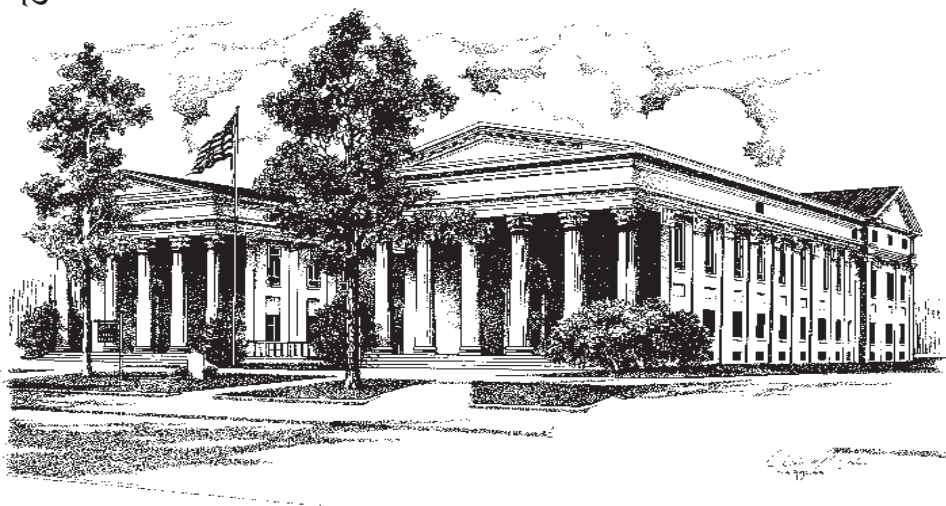


*Erie  
County  
Legal  
Journal*

February 24, 2012

Vol. 95 No. 8

USPS 178-360



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95 ERIE

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# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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

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ERIE COUNTY LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2012©) 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

### 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

### MONDAY, MARCH 5, 2012

*Shareholder Disputes in Closely Held Corporations, Partnerships & LLCs*  
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)*  
3 hours substantive / 1 hour ethics

### THURSDAY, MARCH 8, 2012

*Finding Hidden Assets in Divorce and Support Cases*  
PBI Groupcast Seminar

Erie County Bar Association  
9:00 a.m. – 12:15 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)*  
3 hours substantive

### FRIDAY, MARCH 9, 2012

*Preparing to Respond to Requests for Information in Electronic Form*

ECBA Live Lunch-n-Learn  
Bayfront Convention Center  
12:15 - 1:15 p.m. (11:45 lunch/reg.)  
\$32 (ECBA member/non-attorney staff)  
\$48 (nonmember) \$22 (Judge)  
1 hour substantive

### TUESDAY, MARCH 13, 2012

*Fundamentals of Estate Planning*  
PBI Groupcast Seminar

Erie County Bar Association  
9:00 a.m. – 4:30 p.m. (8:30 a.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)*  
5 hours substantive / 1 hour ethics

### TUESDAY, MARCH 13, 2012

*Work Product Limited Immunity and the Attorney-Client Privilege: What You Need to Know*

PBI Video Seminar  
Erie County Bar Association  
9:00 a.m. – 12:30 p.m. (8:30 a.m. reg.)  
\$139 (member) \$119 (admitted after 1/1/08)  
\$159 (nonmember)  
3 hours substantive

## 2012 BOARD OF DIRECTORS

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**ERIE COUNTY COURT OF COMMON PLEAS**

**Notice for Public Comment  
Magisterial District Realignment Plan**

Pursuant to the Pennsylvania Constitution, a reestablishment of magisterial districts is to occur in the year following the Federal decennial census. By directive of the Pennsylvania Supreme Court, each magisterial district within Erie County was analyzed and evaluated with respect to a number of factors including population, caseload and workload measures. As a result, the following plan is being considered for submission to the Pennsylvania Supreme Court: **1. at the end of the term or upon retirement of the current Magisterial District Judge (MDJ), District Court 06-3-04 (Union City) will be combined with District Court 06-2-04 (Corry), 2. at the end of the term or upon retirement of the current MDJ, District Court 06-2-01 (Erie 4th Ward) will be combined with District Court 06-1-03 (Erie 3rd Ward) and/or District Court 06-1-01 (Erie 1st Ward), 3. effective 01/1/2018 District Court 06-3-02 will be realigned so as to combine North East Twp. and North East Borough with District Court 06-3-01 (Harborcreek, Lawrence Park and Wesleyville) and Greenfield Twp. will be combined with District Court 06-3-03 (Millcreek Twp. Greene Twp. Venango Twp. and Wattsburg Boro). All other districts will remain unchanged.** Interested parties may view the entire plan and all relevant statistical data at [www.eriecountygov.org/MDJPlan](http://www.eriecountygov.org/MDJPlan), or at the office of, Thomas C. Aaron, District Court Administrator, 140 West Sixth Street, Room 210, Erie, PA 16501, between the hours of 8:30 – 4:00 Monday thru Friday. Comments may be submitted in writing to the above office, or to [taaron@eriecountygov.org](mailto:taaron@eriecountygov.org) by March 20, 2012.

Feb. 24 and Mar. 2

**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**.*



**Ellen Freedman, CLM**  
Law Practice Management Coordinator  
Pennsylvania Bar Association

*With PBA's permission, the Erie County Legal Journal will periodically reprint informative articles written by PBA's Law Practice Management Coordinator, Ellen Freedman.*

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## **IT'S TIME TO BRING ON YOUR MARKETING "A" GAME**

I realize that there's a good chance that if you see one more article right now about the recession you will probably fling this magazine across the room. So I promise I will spend virtually no time on that topic. You don't need me to tell you that firms are feeling the effects. You may well be one of them. And if not, you've witnessed first-hand how others have been impacted.

I want to focus on some specific action to take now to keep your practice afloat. Chances are good that you've already taken definitive action to trim any fat from your overhead. If you haven't because you aren't sure how to trim fat without cutting the muscle which enables you to service clients, you may want to contact me for a reprint of my article which appeared in *The Pennsylvania Lawyer* entitled "Cost Control Strategies for an Improved Bottom Line."

If you've cut the fat and need to improve the bottom line even more, there's a good chance you're scratching your head wondering what to do next. And that's where this article comes in. Because ultimately the problem is rarely on the expense side of the practice; and you can focus all you want on cutting expense, but it will never be enough. Most of the time the problem is on the revenue side. Improving that metric calls for a two-fold approach: maximizing profitability for each practice area, and amplifying your marketing efforts.

I learned an important business lesson from my father at the tender age of about six. He was telling a story at the dinner table about how a person at his factory miscalculated the production cost of a new lamp. My father learned of the misplaced decimal point only after he'd sold several boxcar loads to one of his national department store customers. The lesson was presented in the comic ending to the tale, when my Dad informed us that if he were a better salesman he would have sold himself into bankruptcy.

Years later, when I began working in a business environment, I realized I had learned from that simple story that volume doesn't equal profit. If the work being performed isn't profitable, the more you do, the further from your economic performance goals you'll get. It's difficult to see this subjectively, because when bills go out and cash flows in, all seems to be right with the world. But if you examine your profitability objectively, you can determine whether you're digging your future grave or paving the road to riches.

We know that not every matter is or even can be profitable. Sometimes you take on a matter which you know is a loss leader in order to secure other more profitable work later. A common example is drafting a simple will or estate plan with the hope that one day you will be hired to manage the estate. Sometimes you take on work you know is not profitable as a service or favor for a good client. And for some of you, taking on pro bono matters

is your way of “giving back” to the community. But we also know that your resources are limited. There aren’t enough hours in the day to get the work done. Since you have little time to waste, you must invest most of your available resources where they will produce the best return, absent any of the previously-stated reasons for knowingly and willingly sustaining a loss.

For information on how to calculate the profitability of your clients and matters, contact me for some instructive articles. Keep in mind always that a client that produces a million in fees a year, if it costs you 1.2M to produce those fees, is not a client you can afford to keep for long, unless they open the door to other possibilities.

The other side of the revenue equation is about client development. Building a clientele is like the uphill climb of the roller coaster. It’s hard work, and a slow and sometimes bumpy ride. Client relationships are usually built the hard way, one client and one matter at a time. Many marketing strategies, like education-based marketing, or building a referral network, have a slow cumulative effect that can take years to produce measurable results. Eventually, though, your continued efforts start to bear consistent results. As the roller coaster clears the apex, it builds speed with minimal effort as it descends. So too with marketing efforts. Momentum builds and eventually the growth takes on a life of its own with less and less effort on your part.

All too often we forget that no matter how talented and service-oriented we are, clients will inevitably be lost over time. Some go out of business. Some move away. Sometimes a new GC comes in who already has a comfortable working relationship with another firm. Large out-of-town firms may be encroaching on your local work. Meanwhile, we have a habit of becoming complacent about our marketing. After all, there’s still plenty of work, and you never liked doing it anyway.

Sound familiar?

The problems with becoming complacent about marketing are numerous. Referral sources are continually courted by your competitors. Taking them for granted will eventually lessen the stream of new clients entering your intake pipeline. By the time you get around to doing something about it, you may not be able to restore the relationship back to where it once was. Even more problematic is that you find yourself once again in the position of the roller coaster chugging up the hill. It will take a lot of effort to regain the momentum. Only now you are busier, and have been away from the activity for a while, so it appears even more difficult.

Why is that? Well, there are some simple marketing facts you need to recognize. First is that 80% of your new business will come from existing clients, and it will take only 20% of your efforts. Developing that business is often referred to by marketing gurus as plucking the “low hanging fruit.” On the other hand, only 20% of your new business will come from new clients. But it will take 80% of your efforts to develop those new relationships. Chances are you’ve harvested about all the low hanging fruit you can, so not only does it appear more difficult to reel in new business, it really is.

Another fact is that in the legal industry it can take a minimum of 15 quality “touches” to convert a stranger to a prospect to a client. That means you have to orchestrate a lot of

activity to create those touches.

What constitutes a touch? It can include any number of activities and events. Examples of quality touches include:

The prospect hears you present a seminar.	The prospect reads an article you wrote.
The prospect is given your name from a trusted source.	The prospect reads a news story about an achievement of yours.
The prospect serves on a committee or board with you.	The prospect meets you at a civic or charitable event.
The prospect sees you in action when you represent the other side.	

The last fact to keep in mind is that, for established attorneys, there is much more competition now than when you were originally building your practice. That means you will have to employ more thought than before, and put in even greater effort this time around. And for both established and newly minted attorneys, you want to make sure you determine what your differentiating factors are, and consistently present yourself in a way that emphasizes those factors.

Let me give you a couple of fairly simple, real life examples of what I'm talking about. The first involves a section member who, over the years, found his work flowing more and more from fewer and fewer clients. He was busy, and content to harvest and live off the low hanging fruit. Eventually, almost eighty percent of his work flowed from one client. Then the client suddenly and unexpectedly died, and the workflow abruptly stopped. And the outstanding receivables, which had grown steadily over time, was looking like it would have to be written off as bad debt.

When the attorney contacted me about the sudden near demise of his practice, we spoke of his differentiating factors. Aside from being known as a talented attorney, his years of service to the local and state bar gave him the enviable position of being very well known among his peers. I urged him to perform the most basic marketing activity: to pick up the phone and reconnect with everyone he knew, and ask outright for work. Because he hadn't asked in quite a while, it was assumed that he had plenty of work. His concerted efforts produced quick results, based on his last report.

In the second instance an attorney contacted me about career alternatives. Her practice just could not sustain her. Unfortunately her marketing efforts never really amounted to much. She did a small amount of marketing here and there during the years she struggled to establish her practice. But she was inconsistent, never identified her "brand" (e.g. that all-important differentiating factor) and always seemed to push marketing to the back burner when there was client work to be done.

Marketing is not something in which one can dabble and be successful. Maybe once upon a time, but not anymore. You will need a plan which incorporates a number of strategies. You will need to perform activities you may at first feel uncomfortable doing. Over time much becomes habitual, and the discomfort gives way to confidence.

I have a wealth of materials to assist. In fact, I have so much material it's hard to decide what to send unless the request is focused in a specific area (e.g. newsletters, social media, blogs, seminars etc). You may need to hire a marketing consultant for a brief consultation to give you some ideas as to the types of activities which will be most suitable based on your location and area(s) of practice. Having a focus to your activities, and a game plan with identifiable goals and objectives, is halfway to getting where you want to be. Implementation is another. If you look at successful rainmakers around you, one thing you will notice is that rarely a day goes by without the incorporation of some type of marketing activity. And that's key.

Don't dabble in client development and marketing activities like a weekend athlete who never achieves the performance they desire. Pull out the stops. Incorporate your "A" game into your daily and weekly schedule, with all the dedication of someone headed for the Olympics. That will make you a winner, no matter what the economy does.

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*Ellen Freedman, CLM is the Law Practice Management Coordinator of the Pennsylvania Bar Association. In that capacity, she assists PBA members with issues and problems that arise on the business side of their practice. Ellen is also president of Freedman Consulting, and founder of The Managing Partner Development Institute.®*

*Ellen encourages your feedback and questions. She can be reached at 1-800-932-0311 x2228, or by email at [lawpractice@pabar.org](mailto:lawpractice@pabar.org).*

*This article is for informational use only and does not constitute legal advice or endorsement of any particular product or vendor.*

*A version of this article originally appeared in the Fall, 2009 issue of The Pennsylvania Bar News. © 2009 Ellen Freedman.*



**CERTIFICATE OF AUTHORITY**

Notice is hereby given that AREVA Solar, Inc., a foreign business corporation, has applied for a Certificate of Authority to do business in the Commonwealth of Pennsylvania under the provisions of the Business Corporation Law of 1988. The corporation is incorporated under the laws of Delaware. The address of its principal office under the laws of the jurisdiction in which it is incorporated is 303 Ravendale Drive, Mountain View, CA 94043. The address of its proposed registered office in Pennsylvania is 1001 State Street, Suite 1400, Erie, PA 16501 c/o Corporate Creations.

Feb. 24

**CHANGE OF NAME NOTICE**

In the Matter of the Change of Name of: Tyler James Lindsay, a minor Notice is hereby given that on February 1, 2012, the Petition of Robert L. Carrier was filed in the Court of Common Pleas of Erie County, Pennsylvania for a decree to change Tyler James Lindsay's name to Tyler James Carrier. The Court has fixed March 1, 2012 at 9:00 a.m. in Courtroom I-217 at the Erie County Courthouse as the time and place for the hearing on said Petition, when and where all persons interested may attend. Michael J. Nies, Esquire  
504 State Street, 3rd Floor  
Erie, PA 16501

Feb. 24

**ORGANIZATION NOTICE**

Notice is hereby given that Fiesler Trucking LLC has been organized under the provisions of the Limited Liability Company Law of 1994, as amended.  
Howard A. Hain  
821 State Street  
Erie, PA 16501

Feb. 24

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
CIVIL DIVISION - LAW

No. 14555-2011  
HEATHER STEINER and JEFF MEISEL, Plaintiffs  
v.  
MANDI MILLER, Defendant

NOTICE

To: MANDI MILLER  
Please take notice that Heather Steiner and Jeff Meisel, plaintiffs, have filed a Writ of Revival against Mandi Miller, defendant, in the Court of Common Pleas of Erie County, Pennsylvania, Civil Division, No. 14555 - 2011. Plaintiffs have filed this action in order to revive a judgment against defendant.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this writ and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the writ or for any other claim or relief requested by the plaintiffs. You may lose money or property or other rights important to you. You should take this notice to a lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

Lawyer Referral &  
Information Service  
P. O. Box 1792  
Erie, PA 16507

Phone: (814) 459-4411

MON - FRI 8:30 a.m. to 3:00 p.m.  
If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.  
Patrick J. Mondl, Esquire  
MacDonald, Illig, Jones & Britton LLP

100 State Street, Suite 700  
Erie, PA 16507-1459  
(814) 870-7702  
Attorneys for Heather Steiner and Jeff Meisel

Feb. 24

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

Orphans' Court Division  
IN THE MATTER OF THE  
ADOPTION OF C.W.H.

No. 83 In Adoption 2011

**TO: UNKNOWN FATHER/JOHN DOE**

At the instance of ADOPTION BY CHOICE, the petitioner in the above case, you, **UNKNOWN FATHER/JOHN DOE**, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphans' Court of Erie County, Pennsylvania, at the Erie County Court House, Court Room No. F-220, City of Erie, Pennsylvania, on **March 13, 2012 at 1:30 p.m.**, and then and there show cause, if any you have, why your parental rights to C.W.H. born June 24, 2011, at UPMC/Hamot Medical Center, Erie, Pennsylvania, should not be terminated, in accordance with the Petition For Involuntary Termination Of Parental Rights filed on January 11, 2012 at the above term and number. The Petition alleges that you, by conduct continuing for a period of at least six (6) months immediately preceding the filing of the petition, either have evidenced a settled purpose of relinquishing parental claim to the child or have failed or refused to perform parental duties. You hereby are notified that the Confirmation of Consent of the Natural Mother of C.W.H. also will take place on March 13, 2012 at 1:30 p.m. before the Honorable Daniel J. Brabender, Jr.

Your presence is required at the hearing. You are warned that if you fail to appear at the hearing to object to the termination of your rights or fail to file a written objection to such termination with the court prior to the hearing, the hearing will go on without you and your rights may

be terminated without you being present.

If it is your intention to contest these proceedings you, or your attorney, are further directed to immediately notify the Family/Orphans' Court Administrator, Room 205, Erie County Court House, Erie, PA 16501 or at (814) 451-6251.

You have the 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 can not afford one, go to or telephone the office set forth below to find out where you can get legal help.

Lawyers' Referral Service, PO Box 1792, Erie, Pennsylvania 16507, (814) 459-4411 NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa.C.S. Sections 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. You have the right to consult an attorney concerning your post adoption contact agreement rights. If you do not have an attorney, you can ask for assistance through the Lawyers' Referral Service or Family/Orphans' Court Administrator, as set forth above.

M. Kathryn Karn, Esquire  
731 French Street  
Erie, Pennsylvania 16501  
(814) 452-3151

Attorney for Petitioner,  
Adoption By Choice

Feb. 24

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:11-cv-00121, I shall expose to public sale the real property of Gary L. McGregor known as 101 Averill Street, Warren, PA 16365,

which is fully described in the Deed dated February 21, 1990, recorded in the Warren County Recorder of Deeds Office at Deed Book Volume 289, Page 188.

**TIME AND LOCATION OF SALE: Friday, March 30, 2012 at 10:30 A.M. in the Lobby, Warren County Sheriff's Office, 401 Mark Street, Warren, PA 16365.**

**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. Steve Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Mr. Daniel Varland at 314-457-5489.

Feb. 24 and Mar. 2, 9, 16

**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 known as 202 Templeton Avenue, Girard, PA 16417 and being more fully described at Erie County Deed Book Volume 72 Page 1305.

**SAID SALE** to be held at the **ERIE COUNTY COURTHOUSE, ROOM 209, 140 WEST SIXTH STREET, ERIE PA 16501 at 9:30 a.m.** prevailing, standard time, on **MARCH 9, 2012.**

All those certain tracts of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 23009009001000 in Erie County, Pennsylvania Assessment Office. Seized and taken in execution as the property of Floyd P. Douglas and Cynthia L. Douglas, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1:11-CV-00192.

**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. Steve

Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Dan Varland at 314-457-5489.

Feb. 10, 17, 24 and Mar. 2

**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 known as 9939 Holly Drive, Lake City, PA 16423 and being more fully described at Erie County Deed Book Volume 561 Page 949.

**SAID SALE** to be held at the **ERIE COUNTY COURTHOUSE, ROOM 209, 140 WEST SIXTH STREET, ERIE PA 16501** at **9:30 a.m.** prevailing, standard time, on **MARCH 9, 2012.**

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

improvements erected thereon described as Tax Parcel No. 28015021005600 in Erie County, Pennsylvania Assessment Office. Seized and taken in execution as the property of Shari R. Clark, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1:11-CV-00190. 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. Steve Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Dan Varland at 314-457-5489.

Feb. 10, 17, 24 and Mar. 2



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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

**March 16, 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

Feb. 24 and Mar. 2, 9

**SALE NO. 1**

**Ex. #12524 of 2010  
Household Finance Consumer  
Discount Company, Plaintiff  
v.**

**Gregory Askins  
Shelly Gross, 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 and being more fully described as follows, to wit:

BEGINNING at the point of intersection of the south line of Thirtieth Street with the east line of Raspberry Street; thence eastwardly along the south line of Thirtieth Street, Ninety-five and ninety-hundredths (95.90) feet to a point;

thence southwardly thirty-five (35) feet to a point; thence westwardly and parallel with Thirtieth Street, ninety-five and fifty-three hundredths (95.53) feet to a point in the east line of Raspberry Street; thence northwardly (inadvertently omitted in previous deed description) thirty-five (35) feet to the place of beginning.

Having erected thereon a two-story brick veneer dwelling and being known and numbered as 3001 Raspberry Street, Erie, Pennsylvania 16508.

ERIE COUNTY TAX ASSESSMENT NO. (19) 6038-223 BEING KNOWN AS: 3001 Raspberry Street, Erie, PA 16508

PROPERTY ID NO.: (19) 6038-223 TITLE TO SAID PREMISES IS VESTED IN Gregory R. Askins and Theresa Askins, his wife by Deed from Greg Askins dated 10/15/04 recorded 11/02/04 in Deed Book 1186 page 1302.

Paige M. Bellino, Esq.

PA ID #309091

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

Feb. 24 and Mar. 2, 9

**SALE NO. 2**

**Ex. #11997 of 2010**

**PNC Mortgage, a division of  
PNC Bank, NA, Plaintiff  
v.**

**Joseph B. Jaros  
Kristy L. Jaros, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situation in the Township of Summit, County of Erie and State of Pennsylvania, being part of Tract No. 259 in said Township and more particularly bounded and described as based upon a survey made by R.M. Fry, Registered Engineer No. 2418, on October 19, 1966, as follows, to wit;

BEGINNING at a point in the center line of the Oliver Road, at the southwest corner of lands of Arthur Haibuch, as described in Deed Book 377 at page 522, said beginning point also being the northwest

corner of lands of William Gribbon; thence north thirteen degrees east (N 13°E) (Designated in error as "N13°W" in Deed Book 742, page 228) along the center line of Oliver Road, one hundred fifty-three and ninety-five hundredths (153.95) feet to a point; thence east, passing over an iron pin in the east side of the road, five hundred (500) feet to an iron pin; thence south one hundred fifty (150) feet to an iron pin in the north line of lands of William Gribbon; thence west along the north line of lands of William Gribbon, five hundred thirty-four and sixty-three hundredths (543.63) feet to the place of beginning. Containing 1.78 acres of land more or less.

**AND ALSO**

ALL that certain piece or parcel of land situate in the Township of Summit, County of Erie and State of Pennsylvania, and being more particularly bounded and described as follows, to wit;

BEGINNING at a point in the center line of the Oliver Road at the southwest corner of lands of Verna J. Haibach, in Deed Book 1063, page 623; thence, eastwardly along lands of Verna J. Haibach as aforesaid, three hundred (300) feet to a point; thence southwardly, parallel with the Oliver Road, fifty (50) feet to a point; thence westwardly, parallel with the south line of lands of Verna J. Haibach aforesaid, three hundred (300) feet to a point in the center line of Oliver Road, thence northwardly, along the center line of Oliver Road, fifty (50) feet to the place of beginning.

BEING KNOWN AS: 8681 Oliver Road, Erie, PA 16509

PROPERTY ID NO.: 40-19-82-11 TITLE TO SAID PREMISES IS VESTED IN Joseph B. Jaros and Kristy L. Jaros, his wife, as tenants by the entireties with the right of survivorship in the survivor of them by Deed from George J. Borsuk and Denise M. Borsuk, his wife, by George Borsuk, attorney in fact for Denise M. Borsuk, also known as Denise Borsuk dated 12/06/1999 recorded 12/09/2009 in Deed Book 677 page 2177.

Harry B. Reese, Esq.  
 ID #301501  
 Udren Law Offices, P.C.  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 856-669-5400

Feb. 24 and Mar. 2, 9

**SALE NO. 3**

**Ex. #10743 of 2011**  
**BAC Home Loans Servicing, LP,**  
**Plaintiff**  
 v.

**Craig D. McEndree**  
**Melanie D. McEndree,**  
**Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in: The Township of Lawrence Park, Erie County, Pennsylvania, bearing Erie County Assessment No. (29) 006-013.0-012.00, bounded and described as follows, to-wit: BEING Lot Number thirty-two (32) in Block "B" of a replot of Lake Cliff Park Subdivision, in Tract 248, as shown on a plot of said subdivision recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book No. 4, at pages 118 and 119. Having erected thereon a one and one-half story roman rough brick dwelling and being commonly known as 319 Joliette Avenue, Lawrence Park Township, Erie, PA 16511 DESIGNATED AS TAX PARCEL NO. 29006013001200 AS DESCRIBED IN MORTGAGE BOOK 1439 PAGE 1878 BEING KNOWN AS: 319 Joliette Avenue, Erie, PA 16511 PROPERTY ID NO.: (29) 6-13-12 TITLE TO SAID PREMISES IS VESTED IN Craig D. McEndree and Melanie D. McEndree, his wife by Deed from C. Joseph Norder and Carolyn L. Norder, his wife and Richard D. Weismiller and Heather N. Weismiller, his wife dated 08/10/07 recorded 08/15/07 in Deed Book 1439 page 1874. Kassia Fialkoff, Esquire PA ID #310530 NJ ID #000122011 Attorney for Plaintiff Udren Law Offices, P.C.

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

Feb. 24 and Mar. 2, 9

**SALE NO. 4**

**Ex. #12987 of 2011**  
**PARKVALE SAVINGS BANK,**  
**Plaintiff**  
 v.

**JOSEPH J. BOCIANOWSKI,**  
**JR., Defendant**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 12987 - 2011. PARKVALE SAVINGS BANK v. JOSEPH J. BOCIANOWSKI, JR., owner of the following properties identified below:

1) Situate in the CITY, of ERIE, County of ERIE, and Commonwealth of Pennsylvania at 4310 Melrose Avenue, Erie, PA 16509:

Assessment Map No. (19) 6175-103 Assessed Value Figure: \$78,540.80 Improvement Thereon: ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. 7 in the Pleasant Valley Subdivision No. 3 as shown on a Plot of said subdivision recorded November 26, 1954 in the Office of the Recorder of Deeds of Erie County, Pennsylvania, on Map Book 5, at Pages 108 and 109 to which plot reference is hereby made for a further description of said property.

HAVING erected thereon a one and one-half story frame dwelling with brick front and being more commonly known as 4310 Melrose Avenue, Erie, Pennsylvania. Bearing Erie County Index No. (19) 6175-103.

Michael P. Kruszewski, Esq.  
 Pa. I.D. No. 91239  
 2222 West Grandview Boulevard  
 Erie, PA 16506-4508  
 (814) 833-2222, Ext. 238  
 Attorneys for Plaintiff,  
 Parkvale Savings Bank

Feb. 24 and Mar. 2, 9

**SALE NO. 5**

**Ex. #13748 of 2011**  
**Marquette Savings Bank**  
 v.

**Frank M. Case, Jr.**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2011-13748, Marquette Savings Bank vs. Frank M. Case, Jr., owner of property situate in the Borough of Cranesville, Erie County, Pennsylvania being: 10254 Crane Street, Cranesville, Pennsylvania.

2.39 acres  
 Assessment Map Number: (9) 4-3-16  
 Assessed Value Figure: \$52,650.00  
 Improvement Thereon: Residence Eugene C. Sundberg, Jr., Esq.  
 Marsh Spaeder Baur Spaeder & Schaaf, LLP  
 Suite 300, 300 State Street  
 Erie, Pennsylvania 16507  
 (814) 456-5301

Feb. 24 and Mar. 2, 9

**SALE NO. 6**

**Ex. #14075 of 2011**  
**Marquette Savings Bank**  
 v.

**Nedim Ibrahimovic and**  
**Muniba Ibrahimovic**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 14075-2011 Marquette Savings Bank vs. Nedim Ibrahimovic and Muniba Ibrahimovic, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2512 Brandes Street, Erie, Pennsylvania.

42.5 x 44 and 60 x 40  
 Assessment Map Number: (18) 5043-138 and 104  
 Assessed Value Figure: \$23,500.00 (18) 5043-138 \$ 600.00 (18) 5043-104  
 Improvement Thereon: Residence Eugene C. Sundberg, Jr., Esq.  
 Marsh Spaeder Baur Spaeder & Schaaf, LLP  
 Suite 300, 300 State Street  
 Erie, Pennsylvania 16507  
 (814) 456-5301

Feb. 24 and Mar. 2, 9

**SALE NO. 7**

**Ex. #13465 of 2011**  
**Marquette Savings Bank**





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Dennis Lagan 27 Years- PSP	Gerald Nichols 30 Years - FBI	Benjamin Suchocki 30 Years - FBI/IRS	Jennifer Mazur Investigator
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v.  
**Grant E. Zellefrow**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 13465 - 2011, Marquette Savings Bank vs. Grant E. Zellefrow, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 814 Cherry Street, Erie, Pennsylvania. 32 x 100 irregular Assessment Map Number: (16) 3035-252 Assessed Value Figure: \$20,760.00 Improvement Thereon: Residence Eugene C. Sundberg, Jr., Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301

Feb. 24 and Mar. 2, 9

**SALE NO. 8**  
**Ex. #10801 of 2011**  
**NORTHWEST SAVINGS BANK, Plaintiff**  
v.  
**MARY FRANCES SCHENLEY, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2011-10801, Northwest Savings Bank vs. Mary Frances Schenley, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2621 Jackson Avenue, Erie, Pennsylvania. 86.125' x 32 1/2' x 86.125' x 32 1/2' Assessment Map Number: (18) 5056-224 Assessed Value Figure: \$44,600.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301

Feb. 24 and Mar. 2, 9

**SALE NO. 9**  
**Ex. #11040 of 2011**  
**PNC BANK, NATIONAL ASSOCIATION**  
v.  
**TERRY GRAHAM**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution

filed to No. 11040-11 PNC BANK, NATIONAL ASSOCIATION vs. TERRY GRAHAM, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 327 WILSON STREET, ERIE, PA 16510  
(14) 10-28-22 - 0.2162 Acres  
(14) 10-28-222 - 0.0878 Acres  
Assessment Map number: (14) 10-28-22 & (14) 10-28-222  
Assessed Value figure: (14) 10-28-22 - \$13,030.00.  
(14) 10-28-222 - \$800.00  
Improvement thereon: Residential Dwelling  
Michael C. Mazack, Esq. 1500 One PPG Place Pittsburgh, PA 15222 (412) 594-5506

Feb. 24 and Mar. 2, 9

**SALE NO. 10**  
**Ex. #13011 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.  
**FELICIA BURLINGAME Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13011-09 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. FELICIA BURLINGAME Amount Due: \$55,574.40 FELICIA BURLINGAME, owner(s) of property situated in the BOROUGH OF WESLEYVILLE, Erie County, Pennsylvania being 2053 WATER STREET, ERIE, PA 16510-1869 Dimensions: 33.33 X 85 Acreage: 0.0650 Assessment Map number: 50002035001700 Assessed Value: \$43,250.00 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

Feb. 24 and Mar. 2, 9

**SALE NO. 11**  
**Ex. #13733 of 2010**  
**CITIMORTGAGE, INC., Plaintiff**  
v.  
**MICHAEL D. FORSYTH JULIET D. FORSYTH, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13733-10 CITIMORTGAGE, INC. vs. MICHAEL D. FORSYTH and JULIET D. FORSYTH Amount Due: \$59,035.57 MICHAEL D. FORSYTH and JULIET D. FORSYTH, owner(s) of property situated in BOROUGH OF WESLEYVILLE, Erie County, Pennsylvania being 2407 STATION ROAD, ERIE, PA 16510-1947 Dimensions: 44.8 X 125 Acreage: 0.1286 Assessment Map number: 50002041004000 Assessed Value: \$46,810 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

Feb. 24 and Mar. 2, 9

**SALE NO. 12**  
**Ex. #13718 of 2011**  
**WELLS FARGO BANK, N.A., Plaintiff**  
v.  
**TIMOTHY J. HEIRLS, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13718-11 WELLS FARGO BANK, N.A. vs. TIMOTHY J. HEIRLS Amount Due: \$48,500.59 TIMOTHY J. HEIRLS, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 2703 POST AVENUE, ERIE, PA 16508-1001 Dimensions: 75.22 X 121.54



Acreage: .2406  
 Assessment Map number:  
 19062040031000  
 Assessed Value: \$63,570.00  
 Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
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Feb. 24 and Mar. 2, 9

**SALE NO. 13**

**Ex. #14941 of 2010**  
**BANK OF AMERICA, N.A.**  
**SUCCESSOR BY MERGER**  
**TO BAC HOME LOANS**  
**SERVICING, LP, Plaintiff**

v.

**JOHN M. HICKMAN,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 14941-10

BANK OF AMERICA, N.A.  
 SUCCESSOR BY MERGER TO  
 BAC HOME LOANS SERVICING,  
 LP vs. JOHN M. HICKMAN  
 Amount Due: \$73,823.15  
 JOHN M. HICKMAN, owner(s)  
 of property situated in BOROUGH  
 OF LAKE CITY, Erie County,  
 Pennsylvania being 1820  
 CHESTNUT STREET, LAKE  
 CITY, PA 16423-1401  
 Dimensions: 45 X 99.05  
 Acreage: 0.1034  
 Assessment Map number:  
 28-013-017.0-010.00

Assessed Value: 59,450.00  
 Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
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Feb. 24 and Mar. 2, 9

**SALE NO. 14**

**Ex. #12161 of 2010**  
**BANK OF AMERICA, N.A. AS**  
**SUCCESSOR BY MERGER**  
**TO BAC HOME LOANS**  
**SERVICING, LP, Plaintiff**

v.

**DAVID J. LOGUE, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 12161-10  
 BANK OF AMERICA, N.A. AS  
 SUCCESSOR BY MERGER TO  
 BAC HOME LOANS SERVICING,  
 LP vs. DAVID J. LOGUE  
 Amount Due: \$104,318.20  
 DAVID J. LOGUE, owner(s) of  
 property situated in TOWNSHIP  
 OF MILLCREEK, Erie County,  
 Pennsylvania being 1220 OREGON  
 AVENUE, ERIE, PA 16505-3734  
 Dimensions: 70 X 100  
 Acreage: 0.1607

Assessment Map number:  
 33-035-074.0-011.00  
 Assessed Value: \$95,200  
 Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400  
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Feb. 24 and Mar. 2, 9

**SALE NO. 15**

**Ex. #13258 of 2011**  
**U.S. BANK NATIONAL**  
**ASSOCIATION AS TRUSTEE**  
**FOR RASC 2005KS12, Plaintiff**

v.

**PAUL P. NOLAN, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13258-11

U.S. BANK NATIONAL  
 ASSOCIATION AS TRUSTEE  
 FOR RASC 2005KS12 vs. PAUL  
 P. NOLAN  
 Amount Due: \$66,191.35  
 PAUL P. NOLAN, owner(s) of  
 property situated in TOWNSHIP  
 OF MILLCREEK, Erie County,  
 Pennsylvania being 2222 JAMES  
 AVENUE, ERIE, PA 16506-2342  
 Dimensions: 67.89 x 140  
 Acreage: 0.2182

Assessment Map number:  
 33-052-219.0-017.00  
 Assessed Value: 78,670.00  
 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

Feb. 24 and Mar. 2, 9

**SALE NO. 16**

**Ex. #14463 of 2010**  
**WELLS FARGO BANK, N.A.,**  
**S/B/M TO WELLS FARGO**  
**HOME MORTGAGE, INC.,**  
**F/K/A NORWEST MORTGAGE,**  
**INC., Plaintiff**

v.

**THOMAS B. PANGBORN**  
**A/K/A THOMAS BRIAN**  
**PANGBORN**  
**GAIL SQUIRES**  
**A/K/A GAIL PANGBORN**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 14463-10  
 WELLS FARGO BANK, N.A.,  
 S/B/M TO WELLS FARGO  
 HOME MORTGAGE, INC., F/K/A  
 NORWEST MORTGAGE, INC. vs.  
 THOMAS B. PANGBORN A/K/A  
 THOMAS BRIAN PANGBORN  
 and GAIL SQUIRES A/K/A GAIL  
 PANGBORN

Amount Due: \$74,671.49  
 THOMAS B. PANGBORN A/K/A  
 THOMAS BRIAN PANGBORN  
 and GAIL SQUIRES A/K/A GAIL  
 PANGBORN, owner(s) of property  
 situated in CITY OF ERIE, Erie  
 County, Pennsylvania being 1636  
 WEST 39TH STREET, ERIE, PA  
 16509-1132

Dimensions: 50 X 129.70  
 Acreage: 0.1489  
 Assessment Map number:  
 19-061-072.0-328.00  
 Assessed Value: \$65,460

Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
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Feb. 24 and Mar. 2, 9

**SALE NO. 18**

**Ex. #13816 of 2011**  
**Wells Fargo Bank, NA., successor**  
**by merger to Wells Fargo Bank**  
**Minnesota, N.A., as Trustee**

v.

**Christopher A. Ackerman and**  
**Veronica F. Ackerman**  
**LEGAL DESCRIPTION**

All that certain piece or parcel  
 of land situate in the City of Erie,

County of Erie and Commonwealth of Pennsylvania, being further bounded and described as follows, to-wit:

BEGINNING at a point on the southeasterly line of West 39th Street, at the dividing line between Lots 5 and 6 in Orchard Park Center Subdivision according to a plot thereof recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 5 at pages 174 and 175; thence along the southeasterly line of West 39th Street. North 61 degrees 07 minutes and 21 seconds East, a distance of sixty-nine and twenty-nine hundredths (69.29) feet to a point: thence along the southwesterly line of the Pollock Subdivision recorded in the Recorders Office of Erie County, Pennsylvania in Map Book 2, pages 70 and 79, South 28 degrees 23 minutes 39 seconds East a distance of one hundred sixty-seven and seventy-seven hundredths (167.77) feet to a point in the centerline of White Oak Lane now vacated (by Ordinance 24 of 1954 of the City of Erie); thence along the center line of said vacated White Oak Lane, South 61 degrees 28 minutes 21 seconds West, a distance of seventy-one and seventy-one hundredths (71.71) feet to a point; thence along the dividing line between Lots 5 and 6 in said Plan, North 27 degrees 33 minutes 39 seconds West a distance of one hundred sixty-seven and thirty-four hundredths (167.34) feet to a point, the place of beginning.

HAVING erected thereon a one-family frame dwelling and garage known as 1427 West 39th Street, Erie, Pennsylvania, and bearing Erie County Index No. (19) 6136-117.

BEING the same premises which Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington D.C. by Deed dated March 15, 1987 and recorded March 23, 1987 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 0006 Page 1087, granted and conveyed unto Christopher A. Ackerman and Veronica F. Ackerman.

PROPERTY ADDRESS: 1427 West

39th Street, Erie, PA 16509  
 PARCEL ID # (19) 6138-117  
 Attorney for Plaintiff:  
 Kevin P. Diskin, Esquire  
 Stern and Eisenberg, PC  
 The Pavilion  
 261 Old York Road, Suite 410  
 Jenkintown, PA 19046  
 (215) 572-8111

Feb. 24 and Mar. 2, 9

**SALE NO. 20**

**Ex. #13811 of 2011**  
**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**STEPHANIE P. ALLEN, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 13811-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. STEPHANIE P. ALLEN, Defendant Real Estate: 508 HESS AVENUE, ERIE, PENNSYLVANIA 16507 Municipality: City of Erie, Erie County, Pennsylvania See Deed Book 1021, Page 581. Tax I.D. (14) 1044-204 Assessment: \$ 6,900. (Land) \$34,030. (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

Feb. 24 and Mar. 2, 9

**SALE NO. 21**

**Ex. #13815 of 2011**  
**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**ELIZABETH A. GUELCHER, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 13815-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR

THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ELIZABETH A. GUELCHER, Defendants

Real Estate: 535 EAST 8TH STREET, ERIE, PA 16503 Municipality: City of Erie, Erie County, Pennsylvania See Deed Book 0250, Page 0359 Tax I.D. (15) 2026-215 Assessment: \$ 5,700. (Land) \$21,660. (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

Feb. 24 and Mar. 2, 9

**SALE NO. 22**

**Ex. #13858 of 2011**  
**Erie Federal Credit Union, Plaintiff**

v.

**Anita L. Brewer, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13858-11, Erie Federal Credit Union v. Anita L. Brewer, Owner(s) of property situated in Erie, Erie County, Pennsylvania being 1030 West 4th Street, Erie, PA 16507

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

BEGINNING at a point in the North line of Fourth Street two hundred and eighty (280) feet westwardly from the intersection of the west line of Cascade Street with the north line of Fourth Street; thence westwardly along the north line of Fourth Street forty (40) feet; thence northwardly in a line parallel with Cascade Street one hundred and sixty-five (165) feet; thence eastwardly in a line parallel with Fourth Street forty (40) feet and thence southwardly in a line parallel with Cascade Street one hundred and sixty-five (165) feet to the north line of Fourth Street, the place of beginning.

Said premises have erected thereon a dwelling commonly

known as 1030 West 4th Street and are further identified by Erie County Assessment Index No. (17) 4033-134.  
 BEING KNOWN As 1030 West 4th Street, Erie, PA 16507  
 Assessment Map number: 17-4033-134  
 Assessed Value figure: \$46,540.00  
 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

Feb. 24 and Mar. 2, 9

**SALE NO. 24**

**Ex. #13836 of 2011**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR, MSAC 2007-SEA1, Plaintiff**

v.

**KYRA A. LUBIN**  
**DANIEL R. LUBIN,**  
**Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Springfield, County of Erie and State of Pennsylvania, bounded and described as follows, to wit:  
 BEGINNING at a stake in the North side of Main Street, in the town of West Springfield; thence North 32 degrees 30' West, twenty four (24) rods and six (6) links to a stake in the East line of lands now or formerly of A.J. Thomas; thence North 30 degrees East, along said Thomas line, fourteen (14) rods and five (5) links to a stake; Thence southeast to the north side of Main Street, thirty-five (35) rods and five (5) links to a post; thence along said North side of said street, eight (8) rods and fourteen (14) links to the place of beginning.  
 PROPERTY ADDRESS: 13718 West Ridge Road, West Springfield, PA 16443  
 KML Law Group, P.C.  
 Attorney for Plaintiff  
 Suite 5000 - BNY Independence

Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322  
 Feb. 24 and Mar. 2, 9

**SALE NO. 26**

**Ex. #10372 of 2011**  
**Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania**

v.

**Ismael Camacho and Deborah Camacho**

**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:  
 Beginning at an iron pipe in the western line of Harper Drive three hundred seventy-seven and five tenths (377.5) feet northerly from where the western line of Harper Drive intersects the northern line of West 15th Street as recorded in Map Book 3, pages 383 and 384 in the Recorder's Office of Erie County, Pennsylvania; thence south sixty-three degrees, twenty-one minutes (63° 21') west and parallel with West 15th Street, four hundred six and fifteen hundredths (406.15) feet to a point; thence north twenty-six degrees eleven minutes (28° 11') [sic] west, fifty-two and five tenths (52.5) feet to a point; thence north sixty-three degrees, twenty-one minutes (63° 21') east, and parallel with West 15th Street, four hundred five and six tenths (405.6) feet to an iron pipe in the western line of Harper Drive; thence south twenty-six degrees, and forty-seven minutes (26° 47') east along the western line of Harper Drive, fifty-two and five tenths (52.5) feet to the place of beginning, and being part of Lot 52 in Tracy Acres, Subdivision. Having erected thereon a one-story frame dwelling known as 1322 Harper Drive, Erie, Pennsylvania, and bearing Erie County Tax Index No. (33) 34-171-50.  
 SUBJECT to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, setbacks, rights-of-way and easements of

record and/or those that are visible to a physical inspection and all laws, regulations, and restrictions, including building and zoning ordinances, of municipal and other governmental authorities applicable to and enforceable against the above-described property.  
 BEING the same premises which Joseph A. Oros and Paula M. Oros, husband and wife, by Deed dated August 31, 1998 and recorded September 30, 1998 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 590 Page 1880, as Instrument Number 1998-038588, granted and conveyed unto Ismael Camacho and Deborah Camacho, husband and wife, as tenants by the entireties with the right of survivorship in the survivor thereof, in fee.  
 Property Address: 1322 Harper Drive, Erie, PA 16505  
 Attorney for Plaintiff:  
 Steven K. Eisenberg, Esquire  
 Stern and Eisenberg, PC  
 The Pavilion  
 261 Old York Road, Suite 410  
 Jenkintown, PA 19046  
 (215) 572-8111

Feb. 24 and Mar. 2, 9

**SALE NO. 27**

**Ex. #12295 of 2011**  
**Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, Plaintiff**

v.

**Melinda L. Peterson aka Melinda Lee Peterson and John R. Peterson, Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12295-11 Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Melinda L. Peterson aka Melinda Lee Peterson and John R. Peterson, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3125 Sterrettania Road, Erie, Pennsylvania 16506.  
 Tax I.D. No. 33-076-281-0-007-00

Assessment: \$98,348.29  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
Feb. 24 and Mar. 2, 9

**SALE NO. 28**

**Ex. #12297 of 2011**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE (NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE), IN TRUST FOR REGISTERED HOLDERS OF VCM SERIES 2009-3, Plaintiff**

v.

**LUZ CORRALES, Defendant(s)**  
**SHERIFF'S SALE**

Description: All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania.  
LOCATION OF PROPERTY: 802 Oregon Avenue Apt # 8556, Erie, PA 16505  
Pin Number: 33-17-72-64  
THE IMPROVEMENTS THEREON ARE: Residential dwelling  
SEIZED AND TAKEN IN execution as the property of Luz Corrales  
REAL DEBT: \$79,445.16  
Federman & Associates, LLC  
Thomas M. Federman, Esquire  
Attorneys for Plaintiff  
Feb. 24 and Mar. 2, 9

**SALE NO. 29**

**Ex. #10730 of 2010**  
**CITIMORTGAGE INC. F/K/A CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY**

v.

**MICHAEL G. AMIDON**  
**SHERIFF'S SALE**  
By virtue of a Writ of Execution filed to No. 10730-2010 CITIMORTGAGE INC. F/K/A CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY vs Michael G. Amidon, owner(s) of property situated in BOROUGH OF EDINBORO, Erie County, Pennsylvania 401 Lakeside

Drive and 809 Lakeside Drive Edinboro, PA 16412  
Assessment Map number: 11-1-9-10  
Assessed Value figure: \$67,000.00  
Improvement thereon: Residential Dwelling  
M. Troy Freedman, Esquire  
Attorney for Plaintiff  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Feb. 24 and Mar. 2, 9

**SALE NO. 30**

**Ex. #12686 of 2011**  
**CitiFinancial Services, Inc., a Pennsylvania Corporation**

v.

**Kirk T. Edwards**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12686-11 CitiFinancial Services, Inc., a Pennsylvania Corporation vs. Kirk T. Edwards, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1022 E. 26th Street, Erie, PA 16504  
Dimensions of parcel: 30 x 165  
Assessment Map number: 18-5042-127  
Assessed Value figure: \$24,400.00  
Improvement thereon: A one and a one half story frame dwelling  
M. Troy Freedman, Esquire  
Attorney for Plaintiff  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Feb. 24 and Mar. 2, 9

**SALE NO. 31**

**Ex. #12403 of 2011**  
**Citifinancial North America**

v.

**Bernard E. Narbut**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12403-11 Citifinancial North America vs. Bernard E. Narbut, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 3924 McClelland Avenue, Erie, PA 16510  
Assessment Map number: 18-5246-102  
Assessed Value figure: 67,250.00

Improvement thereon: Residential Dwelling  
M. Troy Freedman, Esquire  
Attorney for Plaintiff  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Feb. 24 and Mar. 2, 9

**SALE NO. 32**

**Ex. #12296 of 2011**  
**CitiFinancial Services, Inc., a Pennsylvania Corporation**

v.

**Jean A. Reichbaum**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12296-2011 CitiFinancial Services, Inc., a Pennsylvania Corporation vs. Jean A. Reichbaum, owner(s) of property situated in Township of Union, Erie County, Pennsylvania being 7832 RT 97, Union City, PA 16438  
Assessment Map number: (43) 9-3-26.02 and (43) 9-3-26.05  
Assessed Value figure: 102,020.00 and 19,900.00  
Improvement thereon: Residential Dwelling  
M. Troy Freedman, Esquire  
Attorney for Plaintiff  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Feb. 24 and Mar. 2, 9

**AUDIT LIST  
NOTICE BY  
PATRICK L. FETZNER**

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Wednesday, February 8, 2012** and confirmed Nisi.

**March 22, 2012** is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

<u>2012</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
34.	Edward Kubiak .....	Richard L. Kubiak, Executor .....	James E. Marsh, Jr., Esq.
35.	Gerald W. King, a/k/a Buzz King .....	Frank C. Endean, Executor .....	Ted J. Padden, Esq.
36.	Nancy Artise .....	Loretta Nancy Rider, Executrix .....	Knox McLaughlin Gornall & Sennett, P.C.

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

Feb. 17, 24

**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**

**BLASS, RICHARD, deceased**

Late of the Township of Waterford, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Gary Blass, 2460 Quance Road, McKean, PA 16426  
*Attorney:* Rebecca A. Herman, Esq., Herman & Herman, LLC, 412 High Street, Waterford, PA 16441

**BROWN, SIDNEY, a/k/a SIDNEY A. BROWN, deceased**

Late of the Borough of Waterford, County of Erie and State of Pennsylvania  
*Executor:* Gary Brown, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412  
*Attorney:* David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**BULES, DEIRDRE L., a/k/a DEIRDRE BULES, deceased**

Late of the Township of Millcreek  
*Administrator:* George M. Bules  
*Attorney:* Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**CIESLIKOWSKI, ALICE ANN RUTKOWSKI, deceased**

Late of Erie, Pennsylvania  
*Executrix:* Alicia A. Costello, 5901 Sun Court, Erie, Pennsylvania 16509  
*Attorney:* William J. Kelly, Jr., Esquire, 100 State Street, Suite 440, Erie, Pennsylvania 16507

**COLEMAN, EDWARD D., III, a/k/a EDWARD DENNIS COLEMAN, III, a/k/a EDWARD D. COLEMAN, deceased**

Late of Fairview Township, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Edward D. Coleman, IV  
*Attorney:* Craig A. Zonna, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**DUNN, JEANNETTE R., deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Co-Executors:* John E. May and Roberta Colburn, c/o 150 West Fifth St., Erie, PA 16507  
*Attorney:* Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**KILLION, MATTHEW J., a/k/a MATTHEW KILLION, a/k/a MATT J. KILLION, a/k/a MATT KILLION, deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Matthew J. Killion, 1019 McClelland Street, Schenectady, NY 12309  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**KREIDER, RICHARD C., a/k/a RICHARD KREIDER, deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania  
*Executor:* Karolyn Burlando, 200 Stephany Road, Fairview, PA 16415  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**KUHN, FRANCIS L., deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania  
*Executrix:* Darlene Schreckengost, 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

**MARKOVICH, RUTH, a/k/a RUTH D. MARKOVICH, deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executrix:* Faye H. Markovich, 2359 Rice Avenue, Lake City, Pennsylvania 16423  
*Attorney:* Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**OWEN, HELEN, deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania  
*Executor:* James F. Toohy, c/o Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* James F. Toohy, Esq., Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506



**PRZYBYSZEWSKI, CAROL,  
a/k/a CAROL A.  
PRZYBYSZEWSKI,  
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania

*Executor:* Michael R. Przybyszewski, 9948 Pine Street, Lake City, Pennsylvania 16423  
*Attorney:* Grant M. Yochim, Esq., Steadman Law Office, 23 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**QUINLAN, JOHN MICHAEL,  
a/k/a JOHN M. QUINLAN,  
a/k/a JOHN QUINLAN,  
deceased**

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

*Executor:* Roy Gallant, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412  
*Attorney:* David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**QUINLAN, PATRICIA A.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania

*Executor:* Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**RITTER, FRANCES E.,  
deceased**

Late of Harborcreek Township, Erie County, Commonwealth of Pennsylvania

*Co-Executrices:* Lou Ann Jelley and Mary E. Steele, c/o Leigh Ann Orton, Esq., 11 Park Street, North East, PA 16428  
*Attorney:* Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., North East Office, 11 Park Street, North East, PA 16428

**SCHLOSSER, JOAN M.,  
deceased**

Late of the City of Erie, County of Erie

*Executor:* Diane M. Bailey, 120 East Fifth Street, Waterford, Pennsylvania 16441  
*Attorney:* W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**SCHULTZ, DONALD C.,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

*Administratrix:* Betty J. Romondo, 19222 E. Knightsbridge Road, Owasso, OK 74055-8133  
*Attorney:* Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SHAFER, JAMES E.,  
deceased**

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

*Executrix:* Linda Shafer, 6970 West Lake Road, Fairview, PA 16415  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**SHEWAN, ROSEMARY,  
deceased**

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

*Executors:* Elizabeth R. Swantek and Maria L. Stevens, 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

**SMYKOWSKI, GERALDINE  
LEE,  
deceased**

Late of the Borough of Wesleyville, County of Erie

*Co-Executors:* John Walter Smykowski and Melodie Ann Zeigler, c/o Thomas A. Testi, Esq., P.O. Box 413, Fairview, PA 16415  
*Attorney:* Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**TORNEY, MARGARET JUNE,  
deceased**

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

*Administrator:* Lawrence C. Bolla, Esquire, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**SECOND PUBLICATION**

**BURNISTON, MICHAEL J.,  
deceased**

Late of the City of Erie, County of Erie

*Administrator:* William Burniston, 946 West 32nd Street, Erie, PA 16508  
*Attorney:* Donald J. Rogala, Esq., 246 West Tenth Street, Erie, PA 16501

**CRANDELL, BETTY J.,  
deceased**

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

*Executor:* Jimmy W. Crandell, Jr., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* James F. Toohey, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**EVANS, LENA V.,  
deceased**

Late of the City of Erie, County of Erie

*Administratrix:* Christine White, 1130 Edgewood Drive, Ducansville, PA 16635

*Attorney:* Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507-1398

**GOURLEY, JANICE L.,  
deceased**

Late of the Township of Washington, County of Erie, Commonwealth of Pennsylvania  
*Executors:* John G. Gourley, 2886 Kinter Hill Road, Edinboro, PA 16412 and Raymond R. Gourley, 5471 Decker Drive, Edinboro, PA 16412

*Attorney:* Rebecca A Herman, Esq., Herman & Herman, LLC, 412 High Street, Waterford, PA 16441

**JACKSON, KATHERINE L.,  
a/k/a KATHERINE SUSAN  
JACKSON,  
deceased**

Late of the Borough of Edinboro, County of Erie, and Commonwealth of Pennsylvania  
*Administrator:* Dorothy S. Beach, c/o Thomas J. Buseck, Esq., The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757  
*Attorney:* Thomas J. Buseck, Esq., The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757

**LAPINSKY, ROBERT W.,  
deceased**

Late of Millcreek Township  
*Executrix:* Elisabeth Schruers-Lapinsky, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501

*Attorney:* Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**LATT, FRANK WILLIAM,  
a/k/a FRANK W. LATT,  
deceased**

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

*Executor:* Rex C. McCleary, c/o 150 West Fifth St., Erie, PA 16507

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

**McKAY, LENA, a/k/a  
LENA M. McKAY, a/k/a  
LENA MARIE McKAY,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Executor:* William Thomas McKay, Jr., c/o Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129

*Attorney:* Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129

**MITCHELL, ALINE FRANCIS,  
deceased**

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

*Executrix:* Rebekah Novisk, 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

**NAGORSKY, JOHN K.,  
deceased**

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

*Executrix:* Emily K. Rodriguez, 613 Brown Ave., Erie, PA 16502  
*Attorney:* None

**NAZARIAN, JOHN M.,  
deceased**

Late of the City of Erie

*Executor:* Larry J. Nazarian, 2502 Pepper Tree, Erie, PA 16510

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

**ROBIE, HENRY J.,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

*Executor:* Michael H. Robie, 190 Farmgate Drive, Schaumburg, IL 60193

*Attorney:* None

**SANDERS, WANDA Z.,  
deceased**

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

*Co-Executors:* Robert C. Sanders and Mary Jeanne Sanders, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

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

**SCHULZ, LEONORA B.,  
deceased**

Late of the City of Erie

*Executrix:* Pamela S. Zelenak, 8623 Haft Road, Erie, PA 16510-4901

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

**SINCLAIR, H. DAVID, a/k/a  
DAVID SINCLAIR,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Douglas Schwartz, 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

**TROYER, SHIRLEY L.,  
deceased**

Late of the Borough of Elgin, County of Erie, Commonwealth of Pennsylvania

*Co-Executrices:* Tamara S. Stoddard and Beverly Burton, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

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



**THIRD PUBLICATION**

**BIRCH, MARGARET A.,  
deceased**

Late of the Township of Millcreek  
*Executor:* Del Birch, 209 Parade  
Street, Erie, PA 16507  
*Attorney:* David J. Mack, Esq.,  
115 East 7th Street, Erie, PA  
16501

**COOPER, REV. DONALD J.,  
deceased**

Late of the City of Erie, County  
of Erie  
*Administrator:* Thomas Cooper,  
720 Cedar Street, Erie, PA 16503  
*Attorney:* Charbel G. Latouf,  
Esq., 246 West Tenth Street, Erie,  
PA 16501

**GORNY, ROSE MARIE,  
deceased**

Late of the City of Erie,  
Commonwealth of Pennsylvania  
*Executors:* George F. Gorny, 4829  
West Foxhill Lane, Homosassa,  
FL 34446  
*Attorney:* Kevin W. Barron,  
Esquire, 821 State Street, Erie,  
PA 16501

**GROSS, WILLIAM G.,  
deceased**

Late of the City of Erie, Erie  
County, Pennsylvania  
*Executor:* Diana Gross  
Brautigam, c/o David L.  
Hotchkiss, Esq., 201 Chestnut  
Street, Suite 200, Meadville, PA  
16335  
*Attorney:* Steptoe & Johnson  
PLLC, 201 Chestnut Street, Suite  
200, Meadville, PA 16335

**KAERCHER, SHELDON J.,  
a/k/a SHELDON JOHN  
KAERCHER,  
deceased**

Late of Fairview Twp, Erie  
County, Pennsylvania  
*Executors:* Jack M. Gornall  
and Robert L. Wagner, Knox  
McLaughlin Gornall & Sennett,  
PC, 120 W. 10th Street, Erie, PA  
16501  
*Attorney:* Jerome C. Wegley,  
Esq., Knox McLaughlin Gornall  
& Sennett, P.C., 120 West Tenth  
Street, Erie, PA 16501

**MCCALLION, NANCY W.,  
deceased**

Late of the City of Erie, County  
of Erie, and Commonwealth of  
Pennsylvania  
*Executor:* Kathleen M. DiNicola,  
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., P.O. Box 1757, Erie, PA  
16507-1757

**SWART, MARIAN E.,  
deceased**

Late of the City of Corry, County  
of Erie, Commonwealth of  
Pennsylvania  
*Executor:* Thomas Johnson, c/o  
Paul J. Carney, Jr., Esq., 224  
Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr.,  
Esq., 224 Maple Avenue, Corry,  
PA 16407

**TURCO, PIERINA,  
deceased**

Late of the City of Erie, County  
of Erie, Commonwealth of  
Pennsylvania  
*Executors:* Marilyn M. Dunlap,  
252 East 4th Street, 1st Floor,  
Erie, PA 16507 and Carl S. Turco,  
1630 Skyline Drive, Erie, PA  
16509  
*Attorneys:* MacDonald, Illig,  
Jones & Britton LLP, 100  
State Street, Suite 700, Erie,  
Pennsylvania 16507-1459

**VALIMONT, JORY M., a/k/a  
JORY M. JACKSON-  
VALIMONT, a/k/a  
JORY M. JACKSON  
VALIMONT, a/k/a JORY M.  
JACKSON,  
deceased**

Late of Millcreek Township, Erie  
County, Pennsylvania  
*Administrator:* Lee J. Valimont,  
c/o Jeffrey J. Cole, Esq., 2014  
West 8th Street, Erie, PA 16505  
*Attorney:* Jeffrey J. Cole, Esq.,  
2014 West 8th Street, Erie, PA  
16505

**WESCHLER, MARY LOU, a/k/a  
MARY LOUISE WESCHLER,  
a/k/a MARY L. WESCHLER,  
deceased**

Late of the Township of  
Fairview, County of Erie, State of  
Pennsylvania  
*Executor:* Richard T. Weschler,  
Jr., 635 Manchester Road,  
Fairview, Pennsylvania 16415  
*Attorney:* Grant M. Yochim,  
Esq., Steadman Law Office, 24  
Main St. E., P.O. Box 87, Girard,  
Pennsylvania 16417

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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