.com*

KRISTIN L. PRECHTEL ----- (814) 348-2850
GE Transportation ----- (f) (513) 786-5403
Building 12, Room 230
2901 East Lake Road
Erie, PA 16531-0001 ----- *Kristin.Prechtel@ge.com*

PATRICK SULLIVAN ----- (724) 652-4081
Dallas W. Hartman P.C. ----- (f) (725) 652-8380
201 Green Ridge Road
New Castle, PA 16105 ----- *psullivan@dallashartman.com*

ATTORNEY NAME CHANGE

Meredith Schultz is now MEREDITH BOLLHEIMER

FIRM NAME CHANGE

Bernard & Stuczynski is now **BERNARD, STUCZYNSKI & BARNETT Elderkin, Martin, Kelly & Messina** is now **THE ELDERKIN LAW FIRM**
Sterrett Mott & Breski is now **STERRETT MOTT BRESKI & SHIMEK**

FAX NUMBER

JASON A. CHECQUE ----- (f) (814) 456-2227

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