

Erie County Legal Journal

April 6, 2012

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Isabell's Painted Gardens LTD v. Board of Supervisors, McKean Twp. et al.

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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Erie County Bar Association Calendar of Events and Seminars

FRIDAY, APRIL 20, 2012

Immigration Law for the Corporate/Commercial & Labor/Employment Attorney
ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center
12:15 p.m. - 2:15 p.m. (11:45 lunch/reg.)
\$64 (ECBA member/non-attorney staff)
\$96 (nonmember) \$45 (member Judge)
2 hours substantive

TUESDAY, APRIL 24, 2012

Hot Topics with Ethical Issues in Today's Law Practice
ECBA Live Seminars
Sheraton Erie Bayfront Hotel - 2nd Floor
Package Deal for All Seminars
\$144 (ECBA member/non-attorney staff)
\$215 (nonmember)
1 hour substantive / 4.5 hours ethics
OR - A la carte
Social Media Examined: Possibilities, Ethical Considerations and Privacy & Security Concerns
8:30 a.m. - 10:30 a.m. (8:00 a.m. reg.)
\$54 (ECBA member/non-attorney staff)
\$96 (nonmember)
1 hour substantive / 1 hour ethics
Billing Done Right: From Nightmares to Nirvana
10:45 a.m. - 11:45 a.m. (10:30 a.m. reg.)
\$32 (ECBA member/non-attorney staff)
\$48 (nonmember)
1 hour ethics
Records Retention and Management
12:15 a.m. - 1:15 a.m. (12:00 p.m. reg.)
\$32 (ECBA member/non-attorney staff)
\$48 (nonmember)
1 hour ethics
Getting Paid Combo - Basic and Advanced Concepts
1:15 p.m. - 2:45 p.m. (1:00 p.m. reg.)
\$48 (ECBA member/non-attorney staff)
\$72 (nonmember)
1.5 hours ethics

SATURDAY, APRIL 28, 2012

9th Annual Law Day 5K Run/Walk
Erie County Court House
9:00 a.m.
\$20 (adults - with shirt) \$15 (adult - no shirt)
\$15 (children 12 and under with shirt)
\$10 (children - no shirt)

MONDAY, APRIL 30, 2012

Presentation on the Local Rules and Local Forms
ECBA Live Lunch-n-Learn
Bayfront Convention Center
12:15 p.m. - 2:15 p.m. (11:45 lunch/reg.)
\$64 (ECBA member/non-attorney staff)
\$96 (nonmember) \$45 (member Judge)
2 hours substantive

FRIDAY, MAY 4, 2012

Annual Law Day Luncheon
Keynote Speakers: Ronald Cotton
& Jennifer Thompson
Bayfront Convention Center
Noon
\$25 /ticket

To view PBI seminars visit the events calendar on the ECBA website
<http://www.eriebar.com/public-calendar>

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In Memoriam

HARRY K. THOMAS

March 8, 1941 - March 28, 2012

Harry K. Thomas, 71, died Wednesday, March 28, 2012 in Pinellas Park, FL. He was born March 8, 1941 in Mount Joy, PA, son of the late Harry K. Thomas, Sr. and Ruth Shaeffer Thomas.

He attended Ft. LeBoeuf High School, graduating in 1959. He furthered his education at Edinboro University, earning a B.S. in Education in 1963 and a Juris Doctor Degree from the University of Pittsburgh School of Law in 1970. Prior to attending law school, he taught World and U.S. History at Academy High School, where he also was an assistant junior varsity football coach.

He served as Administrative Assistant to Senior U.S. District Judge Joseph P. Willson and as Law Clerk to Judge Gerald J. Weber. In 1972 he joined the firm of Knox McLaughlin Gornall & Sennett, becoming a partner in 1989. He served as a member of the firm's Board of Directors and chaired its Workers' Compensation Department for many years, building it into a leading practice in the region. Harry retired in December of 2011. On Harry's passing, Firm President Thomas A. Tupitza noted, "We will remember him for many things, but those that come first to mind are his extraordinary skill in the field of workers' compensation law, acknowledged over the years by prestigious awards from his peers across the state; his incomparable sense of humor and personal sensitivity, which won him lasting friendships with his clients and with colleagues here and throughout the bar; and made him an effective mentor for younger attorneys at the firm; and his dedication to community service, exemplified most notably by his leadership on the Council of Trustees of his alma mater, Edinboro University; and in the PBA's Workers' Compensation Section. All of us aspire to achievement of this breadth and depth, and are grateful to have had Harry as an exemplar."

Attorney Thomas was a member of the Pennsylvania, Florida and Erie County Bar Associations, serving on the PA Bar's Workers' Comp Section (Past Chairman), its Executive Committee and on the Erie County Bar's Workers' Comp and Unauthorized Practice of Law Committees. He was also a past member of the Workers' Compensation Judge's Rules of Procedure Committee of the PA Dept. of Labor and Industry.

Harry was recognized by the PA Bar in 2010, receiving the Irwin Stander Memorial Award for professionalism and by his inclusion in the "Best Lawyers in America (Workers' Compensation Law)" this past year. He will also be honored by the Erie County Bar Association at this year's Law Day Luncheon, receiving their most prestigious award - The Chancellor of the Bar.

He was a member and past chairperson of the Council of Trustees of Edinboro University and a member and past president of the PA Association of Councils of Trustees of the State System of Higher Education. He was also a member of Ancient Accepted Scottish Rite, Valley of Erie, Charlottesville Lodge No. 0073 F.&A.M. Lockport, N.Y., the Erie Club, the Erie Maennerchor Club and the First Presbyterian Church of the Covenant.

He enjoyed spending summers at the family summer house on Edinboro Lake, entertaining, grilling and boating. He was an avid Pittsburgh Steeler fan, boasting a man cave filled with memorabilia. He was thrilled to attend Super Bowl XLIII, where he watched his team triumph as six time champions.

Survivors include his wife of 44 years, Susan C. Bengston Thomas; a daughter, Lynette Willis and husband Peter of Morrisville, NC; a son, Christopher Thomas of White Plains, NY; a sister, Helen Shiffer of St. Petersburg, FL; three grandchildren, Anna, Carter and baby Thomas (due April 18, 2012) Willis; and two nephews. Two brothers, Joseph and William McLaughlin, preceded him in death.

Memorials may be made to Kanzius Cancer Research Foundation, 130 W. Eighth St., Suite 216 Erie, PA 16501 or to the Harry K. Thomas, Esq. Scholarship Fund, c/o Edinboro University, Alumni House, 210 Meadville St., Edinboro, PA 16444.

LIVE
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SEMINAR



ERIE COUNTY BAR ASSOCIATION

Immigration Law for the Corporate/Commercial & Labor/Employment Attorney

If your practice ever encounters Immigration issues – or even brushes shoulders with the subject – we encourage you to attend this special seminar.

FRIDAY, APRIL 20, 2012

Bayfront Convention Center

Time: Registration: 11:45 a.m.
Seminar: 12:15 p.m. - 2:15 p.m.

Cost: \$64 (ECBA member/non-attorney staff)
\$96 (nonmember)
\$45 (member Judge)

This seminar has been approved
by the PA CLE Board for 2 hours
of Substantive Law Credit

**Reservations due to the ECBA office
no later than Monday, April 16.**



SPEAKER: JAMES G. MEAGLEY, ESQUIRE
SPECIAL COUNSEL
JAECKLE FLEISCHMANN & MUGEL, LLP

Our authoritative speaker, James G. Meagley, Esquire of Buffalo, NY, concentrates his practice on legal services related to cross-border business transactions. He has over 30 years of experience with U.S. Immigration and customs matters, including assisting businesses with the employment of foreign national workers and the commercial importation of products.

LIVE
LUNCH-N-LEARN
SEMINAR



ERIE COUNTY BAR ASSOCIATION

Presented in cooperation with the Bankruptcy Section

PRESENTATION ON THE REVISED LOCAL RULES & LOCAL FORMS

MONDAY, APRIL 30, 2012

Bayfront Convention Center

Time: Registration: 11:45 a.m.
Seminar: 12:15 p.m. - 2:15 p.m.

Cost: \$64 (ECBA member/non-attorney staff)
\$96 (nonmember)
\$45 (member Judge)

***This seminar has been approved by the PA CLE
Board for 2 hours of Substantive Law Credit***

A discussion regarding the revised Local Rules & Local Forms of the United States Bankruptcy Court for the Western District of PA. The revised rules and forms went into effect on March 1, 2012. The presentation will pinpoint certain rules and forms that have changed and give a practical analysis of the revised rules and forms.

Speakers: ➤ Mark G. Claypool, Esq., Knox McLaughlin Gornall & Sennett, P.C.
➤ John J. Horner, Esq., U.S. Bankruptcy Court, Western District of PA
➤ Michael R. Rhodes, Esq., U.S. Bankruptcy Court, Western District of PA
➤ Holly C. Thurman, Esq., U.S. Bankruptcy Court, Western District of PA

Reservations due to the ECBA office no later than Wednesday, April 25



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- Promptly and efficiently respond to all communications
- Perform other clerical duties as required

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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**

APRIL 2012 NOTICE

The following is a list of *April 2012, May 2012 and June 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

Wednesday, April 25, 2012
Wednesday, May 23, 2012
Wednesday, June 20, 2012

NOTE: Please be sure to choose the correct, revised times below.
9:30 a.m.: Open for all Erie matters
10:00 a.m.: Open for all Erie matters
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, April 5, 2012
Thursday, April 26, 2012
Thursday, May 10, 2012
Thursday, May 31, 2012
Thursday, June 21, 2012
Thursday, June 28, 2012

10:30 a.m.: Open for all Erie matters
11:00 a.m.: Open for all Erie matters***
11:30 a.m.: Sale Motions at this time, only

***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

Apr. 6



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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**.

ISABELL'S PAINTED GARDENS, LTD, Appellant
v.
BOARD OF SUPERVISORS, MCKEAN TOWNSHIP, ERIE
COUNTY, PENNSYLVANIA,
and
MICHAEL AND SHERYL STEMPEKA, et al., Appellees

ZONING ORDINANCE / JUDICIAL REVIEW / MATTERS OF DISCRETION

Where the court does not take additional evidence, the court is limited to determining whether the board abused its discretion or committed legal error. An abuse of discretion occurs when the board's findings are not supported by substantial record evidence.

ZONING ORDINANCE / JUDICIAL REVIEW / WEIGHT OF EVIDENCE

In weighing evidence presented before the board, the court may not substitute its interpretation for that of the board because determinations of credibility and the weight of the evidence are to be made by the board.

ZONING ORDINANCE / JUDICIAL REVIEW / SUBSTANTIAL EVIDENCE

The fact that there is a significant amount of evidence contrary to board's finding does not mean that the finding is unsupported; a single witness or piece of evidence, if credible and substantial, may be sufficient to carry the day.

ZONING ORDINANCE / PERMITS, CERTIFICATES AND APPROVALS / EVIDENCE AND FACT QUESTIONS

Once it is shown that the proposed use qualifies as a conditional use under the ordinance, a presumption arises that the proposed use is consistent with the general welfare.

ZONING ORDINANCE / CONSTRUCTION, OPERATION AND EFFECT / CONSTRUCTION BY BOARD OR AGENCY

It is well settled law that a zoning hearing board's interpretation of its own zoning ordinance is entitled to great deference and weight.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,
PENNSYLVANIA Civil Action No. 15647-2010

Appearances: Robert Glance, Esq., Attorney for Appellant
John Shimek, Esq., Attorney for McKean Twp. Board of Supervisors
George Schroeck, Esq., Attorney for Stempka, et al.

OPINION

Garhart, J., November 1, 2011

Before the Court is the land use appeal of Isabell's Painted Gardens, Ltd ("Appellant"). Appellant appeals from the McKean Township Board

of Supervisors ("Board") denial of Appellant's request for a conditional use of her property. For the reasons stated below, the Decision of the Board is AFFIRMED.

A. FACTUAL AND PROCEDURAL BACKGROUND

Set forth below is the Findings of Fact, as stated by the Board in its Decision of November 18, 2010:

The Applicant, Misty O'Connor ("O'Connor"), is the sole member of [Appellant], a Pennsylvania Limited Liability Company. O'Connor owns and has lived at 4530 Golden Road in McKean Township (the "Property") for eleven (11) years, and operates [Appellant] at that same address. The Property is zoned A-1 Conservation District.

The Property consists of [11] acres on the north side of Golden Road. [footnote omitted.] The O'Connor residence is on the Property. There is parking for approximately two hundred (200) cars along Golden Road. A pavilion with a capacity of fifty (50) people sits near the center of the Property, and there is a small cabin with no power source, water, or sewer facilities. The Property also contains two ponds, a volleyball court, and hiking trails.

[Appellant] offers the Property to the public for a fee. In 2010, twelve events were held at the Property from May 13 through October 2, including garden club meetings, family reunions, and weddings. While [Appellant] had provided catering early on, the customers were made responsible for arranging their own catering and alcoholic beverages. Those in attendance at events numbered 16 to 180. At weddings, large tents are erected in the event of inclement weather. O'Connor testified that hiking, volleyball, soccer, swimming, fishing, and kayaking are offered in conjunction with the other events, but that no one had booked the Property solely for [the previously mentioned activities]. [Appellant] maintains a website advertising its services. While O'Connor testified that the use of the Property is seasonal, the website calls the Property a year-round facility. The website also states that [Appellant] can accommodate up to five hundred (500) guests. O'Connor's Application¹ maintains that the use of the Property for [Appellant's] activities constitutes as Open Land Recreational Use. [paragraph omitted].

¹ Appellant's application to the Board also included a packet of supporting documentation. See *id.* at 26-68. Included in the packet is documentation of the efforts Appellant has gone to remedy complaints made by neighbors, and to comply with the requirements of the Ordinance. See *id.* at 32-38.

Several neighbors complained about the increased and unsafe traffic associated with the operation of [Appellant], the objectionable noise (especially loud music) coming from the Property, attendees trespassing on adjacent properties and turning their cars around in nearby private driveways, attendees posting directional signs on private property, and attendees ignoring the road closed signs. [remainder of paragraph omitted].

Certified Record at 73-74.

In denying the Appellant's request for a conditional use within the A-1 Conservation District, the Board stated that Appellant's proposed use of the land did not conform to the definition of Open Land Recreational Use² in the following respects:

[w]hile O'Connor purports to be conducting an Open Land Recreational Use (which is a "use by right" for the A-1 Conservation District), the use described on the O'Connor Application and [Appellant] website and testified to by O'Connor and her supporters is that of a banquet facility. The catered events, some including alcohol and live or taped music — weddings, family reunions, graduation parties — are conducted inside the pavilion and banquet tents, rather than in "open spaces." Parties, weddings, and reunions are not the kind of "open land" "recreation" detailed in Section 201 of the Ordinance. O'Connor herself testified that the truly "recreational" uses of the land — volleyball, soccer, kayaking, fishing, swimming, and hiking — are ancillary and subordinate to the banquet uses of the property.

Id. at 76-77.

To buttress support for its denial of Appellant's application, the Board also reasoned that Appellant's proposed use would conflict with the stated purpose³ of the A-1 Conservation District, as Appellant's use would have "more than a 'minimal impact on district lands.'" *Id.* at 77.

² The Board admits that although Open Land Recreational Uses is an enumerated conditional use of this type of land pursuant to McKean's Zoning Ordinance ("Ordinance"), and that Exhibit A of the Ordinance specifically refers the reader to see Section 201 with respect to the definition of Open Land Recreational Uses, Open Land Recreational Uses is not specifically defined in Section 201 of the Ordinance. The Board, however, utilized the following definitions contained in the Ordinance to render its Decision: (1) Open Space; (2) Outdoor Commercial Recreational Uses; and (3) Indoor Commercial Recreational Uses. Additionally, the Board, pursuant to Section 200 of the Ordinance, utilized the definition of "recreation" contained within the 1993 Tenth Edition of Merriam Webster's Collegiate Dictionary. *Id.* at 76.

³ Pursuant to the Ordinance, the stated purpose of the A-1 Conservation District is "to conserve areas of McKean Township while permitting development which will have a minimal impact on district lands." *Id.* at 76.

The Board pointed to evidence on the record of increased traffic, safety issues, objectionable noise, and trespassing, all of which is associated with Appellant's proposed use of the land. *Id.*

On December 17, 2010, Appellant timely filed its notice of appeal. The allegations of error with respect to the Board's Decision are as follows:

1. The Board erred in not determining that Appellant's proposed use of the land constituted an Open Land Recreational Use.
2. The Board erred in not applying the correct standard of law with respect to the proposed use's adverse affect on the public welfare.
3. In the alternative, if the Board is deemed to have applied the correct standard of law with respect to adverse affect, the Board erred in determining that Appellant proposed use causes more than a minimal impact on district lands.
4. The Board should be estopped from denying Appellant's Application for a Conditional Use permit because the Zoning Administrator gave Ms. O'Connor verbal approval to use the Property as proposed.⁴
5. The Board breached its duty of good faith, in that it failed to assist the Appellant after the Appellant received misinformation from the Zoning Administrator.
6. The Ordinance is vague, in that "Open Land Recreational Uses" is not defined.
7. The Board's application of the Ordinance with respect to Appellant's Application violates the Equal Protection Clause of the Pennsylvania Constitution.

B. DISCUSSION

1. Standard of Review

Where the Court does not take additional evidence, the Court is limited to determining whether the board abused its discretion or committed legal error. *Twp. of Exeter v. Zoning Hearing Bd. of Exeter*, 962 A.2d 653, 659 (Pa. 2009). An abuse of discretion occurs when the board's findings are not supported by substantial evidence in the record. *Id.* Substantial evidence means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. *Id.*

Further, in weighing evidence presented before the zoning hearing board, the trial court may not substitute its interpretation for that of the board because determinations about the credibility and the weight to be

⁴ Appellant admits that the Board never made a factual or legal determination on this issue. (Notice of Appeal ¶ 102.) In addition, at the hearing, counsel for Appellant conceded that the Zoning Administrator's verbal approval was "not necessarily binding." N.T., Hearing, 10/7/10, at 10.

given to the evidence are to be made by the board. *In re: Cutler Group, Inc.*, 880 A.2d 39 (Pa.Cmwlth. 2005), *appeal denied*, 897 A.2d 461 (Pa. 2006). The fact that there may be a significant amount of testimony or evidence contrary to the Zoning Board's findings does not mean, in and of itself, the Board's findings are unsupported. A single witness or piece of evidence, if credible and substantial, may be sufficient to carry the day. *Taliaferro v. Darby Twp. Zoning Hearing Bd.*, 873 A.2d 807 (Pa. Cmwlth. 2005), *appeal denied*, 887 A.2d 1243 (Pa. 2005).

2. Appellant's Proposed Use as an Open Land Recreational Use

Appellant correctly points out that it has the burden to persuade the Board that its proposed use qualifies as a conditional use pursuant to the Ordinance, and once it does so, a presumption arises the proposed use is consistent with the general welfare. *Aldridge v. Jackson Twp.*, 983 A.2d 247, 253 (Pa.Cmwlth. 2009). Here, Appellant's primary proposed use includes providing a venue for weddings, parties, family reunions, and other gatherings. *See* Certified Record at 31.

Under Pennsylvania law,

In interpreting the language of a zoning ordinance to determine the extent of the restriction upon the use of the property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the governing body, in favor of the property owner and against any implied extension of the restriction.

53 P.S. § 10603.1. However, the Court also notes it is well settled law that a zoning hearing board's interpretation of its own zoning ordinance is entitled to great deference and weight. *Arter v. Philadelphia Zoning Board of Adjustment*, 916 A.2d 1222, 1229 (Pa.Cmwlth. 2007).

The Court holds the Board was correct in determining that providing a venue for special events such as weddings, reunions, and parties did not qualify as an Open Land Recreational Use. Although the Appellant relies heavily on the fact that this specific category is not specifically defined in the Ordinance, the Court believes the definitions relied upon by the Board are sufficient to justify its Decision. 'Open land recreation' and 'outdoor recreation' are substantially similar terms. Under the definition of Outdoor Commercial Recreational Uses, activities such as golf, softball, tennis, swimming, and hiking are included. Certified Record at 76. Activities such as weddings, reunions, and parties, some of which include live music and alcohol, are not included in this definition.

Appellant also relies heavily on the fact that it offers swimming, hiking, etc...on the Property. However, there is substantial evidence in the record that supports the Board's finding that these activities are ancillary to Appellant's main purpose of providing a venue for special

events. Indeed, Appellant's own brochure states that hiking, swimming, etc...are offered as amenities to guests who book the Property for a special event. *See id.* at 52.

C. CONCLUSION

For the reasons stated above, the Decision of the Board is AFFIRMED. The Court need not address the remaining issues in order to resolve this appeal. Further, the issues outlined as 4 through 7 above are not issues properly before this Court on this appeal. Here, the Court need only review what the Board decided below — the denial of Appellant's Application for a conditional use permit. An Order in accordance with this Opinion will be issued contemporaneously.

ORDER

AND NOW, this 1st day of November, 2011, upon consideration of Appellant's Land Use Appeal, the briefs of the parties, and the arguments of counsel, and after conducting an independent review of the record, it is hereby ORDERED and DECREED that Decision of the Board is AFFIRMED, and Appellant's appeal is DISMISSED

BY THE COURT:

/s/ John Garhart, Judge

ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 14453-2011

MOXIE ATE, LP, Plaintiff
vs.

OLGA K. VEIT (Deceased) and
MARGUERITE A. VEIT, a/k/a
MARGUERITE A. GLADITZ,
a/k/a MARGUERITE A. VEIT-
GLADITZ, their heirs, executors,
administrators, successors and
assigns, Defendants
NOTICE TO: OLGA K. VEIT and
MARGUERITE A. VEIT, a/k/a
MARGUERITE A. GLADITZ,
a/k/a MARGUERITE A. VEIT-
GLADITZ, their heirs, executors,
administrators, successors and assigns
The Plaintiff, Moxie Ate, LP, is
the owner of that certain piece or
parcel of real estate situate in the
City of Erie, County of Erie and
Commonwealth of Pennsylvania
formerly known Erie County Tax
Index No. (15) 2013-300, which real
estate is now a part of Erie County
Tax Index No. (15) 2013-300. The
Defendants may have an interest in
the above described property. The
Plaintiff has filed this action to
quiet the title to the property and
to forever bar the Defendants from
asserting any right, title, interest,
lien or claim against said property.

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend,
you must enter a written appearance
personally or by attorney and
file your defenses or objections
in writing with the court within
twenty (20) days from the date
this Notice is published. You are
warned that if you fail to do so the
case may proceed without you and
a judgment may be entered against
you without further notice for the
relief requested by the plaintiff. You
may lose money or property or other
rights important to you.

YOU SHOULD TAKE THIS
PAPER TO YOUR 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
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& Sennett, P.C.
Timothy M. Zieziula, Esq.
Jeremy T. Toman, Esq.
120 West Tenth Street
Erie, Pennsylvania 16501
Telephone: (814) 459-2800
Fax: (814) 453-4530
Attorneys for Moxie Ate, LP,
Plaintiff

Apr. 6

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Erie County, Pennsylvania
Docket No. 10868-12
In Re: Caleb Hall, a minor
Notice is hereby given that a Petition
was filed in the above named court
by Natasha Hagerty requesting an
order to change the name of Caleb
Hall to Caleb Hagerty.
The Court has set the 26th day
of April, 2012 at 9:30 a.m. in
Courtroom B of the Erie County
Court House, 140 W. 6th St., Erie,
PA 16501, as the time and place for
a 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.

Apr. 6

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Erie County, Pennsylvania
Docket No. 10470-12
In Re: Jeffrey D. Johnson
Notice is hereby given that a
Petition was filed in the above

named court requesting an order
to change the name of Jeffrey D.
Johnson to Jeffrey D. Parker.
The Court has set the 18th day of April,
2012 at 9:30 a.m. in Courtroom I-217
of the Erie County Court House, 140
W. 6th St., Erie, PA 16501, as the
time and place for a 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.

Apr. 6

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: Viscom Systems
2. Address of the principal place
of business, including street and
number is: 4616 Buffalo Road, Erie,
Pennsylvania 16510.
3. The real name and address,
including street and number, of
the person or entity who is the
party to the registration is: Vision
Communications, Inc., 4614
Buffalo Road, Erie, Pennsylvania
16510.
4. An application for registration of
a fictitious name under the Fictitious
Names Act was filed on: March 6,
2012.
W. Richard Cowell, Esq.
254 West Sixth Street
Erie, Pennsylvania 16507
(814) 453-5004

Apr. 6

INCORPORATION NOTICE

ROCKGOLF, INC. has been
incorporated under the provisions
of the Business Corporation Law
of 1988.
Richard A. Blakely, Esquire,
Quinn, Buseck, Leemhuis
Toohey & Kroto, Inc.
2222 West Grandview Blvd.
Erie, Pennsylvania 16506-4508

Apr. 6

INCORPORATION NOTICE

Sara's Food Market, Inc. has been organized under the provisions of the Business Corporation Law of 1988.

James F. Geronimo, Esquire
283 Walnut Street
Meadville, PA 16335

Apr. 6

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

CIVIL ACTION-LAW

NO. 30495-2009 CD

NORTHWEST SAVINGS BANK,
Plaintiff

vs.

SAM'S LONGBRANCH

SALOON, INC., Defendant

NOTICE UNDER RULE 2958.3

OF JUDGMENT AND

EXECUTION THEREON

NOTICE OF DEFENDANT'S

RIGHTS

TO: Sam's Longbranch Saloon, Inc., 14418 Main Street, Wattsburg, PA 16442 and Sam's Longbranch Saloon, Inc., c/o Registered Office, 27 North Street, Wattsburg, PA 16442

A Judgment in the amount of \$72,237.71 plus interest, costs and fees has been entered against you and in favor of the Plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a writ of execution which directs the sheriff to take your money or other property owned by you to pay the judgment.

A sheriff sale of your property is scheduled for May 9, 2012 at 2:00 p.m.

If your money or property has been taken, you have the right to get the money or property back if you did not voluntarily, intelligently and knowingly give up your constitutional right to notice and hearing prior to the entry of judgment or if you have defenses or other valid objections to the judgment.

You have a right to a prompt court hearing if you claim that you did

not voluntarily, intelligently and knowingly give up your rights to notice and hearing prior to the entry of the judgment. If you wish to exercise this right, you must immediately fill out and sign the petition to strike the judgment which accompanies the writ of execution and deliver it to the Sheriff of Erie County at the Erie County Courthouse, 140 West Sixth Street, Erie, Pennsylvania 16501.

IT IS IMPORTANT THAT YOU ACT PROMPTLY. IT WILL BE TOO LATE TO REGAIN YOUR PROPERTY IF YOU WAIT UNTIL AFTER THE PROPERTY HAS BEEN SOLD BY THE SHERIFF OR TURNED OVER TO THE PLAINTIFF. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

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. 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.

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ERIE, PA 16507

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Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool

PA I.D. No. 63199

120 West Tenth Street

Erie, Pennsylvania 16501

(814) 459-2800

Attorneys for Plaintiff Northwest

Savings Bank

PETITION TO STRIKE

**JUDGMENT
REQUEST FOR PROMPT
HEARING**

I hereby certify that I did not voluntarily, intelligently and knowingly give up my right to notice and hearing prior to the entry of judgment. I petition the Court to strike the judgment on this ground and request a prompt hearing on this issue.

I verify that the statements made in this Request for Hearing are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Notice of the hearing should be given to me at

Street Address: _____

City, State: _____

Telephone Number: _____

Dated: _____

Defendant: _____

Apr. 6

LEGAL NOTICE

HEARING ON INVOLUNTARY TRANSFER OF MOBILE HOME TO: CHAD E. & THOMASINA L. COZZENS, 19560 3RD ST., MEADVILLE, PA 16335

Be advised a hearing has been scheduled in the Court of Common Pleas of Erie County, Pennsylvania, 140 West Sixth Street, Room 203, Erie, PA 16501, on **Monday, May 7, 2012 at 9:30 AM** to determine whether title to your 1997 Mansion manufactured home, Title #51174300, VIN #MO294251, will be involuntarily transferred to Leroy & Sandra Holmes, d/b/a Imperial Point Mobile Home Park. By procedure, Legal Notice of this hearing may be given by publication, and you must appear to assert your rights.

The Quinn Law Firm

Michael P. Kruszewski, Esq.

Apr. 6

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Dennis Lagan

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Gerald Nichols

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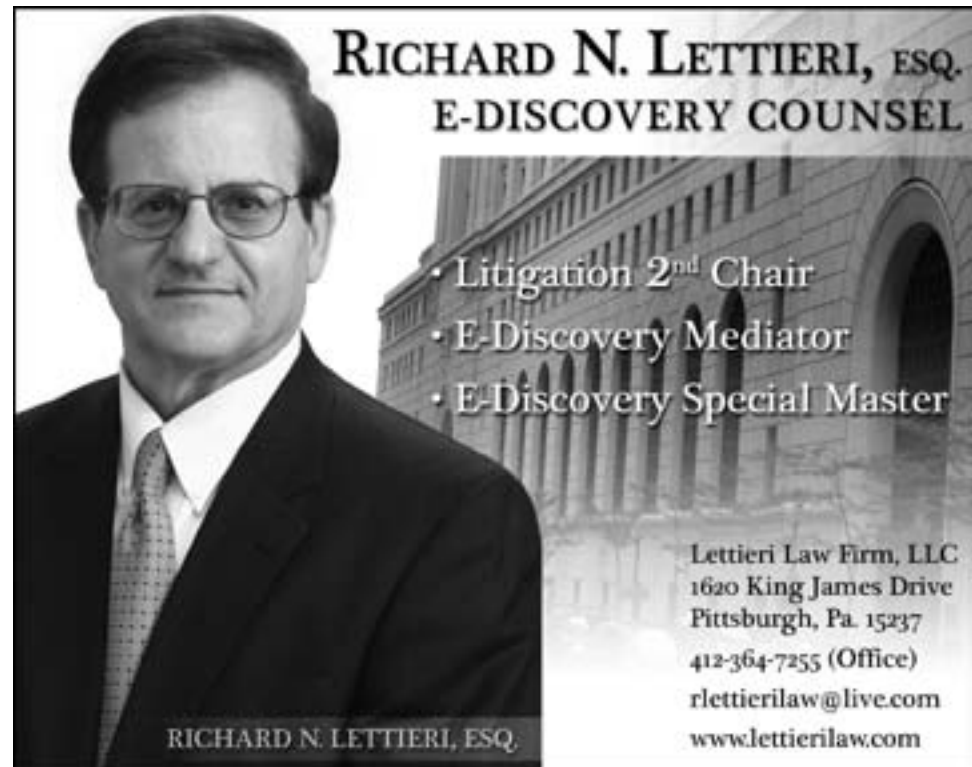
Benjamin Suchocki

30 Years - FBI/IRS

Jennifer Mazur

Investigator

NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM



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E-DISCOVERY COUNSEL

- Litigation 2nd Chair
- E-Discovery Mediator
- E-Discovery Special Master

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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

**April 20, 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
Mar. 30 and Apr. 6, 13

SALE NO. 1

Ex. #13984 of 2011
HSBC Bank USA, N.A., as
Indenture Trustee for the
Registered Noteholders of
Renaissance Home Equity Loan
Trust 2006-3, Plaintiff

v.

ROBERT A. BOHEN,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Third Ward of the City of Erie, Erie County, Pennsylvania: BEING KNOWN AS 1348 West 10th Street, Erie, PA 16502 PARCEL NUMBER: 16-3061-133 IMPROVEMENTS: Residential Property
Amy Glass, Esq.

PA Bar #308367
NJ Bar #13862010
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 2

Ex. #12697 of 2011
PNC Bank, National Association,
Plaintiff

v.

LIDIJA DEMIROVIC
NERMI DEMIROVIC,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Millcreek, Erie County, Pennsylvania: BEING KNOWN AS 5130 Cherry Street, Erie, PA 16509 PARCEL NUMBER: (33) 118-461-18.01 IMPROVEMENTS: Residential Property
Paige M. Bellino, Esq.
PA ID 309091
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 3

Ex. #14406 of 2011
Ocwen Loan Servicing, LLC
Plaintiff

v.

RICHARD FINKE, III,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Harborcreek, Erie County, Pennsylvania: BEING KNOWN AS 3441 Station Road, (Harborcreek Township), Erie, PA 16510 PARCEL NUMBER: (27) 53-213-3 IMPROVEMENTS: Residential Property
Sherri J. Braunstein, Esquire
PA ID 90675
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620

856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 4
Ex. #11193 of 2011

One West Bank, FSB, Plaintiff

v.

CHERYL FISHER A/K/A
CHERYL A. FISHER
WILLIAM FISHER A/K/A
WILLIAM N. FISHER

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Millcreek, Erie County, Pennsylvania: BEING KNOWN AS 5241 Washington Avenue, Erie, PA 16509 PARCEL NUMBER: 33-120-528-19 IMPROVEMENTS: Residential Property
Kassia Fialkoff, Esquire
PA ID 310530
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 5
Ex. #14006 of 2011
PNC Bank, National Association,
Plaintiff

v.

GINA M. FREELAND,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Millcreek, Erie County, Pennsylvania: BEING KNOWN AS 3070 Haas Avenue, (Millcreek Township), Erie, PA 16505 PARCEL NUMBER: (33) 29-59-17.01 IMPROVEMENTS: Residential Property
This property is being sold subject to a mortgage.
Paige M. Bellino, Esq.
PA ID 309091
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 6
Ex. #13713 of 2011
Liberty Savings Bank, FSB,
Plaintiff

v.

MICHELLE A GANZA,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Millcreek, Erie County, Pennsylvania: BEING KNOWN AS 2707 Garland Street, (Millcreek Township), Erie, PA 16506 PARCEL NUMBER: (33) 50-301-19 IMPROVEMENTS: Residential Property
Amy Glass, Esq.
PA Bar #308367
NJ Bar #13862010
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 7
Ex. #14005 of 2011
PNC Bank, National Association,
Plaintiff

v.

ESTATE OF GEORGE T.
COLAO C/O
BRANDON GEORGE COLAO
AS ADMINISTRATOR OF THE
ESTATE OF GEORGE T.
COLOA, Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in City of Erie, Erie County, Pennsylvania: BEING KNOWN AS 927 Shenley Drive, Erie, PA 16505 PARCEL NUMBER: (16) 3137-205 IMPROVEMENTS: Residential Property
Paige M. Bellino, Esq.
PA ID 309091
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 8
Ex. #12884 of 2011
Deutsche Bank National Trust
Company, as Indenture Trustee
for American Home Mortgage
Investment Trust 2005-2, Plaintiff

v.

CHERI L. MCGUIRE
MICHAEL D. MCGUIRE,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Fairview, Erie County, Pennsylvania: BEING KNOWN AS 6354 Meadowrue Lane, Erie, PA 16415 PARCEL NUMBER: 21-030-016.2-013.00 IMPROVEMENTS: Residential Property
Amy Glass, Esq.
PA Bar #308367
NJ Bar #13862010
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 9
Ex. #11018 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.

LAURIE A. MCKNIGHT,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Girard, Erie County, Pennsylvania: BEING KNOWN AS 1754 Cherry Street, Lake City, PA 16423 PARCEL NUMBER: 28-009-011.0-009-01 IMPROVEMENTS: Residential Property
Amy Glass, Esq.
PA Bar #308367
NJ Bar #13862010
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 10
Ex. #14031 of 2011
PNC Bank, National Association,
Plaintiff

v.

EILEEN P. NIEBAUER
RALPH L. NIEBAUER,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Fairview (formerly the Borough of Fairview), Erie County, Pennsylvania: BEING KNOWN AS 7157 Old Ridge Road, Fairview, PA 16415 PARCEL NUMBER: (21) 77-9-2 IMPROVEMENTS: Residential Property
Paige M. Bellino, Esq.
PA ID 309091
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 11
Ex. #13641 of 2011
PNC Bank, National Association,
Plaintiff

v.

CHRISTINA MARIE
PATERNITI A/K/A
CHRISTINA M. PATERNITI
RONALD JAMES PATERNITI
A/K/A RONALD J. PATERNITI,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Millcreek, Erie County, Pennsylvania: BEING KNOWN AS 3234 Willis Street, (Millcreek Township), Erie, PA 16506 PARCEL NUMBER: (33) 70-272-13 IMPROVEMENTS: Residential Property
Amy Glass, Esq.
PA Bar #308367
NJ Bar #13862010
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 12
Ex. #10946 of 2011
BANK OF AMERICA, N.A. AS
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff

v.
BRANDY L. VADNEY
JOSHUA W. VADNEY,
Defendant(s)
SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Albion Borough, Erie County, Pennsylvania: BEING KNOWN AS 23 Cliff Street, Albion, PA 16401
PARCEL NUMBER: (1) 5-45-20
IMPROVEMENTS: Residential Property
Paige M. Bellino, Esq.
PA ID 309091
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 13
Ex. #13983 of 2011
HSBC Bank USA, N.A., as
Indenture Trustee for the
Registered Noteholders of
Renaissance Home Equity Loan
Trust 2005-4, Renaissance Home
Equity Loan Asset-Backed Notes,
Series 2005-4, Plaintiff

v.
HELEN WINEBRENNER,
Defendant(s)
SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of Harborcreek, Erie County, Pennsylvania: BEING KNOWN AS 8319 E. Lake Road, Erie, PA 16511
PARCEL NUMBER: 27026029000700
IMPROVEMENTS: Residential Property
Sherri J. Braunstein, Esquire
PA ID 90675
Udren Law Office, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Attorney for Plaintiff
Mar. 30 and Apr. 6, 13

SALE NO. 14
Ex. #13445 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff
v.
SCOTT ANTHONY a/k/a
SCOTT A. ANTHONY,
RAYMOND D. SHOWMAN, JR,
MARTHA J. SHOWMAN and
THE UNITED STATES OF
AMERICA, DEPARTMENT OF
THE TREASURY INTERNAL
REVENUE SERVICE,
Defendants

LEGAL DESCRIPTION
PARCEL 1:

ALL THAT certain piece or parcel of land situate in Reserve Tract Twenty-one (21) of Waterford Township, Erie County, Pennsylvania, bounded and described as follows: BEGINNING at an iron pin on the east side of the Waterford and Union City highway (a 50 foot highway, 25 feet on each side of the center line of the present 18 foot concrete pavement), said beginning point is Twenty-six and four-tenths (26.4) feet measured north 58° 40' east from a point in the centerline of said highway, which is eleven hundred four (1104) feet from the south borough line of Waterford Borough measured along the center line of the 18 foot concrete pavement; thence southeasterly along the east property line of the Union and Waterford highway opposite the "Y" formed by the paved highway leading from Union City to Meadville and Waterford with the highway leading from Meadville to Waterford, approximately two hundred fifty-six (256) feet to a point where a chord north 31° 20' east, two hundred fifty (250) feet in length will intersect said circle; thence north 58° 10' east at right angles with said chord, one hundred seventy-four and twenty-four one hundredths (174.24) feet to an iron pin: thence north 31° 20' west parallel with said chord two hundred fifty (250) feet to an iron pin; thence south 58° 40' west at right angles to chord, one hundred seventy-four and twenty-four one hundredths (174.24) feet to the

place of beginning, containing one (1) acre of land exclusive of area in segment of circle between chord and arc.
BEING the same premises conveyed to Scott Anthony by Deed dated February 20, 2001 and recorded February 21, 2001 in Erie County Pennsylvania in Record Book 753, Page 1973 and being known as 12683 Route 19 South, Waterford, PA 16441 and bearing Erie County Tax Assessment Number (47) 25-57-9.

PARCEL 2
ALSO: All that certain piece or parcel of land situate in the Township of Waterford, County of Erie and Commonwealth of Pennsylvania, bound and described as follows: BEGINNING at a point on the northerly line of Route 97 at its intersection with the southeasterly corner of lands conveyed by Pennzoil Company to Edward P. Mientkiewicz and Charline D. Mientkiewicz by deed recorded in Erie County Deed Book 1239 at Page 54; Thence north 58° 25' east 174.24' to a point; Thence north 31° 35' west 296.44' to a point; Thence north 77° 11' east 342.38' to an iron pin; Thence south 20° 27' west 484.65' to a point on the southerly line of Route 97; Thence westerly along the southerly line of Route 97 180' more or less to the place of beginning. Containing 1.805 acres more or less (tax record 1.77 acres). BEING the same premises conveyed to Scott Anthony by Deed recorded July 16, 2002 in Erie County Pennsylvania in Record Book 900, Page 2139 and those parcels conveyed by Raymond D. Showman, Jr., Martha J. Showman and Scott Anthony to Raymond D. Showman, Jr., and Martha J. Showman by Deed recorded September 15, 2010 in Erie County, Pennsylvania at Instrument No. 2010-022672 and being known as 14 Rte. 97, Waterford, PA 16441 and bearing Erie County Tax

Assessment Number (47) 25-57-8, (47) 25-57-8.01 and (47) 25-57-8.02.
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800
Attorneys for Plaintiff

Mar. 30 and Apr. 6, 13

SALE NO. 15
Ex. #15341 of 2010
ROBERT P. SCHEARER,
Plaintiff
v.
ELDON J. CARLSON,
Defendant

LEGAL DESCRIPTION
ALL THOSE CERTAIN piece or parcel of land situate in the Township of Conneaut, County of Erie, and Commonwealth of Pennsylvania, bearing Erie County Assessment No. (4) 028-062.0-008.00 and (4) 028-062.0-009.00, being Lots Nos. 32 and 33 of the Henry Rath Plan of Lots, according to an unrecorded plot thereof and being more particularly bounded and described as follows, to wit: BEGINNING at a point the southerly lined of the Pennside Road, said point being distant along the same eastwardly five hundred thirty (530) feet from the easterly line of land now or formerly of Schaffner Brothers, then eastwardly along the southerly line of said Pennside Road, two hundred twenty (220) feet to a point at the northwesterly corner of Lot 31; thence southwardly along the same, seven hundred twenty (720) feet to the line of land now or formerly of George H. Shannon; thence westwardly along the line of said land, two hundred twenty (220) feet to a point; thence northwardly along the easterly line of Lot 33 in said Plan, seven hundred twenty (720) feet to the place of beginning, containing approximately 3 1/2 acres of land. BEING the same premises conveyed to Robert P. Schearer, by Deed dated October 28, 1997 and recorded December 18, 1997 in Erie County

Record Book 534, at Page 1453 and bearing Erie County Index No. (4) 028-062-008.00 and (4) 028-62.0-009.00 and commonly known as 11509 and 11515 Pennside Road, Albion, Pennsylvania 16401. These same premises is described in that certain Land Sale Contract by and between Robert P. Shearer and Eldon J. Carlson dated July 11, 2006 and filed in Erie County Record Book 1343, Page 2129 on July 12, 2006.
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800
Attorneys for Plaintiff

Mar. 30 and Apr. 6, 13

SALE NO. 16
Ex. #30122 of 2012
ERIEBANK, a division of
COUNTY NATIONAL BANK,
Plaintiff
v.
HARBOR LAND, INC.,
Defendant

SHORT DESCRIPTION
ALL that certain piece or parcel of land situate in the Township of Harborcreek, Erie County, Pennsylvania, having erected thereon a golf course, clubhouse, cart building, pump house, and residence being commonly known as 3730 Harbor Ridge Trail, Erie, Pennsylvania, and bearing Erie County Tax Parcel Nos. (27) 80-211.2-16, (27) 82-211.3-1, (27) 81-211-1, (27) 80-211-72, (27) 80-211-1.
BEING the same premises conveyed to Harbor Land, Inc. by deed dated July 6, 1999 and recorded in the Office of the Recorder of Deeds for Erie County on May 10, 2000 at Deed Book 0702, page 2046, by deed dated March 13, 2000 and recorded in the Office of the Recorder of Deeds for Erie County on March 22, 2000 at Deed Book 0693, page 1047, and by deed dated July 9, 2001 and recorded in the Office of the Recorder of Deeds for Erie County on July 10, 2001 at Deed Book 0791, page 0658.

William R. Brown, Esq.
Pa. Supreme Court ID No. 18229
MacDonald Illig Jones
& Britton, LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7752
Attorneys for Plaintiff

Mar. 30 and Apr. 6, 13

SALE NO. 17
Ex. #14232 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff
v.
JEFFREY N. POTTS and
JULIE B. POTTS, and
THE UNITED STATES OF
AMERICA, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2011-14232, Northwest Savings Bank vs. Jeffrey N. Potts and Julie B. Potts, owners of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 3022 Pleasant Valley Drive, Erie, Pennsylvania. 81.25' X 131.21' X 81.48' X 125.06' Assessment Map Number: (33) 95-414-42.08
Assessed Value Figure: \$185,000.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Mar. 30 and Apr. 6, 13

SALE NO. 18
Ex. #13909 of 2011
Frank Zarnecki, Plaintiff
v.
Shawn P. Graziano &
Roxann H. Graziano, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 13909-2011, Frank Zarnecki vs. Shawn P. Graziano & Roxann H. Graziano, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 2727 Butt Street, Erie, Pennsylvania 16505
.3414 acres
Assessment Map Number: (33) 70-286-008

Assessed Value figure: \$121,160.00
Improvement thereon: Single family residence with garage
Charles D. Agresti, Esquire
4934 Peach Street
Erie, Pennsylvania 16509
(814) 866-8800

Mar. 30 and Apr. 6, 13

SALE NO. 19
Ex. #11777 of 2011
PNC BANK, NATIONAL ASSOCIATION, Plaintiff
v.
WALTER K. LUN, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11777-2011 PNC BANK, NATIONAL ASSOCIATION vs. WALTER K. LUN, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1117 8th Street, Erie, PA 16501
0.1113 Acres
Assessment Map number: (15) 20-47-215
Assessed Value figure: 27,000
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Mar. 30 and Apr. 6, 13

SALE NO. 21
Ex. #13273 of 2011
NATIONSTAR MORTGAGE LLC, Plaintiff
v.
SCOTT B. BROZELL
MISTY D. BROZELL, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13273-11
NATIONSTAR MORTGAGE LLC vs. SCOTT B. BROZELL and MISTY D. BROZELL
Amount Due: \$94,983.11
SCOTT B. BROZELL and MISTY D. BROZELL, owner(s) of property situated in the FOURTH WARD of the CITY OF CORRY, Erie County, Pennsylvania being 648 SPRING STREET, CORRY, PA 16407-2116
Dimensions: 150 x 150
Acreage: 0.1565
Assessment Map number:

08038160001505
Assessed Value: \$78,910.00
Improvement thereon: Residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 22
Ex. #13114 of 2011
PHH MORTGAGE CORPORATION, Plaintiff
v.
DONALD W. CRAGO A/K/A DONALD CRAGO Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2011-13114
PHH MORTGAGE CORPORATION vs. DONALD W. CRAGO A/K/A DONALD CRAGO
Amount Due: \$126,916.27
DONALD W. CRAGO A/K/A DONALD CRAGO, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 337 MALBETT PLACE, NORTH EAST, PA 16428
Dimensions: 65.18 X 243
Acreage: 0.5160
Assessment Map number: 27-029-027.0-020.00
Assessed Value: \$100,480.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 24
Ex. #13474 of 2010
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, Plaintiff
v.
PAUL A. HELSLEY
YAZIRA D. HELSLEY Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13474-10

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. PAUL A. HELSLEY and YAZIRA D. HELSLEY
Amount Due: \$101,084.97
PAUL A. HELSLEY and YAZIRA D. HELSLEY, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1504 WEST GRANDVIEW BOULEVARD A/K/A 1504 GRANDVIEW BOULEVARD, ERIE, PA 16509-1167
Dimensions: 100 X 150
Acreage: 0.3444
Assessment Map number: 19-061-070.0-100.00
Assessed Value: \$86,640.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 25
Ex. #13891 of 2011
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-3, Plaintiff
v.
TERRI L. HOLMES
CHARLES H. HOLMES, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13891-11
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-3 vs. TERRI L. HOLMES and CHARLES H. HOLMES
Amount Due: \$108,285.81
TERRI L. HOLMES and CHARLES H. HOLMES, owner(s) of property situated in the CITY OF

ERIE, Erie County, Pennsylvania being 1618 EAST 42ND STREET, ERIE, PA 16510-3420
Dimensions: 60 X 120
Acreage: 0.1653
Assessment Map number: 18052052020700
Assessed Value: 85,270
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 27
Ex. #13813 of 2011
BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff
v.
MICHAEL A. MOKHRIBY A/K/A MICHAEL A. GRETTLER, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13813-11
BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. MICHAEL A. MOKHRIBY A/K/A MICHAEL A. GRETTLER
Amount Due: \$51,049.61
MICHAEL A. MOKHRIBY A/K/A MICHAEL A. GRETTLER owner(s) of property situated in GIRARD BOROUGH, Erie County, Pennsylvania being 156 LOCUST STREET, GIRARD, PA 16417-1608
Dimensions: 90 X 130
Acreage: 0.2686
Assessment Map number: 23-015-052.0-022.00
Assessed Value: 48,400
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 28
Ex. #12311 of 2011
NATIONSTAR MORTGAGE LLC, Plaintiff
v.
DAVID NEARHOOF A/K/A DAVID A. NEARHOOF BARBI NEARHOOF A/K/A BARBI J. NEARHOOF MARGARET NEARHOOF, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12311-11
NATIONSTAR MORTGAGE LLC vs. DAVID NEARHOOF A/K/A DAVID A. NEARHOOF, BARBI NEARHOOF A/K/A BARBI J. NEARHOOF and MARGARET NEARHOOF
Amount Due: \$89,022.67
DAVID NEARHOOF A/K/A DAVID A. NEARHOOF, BARBI NEARHOOF A/K/A BARBI J. NEARHOOF and MARGARET NEARHOOF, owner(s) of property situated in TOWNSHIP OF CONNEAUT, Erie County, Pennsylvania being 12862 TRACY ROAD A/K/A, 12860 TRACY ROAD, ALBION, PA 16401-8014
Dimensions: 166.43 X 221.25 IRR
Acreage: 0.8240
Assessment Map number: 04016041001710
Assessed Value: \$130,300.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 29
Ex. #13847 of 2011
WELLS FARGO BANK, N.A., Plaintiff
v.
GREGORY A. SILAY, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13847-11
WELLS FARGO BANK, N.A. vs. GREGORY A. SILAY
Amount Due: \$49,871.46
GREGORY A. SILAY, owner(s) of

property situated in the CITY OF ERIE, Erie County, Pennsylvania being 2729 LIBERTY STREET, ERIE, PA 16508-1623
Dimensions: 40 X 115
Assessment Map number: 19060041014200
Assessed Value: \$61,650.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 30
Ex. #13653 of 2011
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, Plaintiff
v.
DONALD T. TWINING
AMY L. TWINING, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13653-11
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. DONALD T. TWINING and AMY L. TWINING
Amount Due: \$67,567.86
DONALD T. TWINING and AMY L. TWINING, owner(s) of property situated in the BOROUGH OF WATTSBURG, Erie County, Pennsylvania being 14379 MAIN STREET, WATTSBURG, PA 16442
Dimensions: 75 X 120
Acreage: 0.2066
Assessment Map number: 48-001-002.0-011.00
Assessed Value: 62,720
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 30 and Apr. 6, 13

SALE NO. 31
Ex. #11742 of 2010
DEUTSCHE BANK NATIONAL TRUST COMPANY AS

**TRUSTEE FOR MORGAN
STANLEY MORTGAGE LOAN
TRUST 2004-3, Plaintiff**

v.

ALAN H. VOLKMAN,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11742-10

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2004-3 vs. ALAN H. VOLKMAN Amount Due: \$188,345.06

ALAN H. VOLKMAN, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 5514 GRUBB ROAD, ERIE, PA 16506-4601

Acreage: 16.1930

Assessment Map number: 33-136-565.0-027.00

Assessed Value: \$192,100

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

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Mar. 30 and Apr. 6, 13

**SALE NO. 32
Ex. #12928 of 2010
CITIMORTGAGE, INC.,
Plaintiff**

v.

**JASON H. WORCESTER
BRIANNE J. WORCESTER,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12928-10

CITIMORTGAGE, INC. vs. JASON B. WORCESTER and BRIANNE J. WORCESTER

Amount Due: \$56,934.95

JASON B. WORCESTER and BRIANNE J. WORCESTER, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 913 WALNUT STREET, ERIE, PA 16502-1374

Dimensions: 30 X 82.5

Acreage: 0.0568

Assessment Map number: 16030025012600

Assessed Value: \$31,800

Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Mar. 30 and Apr. 6, 13

**SALE NO. 33
Ex. #13939 of 2011
CITIZENS BANK OF
PENNSYLVANIA
v.**

Eric B. Groenendaal

Sonja F. Groenendaal

ADVERTISING DESCRIPTION

All that certain piece or parcel of land situated in the City and County of Erie, and State of Pennsylvania.

Having erected thereon a two-story frame dwelling.

Being known as 3116 Liberty Street, Erie, PA 16508

Tax Parcel: 19-6042-403

Gregory Javardian, Esquire, Id. No. 55669

Attorneys for Plaintiff

1310 Industrial Boulevard

1st Floor, Suite 101

Southampton, PA 18966

(215) 942-9690

Mar. 30 and Apr. 6, 13

**SALE NO. 34
Ex. #14101-11
The Bank of New York Mellon,
f/k/a The Bank of New York as
successor to JPMorgan Chase
Bank, National Association, as
Trustee for Renaissance Home
Equity Loan Trust, Series 2003-2,
by its attorney infact, Ocwen
Loan Servicing, LLC.**

v.

**Jynickie Simmons and
Myron L. Simmons a/k/a
Myron Simmons**

LEGAL DESCRIPTION

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

BEGINNING at the point of intersection of the south line of Seventh Street with the west line of Parade Street; thence southwardly along the west line of Parade

Street, forty-two (42) feet; thence westwardly, parallel with Seventh Street, forty-two (42) feet; thence northwardly, parallel with Parade Street, forty-two (42) feet to the south line of Seventh Street; thence eastwardly along the south line of Seventh Street, forty-two (42) feet to the place of beginning.

BEING the same premises which Myron L. Simmons a/k/a Myron Simmons and Jynickie Simmons, his wife by Quit Claim Deed dated March 26, 2003 and recorded on March 27, 2003 in the office of the Recorder of Deeds in and for Erie County at book 0991 page 0097 granted and conveyed unto Myron Simmons and Jynickie Simmons, his wife.

PROPERTY ADDRESS: 702-04 Parade Street, Erie, PA 16503

PARCEL # (14) 1010-107

Kevin P. Diskin, Esquire

Attorney for Plaintiff

Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Mar. 30 and Apr. 6, 13

**SALE NO. 35
Ex. #13473 of 2011
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING AGENCY, Plaintiff
v.
ANDY C. BRIDGHAM and
VALERIE D. BRIDGHAM,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 13473-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING AGENCY, Plaintiff vs. ANDY C. BRIDGHAM and VALERIE D. BRIDGHAM, Defendants
Real Estate: 32 EAST HIGH STREET, UNION CITY, PA 16438
Municipality: Union Borough, First Ward, Erie County, Pennsylvania
See Deed Book 989, Page 871
Tax I.D. (40) 10-40-8

Assessment: \$9,000. (Land)

\$30,600. (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

Mar. 30 and Apr. 6, 13

**SALE NO. 36
Ex. #10849 of 2011
PNC Bank, National Association,
Plaintiff
v.**

Brian T. Brecker and Melinda J.

Brecker, Defendants

SHERIFF'S SALE

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

Dimensions: 0.1028 acres

Assessment Map Number:

(18) 5363-116

Assess Value figure: \$62,900.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Mar. 30 and Apr. 6, 13

**SALE NO. 37
Ex. #14934 of 2010
US BANK NATIONAL
ASSOCIATION, (TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST
INDENTURE DATED AS OF
APRIL 1, 1982), Plaintiff
v.**

KENNETH H. LONGSTREET

AND LINDA A. LONGSTREET,

Defendants

SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 14934-10, US Bank National Association, et al vs. Kenneth H. Longstreet and Linda A. Longstreet, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 421 Stafford Ave., Erie, PA 16508.

Dimensions: 5300 square feet

Assessment Map Number:

19-6049-208
Assess Value figure: 58,170.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Mar. 30 and Apr. 6, 13

**SALE NO. 38
Ex. #13916 of 2011
WestStar, Plaintiff
v.
Gary W. Carr and
Sabrina M. Smego, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13916-2011 WestStar v. Gary W. Carr and Sabrina M. Smego, Owner(s) of property situated in Township of Greenfield, Erie County, Pennsylvania, being 9020 New Road, North East, PA 16427

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

BEGINNING at a point in the West line of New Road, said point being the Southeast corner of the property being conveyed; thence North 82 degrees 35 minutes West a distance of four hundred (400.00) feet to a point; thence South 7 degrees 15 minutes 40 seconds West a distance of one hundred fifty (150.00) feet to a point; thence North 82 degrees 35 minutes West a distance of eight hundred fifty one and 25/100 (851.25) feet to a point; thence North 7 degrees 15 minutes 40 seconds East a distance of seven hundred forty seven and 7/100 (747.07) feet to a point; thence South 82 degrees 35 minutes East a distance of one thousand two hundred thirty three and 25/100 (1,233.25) feet to a point; thence Southerly along the West line of New Road a distance of five hundred ninety seven and 7/100 (597.07) feet to a point being the place of beginning.

THE Above description is based on a survey description prepared by Levant T. Morton, Inc. dated

August 9, 1984. The premises may also be described as Lots 2 and 3 of the Snyder Subdivision as appears in a map or plot thereof and as recorded at the Office of the Erie County Recorder of Deeds on September 26, 1984.

The above premises contain 20.00 acres of land, more or less.

Assessment Map number: 26002009000505 & 26002009000506

Assessed Value figure: \$87,900.00 (Tax Parcel #26002009000505) & \$27,200.00 (Tax Parcel #26002009000506

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

Mar. 30 and Apr. 6, 13

**SALE NO. 39
Ex. #13857 of 2011
REVERSE MORTGAGE
SOLUTIONS, INC., Plaintiff
v.
LOUIS L. GANZA, Defendant(s)
DESCRIPTION**

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

Beginning at a point in the center line of Station Road which forms the Northwest corner of the real property to be herein conveyed and also the Northeast corner of the real estate described in Erie County Record Book 808 at Page 251; thence Southeast eighty-nine (89) degrees forty-seven (47) minutes fifty-five (55) seconds a distance of 675.00 feet to a point; thence Southeast Zero (0) degrees nineteen (19) minutes twenty (20) seconds a distance of 1952.24 feet to a point; thence Southwest eighty-eight (88) degrees thirty-eight (38) minutes thirty-two (32) seconds a distance of 675.00 feet to a point; thence

Northwest zero (0) degrees nineteen (19) minutes and twenty-nine (29) seconds a distance of 1970.60 feet to the place of beginning.

PROPERTY ADDRESS: 10429 Station Road, North East, PA 16428
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Mar. 30 and Apr. 6, 13

SALE NO. 40

Ex. #12601 of 2011
FIRST COMMONWEALTH BANK, Plaintiff

v.

HOPE REALTY, LLC,
Defendant

SHORT DESCRIPTION FOR ADVERTISEMENT

All the right, title, interest and claim of Hope Realty, LLC, of, in and to the following described real property:

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, Pennsylvania. HET a two story dwelling house and garage known as 2811 German Street, Erie, PA 16504. Being Erie County Tax Parcel Index No. 18050079022100, as is further described in the deed recorded on August 28, 2006, in Erie County Deed Book Volume 1356, page 0411.

Nicholas A. Didomenico, Esquire PA I.D. No. 93353
McGrath Law Group, P.C.
Attorneys for Plaintiff
Three Gateway Center, Suite 1375
401 Liberty Avenue
Pittsburgh, PA 15222
(412) 281-4333

Mar. 30 and Apr. 6, 13

SALE NO. 41

Ex. #12163 of 2010
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF SASCO 2007-TC1

v.

Mark W. Sult, Deborah A. Sult, and THE UNITED STATES OF AMERICA c/o the U.S. Attorney for the Western District of

Pennsylvania

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12163-10 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF SASCO 2007-TC1 vs. Mark W. Sult, Deborah A. Sult, and THE UNITED STATES OF AMERICA c/o the U.S. Attorney for the Western District of Pennsylvania, owners of property situated in Township of Millcreek, Erie County, Pennsylvania being 3611 Cameo Way, Erie, PA 16506
Assessment Map number: 33-79-324-2
Improvement thereon: Residential Dwelling
Patrick J. Wesner, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Mar. 30 and Apr. 6, 13

SALE NO. 42

Ex. #13800 of 2011
US Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2

v.

Dan Luculescu
Nelifer Luculescu
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 13800-11 US Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2 vs. Dan Luculescu; Nelifer Luculescu; owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 143 West 11th Street, Erie, PA 16501
48.12 X 155 = 7,458.6 square feet, 0.1712 acre
Assessment Map Number: 16030009011400
Assessed Value figure: 84,800.00
Improvement thereon: Single Family Dwelling
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Mar. 30 and Apr. 6, 13

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Robert Stout, Jr., MAI rstout@sas-rea.com

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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

**BRUGGER, AGATHA M.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: James H. Menzel, 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

**BRUSONE, MICHAEL P.,
deceased**

Late of North East Township
Administratrix: Marie B. Nelson, 465 Hunt Road, Jamestown, NY 14701
Attorney: Nadia A. Havard, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BUSH, CAROLINE A.,
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania
Administrator: Gerard M. Bush, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorneys: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**CICHETTI, THERESA A., a/k/a
THERESA ANN CICHETTI,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Louis Richter, 5213 Lake Pleasant Road, Erie, PA 16509
Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**FAILS, PAUL RICHARD,
a/k/a PAUL R. FAILS,
a/k/a PAUL FAILS,
a/k/a PAUL R. FAILS, SR.,
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania
Executors: Wendy L. Kemling, 101 S. Church Street, Apt. 2, Linesville, Pennsylvania 16424 and Steven J. Fails, 11922 Main Street E., East Springfield, Pennsylvania 16411
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**RECTENWALD, BETTIE M.,
a/k/a BETTIE W. RECTENWALD,
deceased**

Late of the City of Erie
Executrix: Barbara Ann Inman, c/o 332 East 6th Street, Erie, PA 16507-1610
Attorney: Evan E. Adair, Esq., Williams and Adair, 332 East 6th Street, Erie, PA 16507-1610

**SAUNDERS, GENEVIEVE L.
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Jean Stepnowski and Michael Sokolowski, 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

**WATTS, GARY JOHN, a/k/a
GARY J. WATTS,
deceased**

Late of Millcreek Township
Executrix: Elizabeth R. Watts, c/o Thomas C. Hoffman, II, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**WEBB, REXFORD G.,
deceased**

Late of the Township of Union, Erie County, Commonwealth of Pennsylvania
Administrator: Mark R. Webb, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

SECOND PUBLICATION

**BLOOMQUIST, EUGENIA C.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: John W. Forsman, 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

**DELIO, JAMES J.,
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania
Administrator: Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**DOMBROWIAK, HELEN M.,
deceased**

Late of the City of Erie
Executors: Sandra Ford, 1777 Emery Drive, Erie, PA 16509 and Ronald Dombrowiak, 149 Chase Road, North East, PA 16428
Attorney: David J. Mack, Esq., 115 East 7th Street, Erie, PA 16501

**GORKA, MARTHA LOUISE,
deceased**

Late of the Township of Amity, County of Erie, Pennsylvania
Executrix: Marilyn G. Weeber, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Scott E. Miller, Esquire, 246 West Tenth Street, Erie, PA 16501

**GRAHAM, VELMA R.,
deceased**

Late of Erie County, Pennsylvania
Executrix: Gloria Wenzel, 340 Rattigan Road, Chicora, PA 16025
Attorney: Thomas J. May, Esquire, 110 East Diamond Street, Butler, PA 16001

**LUNDGREN, ELIZABETH I.,
a/k/a ELIZABETH LUNDGREN,
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania
Executrix: Janice E. Nuber, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Scott E. Miller, Esquire, 246 West Tenth Street, Erie, PA 16501

**MCCRAY, CHARLES L.,
deceased**

Late of the Borough of Elgin, County of Erie, Commonwealth of PA
Administratrix: Mary Ann McCray, c/o Joan M. Fairchild, Esq., 132 N. Center St., Corry, PA 16407
Attorney: Joan M. Fairchild, Esq., 132 N. Center St., Corry, PA 16407

**POLAGYI, DONALD N.,
deceased**

Late of the City of Erie
Executor: Jon M. Habursky, 5218 East Lake Road, Erie, PA 16511
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PRATT, LOUIS T., JR.,
deceased**

Late of Fairview Township, County of Erie and Commonwealth of Pennsylvania
Executor: Andrew J. Pratt, c/o John P. Eppinger, 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

**SAVAGE, CYNTHIA, a/k/a
CYNTHIA G. SAVAGE, a/k/a
CYNTHIA GAY SAVAGE,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Administratrix: Cara Ann Bonawitz, 524 Bankbury Way, Chesapeake, VA 23322
Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**SCHAAK, CHARMAINE M.,
a/k/a CHARMAINE SCHAAK,
deceased**

Late of the City of Erie
Administrators: Ann Marie Schaaack, Veronica Walters and Andrea Berquist
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**SHIELDS, JEAN V.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Kevin M. Monahan, 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

**SUROVICK, CAROL A., a/k/a
CAROL ANN SUROVICK,
a/k/a CAROL SUROVICK,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Joyce A. Dinello, 10156 Pettibone Avenue, Lake City, Pennsylvania 16423
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

THIRD PUBLICATION

**ANDRES, MELVIN D.,
deceased**

Late of the Township of Millcreek
Executrix: Jodi K. Andres, 1360 West Gore Road - Apt. 5, Erie, PA 16509
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BLATT, LINDA ANN,
deceased**

Late of Erie County, Pennsylvania
Co-Executors: Richard T. Blatt and Victoria P. Stilson, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

**CURTISS, THOMAS V., a/k/a
THOMAS F. CURTISS,
deceased**

Late of the Township of Millcreek
County of Erie, Commonwealth
of Pennsylvania
Executor: Richard H. Curtis, 9
Colonial Club Drive, Apt. #300,
Boynton Beach, FL 33435-8368
Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**DEMIRJIAN, FRIEDEL M.,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executor: Donald H. Schulz, c/o
Eugene C. Sundberg, Jr., Esq.,
Suite 300, 300 State Street, Erie,
PA 16507
Attorneys: Marsh, Spaeder,
Baur, Spaeder & Schaaf, LLP,
Attorneys -at-Law, Suite 300, 300
State Street, Erie, PA 16507

**GRIEWAHN, ROBERT D., a/k/a
ROBERT DAVID GRIEWAHN,
a/k/a ROBERT D. GRIEWAHN,
SR.,
deceased**

Late of the City of Erie
Executors: Robert D. Griewahn,
Jr., and Shelley J. Griewahn
Attorney: Robert D. Griewahn,
Jr., 835 Western Avenue,
Pittsburgh, PA 15233

**HERRING, HAROLD R.,
deceased**

Late of Millcreek Township,
County of Erie and
Commonwealth of Pennsylvania
Personal Representative: James
DiCarlo
Attorney: Thomas J. Minarcik,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**KANE, JOSEPH ALEXANDER,
a/k/a JOSEPH A. KANE,
a/k/a JOSEPH A. KOZLOWSKI,
deceased**

Late of the City of Erie, Erie
County, Pennsylvania
Executrix: Renee Walsh, c/o 120
W. 10th Street, Erie, PA 16501
Attorney: Christine Hall McClure,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**KARLSON, ELIZABETH Y.,
a/k/a ELIZABETH YORK ORE
KARLSON,
deceased**

Late of the Borough of North
East, County of Erie and
Commonwealth of Pennsylvania
Executor: Jeffrey Ore, c/o
3305 Pittsburgh Avenue, Erie,
Pennsylvania 16508
Attorney: Darlene M. Vlahos,
Esquire, 3305 Pittsburgh Avenue,
Erie, Pennsylvania 16508

**LITTLEFIELD, LORAIN E.,
deceased**

Late of Millcreek Township,
County of Erie and
Commonwealth of Pennsylvania
Executor: Clair L. Allen
Attorney: Thomas J. Minarcik,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**MULLEN, JOANN, a/k/a
JOANN MAXWELL MULLEN,
deceased**

Late of the Township of
Millcreek, County of Erie,
Commonwealth of Pennsylvania
Executor: William T. Mullen,
5159 Foxpark Drive, Fairview,
PA 16415-2336
Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**POLLIZI, SAMUEL J.,
deceased**

Late of Millcreek Township,
County of Erie and
Commonwealth of Pennsylvania
Personal Representative: Samuel
J. Pollizi, Jr.
Attorney: David J. Rhodes,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**ROSS, NANCY R.,
deceased**

Late of Millcreek Township,
County of Erie and
Commonwealth of Pennsylvania
Personal Representative: Karen
R. Prior
Attorney: Thomas J. Minarcik,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**STEBER, ALICE B.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executrix: James A. Steber,
6001 Southland Drive, Erie,
Pennsylvania 16509
Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**STETSON, DOROTHY R.,
deceased**

Late of the Township of LeBoeuf,
County of Erie, and State of
Pennsylvania
Executor: Jack Snyder, 11235
Trask Rd., Waterford, PA 16441
Attorney: Richard T. Ruth, Esq.,
1026 West 26th St., Erie, PA
16508

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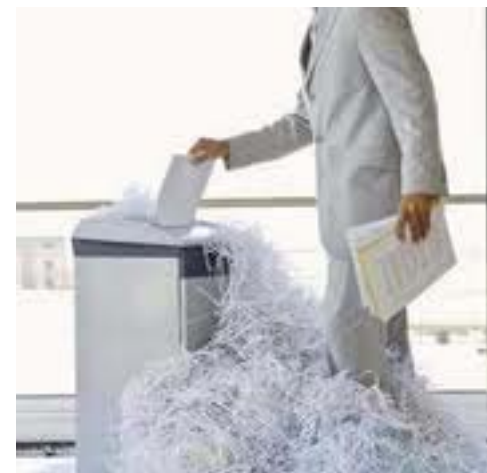
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