

Erie County Legal Journal

April 27, 2012

Vol. 95 No. 17

USPS 178-360



95 ERIE

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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 Bankruptcy 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

MONDAY, MAY 14, 2012

Petitions to Settle Small Estates and Other Ways to

Avoid Formal Estate Settlement

ECBA Live Lunch-n-Learn

Bayfront Convention Center

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

\$22 (ECBA member/non-attorney staff)*

\$48 (nonmember) \$12 (member Judge)*

1 hour substantive

**Reduced registration fee for ECBA members thanks to lunch
being underwritten by the Erie Community Foundation.*

To view PBI seminars visit the events calendar on the ECBA website

<http://www.eriebar.com/public-calendar>

2012 BOARD OF DIRECTORS

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Eugene C. Sundberg, Jr.

Adam J. Williams

Gregory P. Zimmerman

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 11415-12

In Re: Mike Adams

Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of Mike Adams to Abdulrida Abid Kadum.

The Court has set the 4th day of June, 2012 at 9:00 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. 27

INCORPORATION NOTICE

STAHLMAN PROPERTIES, INC. has been incorporated under the provisions of the Business Corporation Law of 1988.

Darlene M. Vlahos, Esquire, P.C.

3305 Pittsburgh Avenue
Erie, PA 16508

Apr. 27

INCORPORATION NOTICE

Notice is hereby given that Waterford Community Food Pantry has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, exclusively for the charitable purpose of establishing, operating, maintaining, and supporting a community food pantry. The Articles of Incorporation were filed with the Pennsylvania Department of State on March 30, 2012.

Jenna Bickford, Esq.

MacDonald, Illig, Jones

& Britton LLP

100 State Street, Suite 700

Erie, PA 16507-1459

Apr. 27

INCORPORATION NOTICE

Notice is hereby given that Windward Solutions, Inc. has been incorporated under the provisions of the 1988 Pennsylvania Business Corporation Law.

Russell S. Warner, Esq.

MacDonald, Illig, Jones

& Britton LLP

100 State Street, Suite 700

Erie, PA 16507-1459

Apr. 27

LEGAL NOTICE

THE SCHOOL DISTRICT

CITY OF ERIE, PA

Dr. James E. Barker

Leadership Center

148 West 21st Street

Erie, PA 16502

NOTICE TO BIDDERS

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Art Supplies, Regular & Office Supplies and School Paper up to Thursday, May 3, 2012 at 12:00 p.m., prevailing time, and will be opened in the Board Room at 1:30 p.m. prevailing time, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith

Secretary

Apr. 13, 20, 27

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

**May 18, 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

Apr. 27 and May 4, 11

SALE NO. 1

Ex. #14380 of 2009

**U.S. Bank National Association
as Trustee under Pooling and
Servicing Agreement dated as
of May 1, 2007 MASTR Asset
Backed Securities Trust 2007-
HE1 Mortgage Pass-through
Certificates Series 2007-HE1,
Plaintiff**

v.

**JOHN F. RICKRODE
TINA M. RICKRODE,**

Defendant(s)

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF NORTH EAST, ERIE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 99 East Main Street, North East, PA 16428
PARCEL NUMBER: 36-5-34.5
IMPROVEMENTS: Residential Property
Agnes Mombrun, Esquire
PA ID 309356
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Apr. 27 and May 4, 11

SALE NO. 2

Ex. #11876 of 2011

**U.S. Bank National Association,
as Trustee for Citigroup
Mortgage Loan Trust Inc.,
Asset-Backed Pass-Through
Certificates, Series 2006-AMC1,
Plaintiff**

v.

**CHRISTOPHER M.
VOLGSTADT,
NATALIE A. VOLGSTADT,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY PENNSYLVANIA:
BEING KNOWN AS 1562 West 43rd Street, Erie, PA 16509
PARCEL NUMBER:
19-061-069.0-218.00
IMPROVEMENTS: Residential Property
Agnes Mombrun, Esquire
PA ID 309356
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Apr. 27 and May 4, 11

SALE NO. 3

Ex. #10010 of 2012

**Marquette Savings Bank
v.**

**Hector M. Lozada and
Mayra Ivette Berrios-Benitez
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 10010-2012, Marquette

Savings Bank vs. Hector M. Lozada and Mayra Ivette Berrios-Benitez, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1308 East 33rd Street, Erie, Pennsylvania.

0.1791 acres

Assessment Map Number:
(18) 5110-117

Assessed Value Figure: \$15,800.00
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

Apr. 27 and May 4, 11

SALE NO. 4

Ex. #13515 of 2011

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL J. BAUMANN,
Defendant**

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 a point in the west line of Wallace Street, sixty-nine (69) feet north of the intersection of the north line of Fourth Street with the west line of Wallace Street; thence northwardly along the west line of Wallace Street, thirty (30) feet to a point; thence westwardly and parallel with Fourth Street, eighty (80) feet to a point; thence southwardly parallel with the west line of Wallace Street thirty (30) feet to a point; thence eastwardly and parallel with the north line of Fourth Street, eighty (80) feet to the place of beginning.

Having erected thereon a two-story frame building, and being more commonly known as 324 Wallace Street, Erie, Pennsylvania and bearing County of Erie Index No. (14) 1015-101

BEING the same premises conveyed to Michael J. Baumann by deed dated March 30, 2004 and recorded March 30, 2004 in Erie County, Pennsylvania Record Book 1119,

Page 1717 and being Erie County Tax Index No. (14) 10-15-101.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Apr. 27 and May 4, 11

SALE NO. 5

**Ex. #12364 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL J. BAUMANN,
Defendant**

LEGAL DESCRIPTION

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

COMMENCING at a point in the south line of Fourteenth Street, distant two hundred eighty and one-half (280 ½) feet westward from the west line of Reed Street; thence running southward parallel with Reed Street, one hundred five (105) feet to an alley thence eastward along said alley, thirty-five (35) feet; thence northward, parallel with Reed Street, one hundred five (105) feet to the south line of Fourteenth Street; and thence westward along the said line, thirty-five (35) feet to the place of beginning. Having erected thereon a frame dwelling known as 627 East Fourteenth Street, Erie, Pennsylvania.

Erie County Tax Index No. (15) 2033-110

BEING the same premises conveyed to Michael J. Baumann by deed dated January 30, 2003 in Erie County, Pennsylvania Record Book 975, Page 323 and being Erie County Tax Index No. (15) 20-33-110.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Apr. 27 and May 4, 11

SALE NO. 6

**Ex. #14003 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**WILLIAM G. KRAFT and
FELICIA C. KRAFT, Defendant
LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lots numbered 114, 115, and 116 of Euclid Heights Subdivision of part of Tract No. 58 according to a plot thereof recorded in Erie County Map Book 2 at pages 368 and 369, and having erected thereon a one-story frame, single-family dwelling with an attached garage, and being more commonly known as 4246 Longview Avenue, Erie, Pennsylvania, further bearing Erie County Tax Index No. (18) 5235-600 and 601.

BEING the same premises conveyed to William G. Kraft and Felicia C. Kraft by Deed dated March 17, 1999 and recorded on March 22, 1999 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Book 624, Page 1928.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Apr. 27 and May 4, 11

SALE NO. 7

**Ex. #10992 of 2009
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**WORD OF LIFE CHRISTIAN
CENTER INTERNATIONAL,
a Pennsylvania Corporation,
Defendant**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being lots Nos. 67, 68 and the northern 10 feet of Lot No. 69 in Block No. 14 of the Hess Addition

to the City of Erie as recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania, in Map Book 1, Page 81 and being more fully described as follows, to-wit:

BEGINNING at the point of intersection of the south line of Lynn Street (formerly Elliott Street) with the west line of Hess Avenue; thence westwardly and along the south of Lynn Street, one hundred twenty (120) feet to a point; thence southwardly and parallel with the west line of Hess Avenue, eighty (80) feet to a point; thence eastwardly and parallel with the south line of Lynn Street, one hundred twenty (120) feet to a point in the west line of Hess Avenue; thence northwardly and along the west line of Hess Avenue, eighty (80) feet to the place of beginning.

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

BEGINNING at point in the west line of Hess Avenue, eighty (80) feet northwardly from the point of intersection of the north line of Seventh Street with the west line of Hess Avenue, thence westwardly parallel with the north line of Seventh Street, one hundred twenty (120) feet to a point; thence northwardly parallel with the west line of Hess Avenue, sixty (60) feet to a point; thence eastwardly parallel with the north line of Seventh Street one hundred twenty (120) feet to the west line of Hess Avenue, sixty (60) feet to a point; thence southwardly along the west line of Hess Avenue, sixty (60) feet to the place of beginning. Being commonly known as 660 Hess Avenue, Erie, Pennsylvania and bearing Erie County Index No. (14) 1042-203.

BEING the same premises conveyed to Word of Life Christian Center International by Deed dated September 1, 2006 and recorded on September 1, 2006 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Deed Book 1357, Page 2389.

Mark G. Claypool, Esquire

Knox McLaughlin Gornall
& Sennett, P.C.
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Apr. 27 and May 4, 11

SALE NO. 8

Ex. #11263 of 2011

**ERIE GENERAL ELECTRIC
FEDERAL CREDIT UNION,
Plaintiff**

v.

**ROBERT S. SANKO, Defendant
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 11263-2011, Erie General Electric Federal Credit Union v. Robert S. Sanko, owner of the following properties identified below:

1) Situate in the Township of McKean, County of Erie, and Commonwealth of Pennsylvania at 10475 West Old Route 99, McKean, PA 16426:

Assessment Map No.:
31021073101000

Assessed Value Figure: \$86,570.00
Improvement Thereon: Single Family Residential Dwelling with Four side closed MTL pole building
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Finn
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Apr. 27 and May 4, 11

SALE NO. 9

Ex. #13373 of 2011

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, as
Indenture Trustee, on Behalf of
the Holders of the Accredited
Mortgage Loan Trust 2007-1
Asset Backed Notes**

v.

**LINDA L. PECK
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13373-11, DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes v.

LINDA L. PECK, Owner of the property situated in Township of North East being known as 8780 Smith Road, PA.

Tax Map Number: 37033128000500
Assessed Value Figure: \$97,800.00
Improvements thereon: Detached, One and One Half Story Single Family Residential Dwelling

The Law Offices of

Barbara A. Fein, P.C.
Barbara A. Fein, Esquire

I.D. No. 53002
Kristen D. Little, Esquire
I.D. No. 79992

721 Dresher Road, Suite 1050
Horsham, PA 19044
(215) 653-7450

Apr. 27 and May 4, 11

SALE NO. 10

Ex. #10848 of 2011

**U.S. BANK NATIONAL
ASSOCIATION, as Trustee for
the Holders of the First Franklin
Mortgage Loan Trust 2006-
FF10 Mortgage Pass-Through
Certificates, Series 2006-FF10**

v.

**JEAN D. PETROFF
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10848-11, U.S. BANK NATIONAL ASSOCIATION, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10 v. JEAN D. PETROFF, Owner of the property situated in Township of Millcreek being known as 234 East Gore Road, PA.

Tax Map Number: 33103471004600
Assessed Value Figure: \$62,000.00
Improvements thereon: Detached, One and One Half Story Single Family Residential Dwelling

The Law Offices of

Barbara A. Fein, P.C.
Barbara A. Fein, Esquire

I.D. No. 53002
Kristen D. Little, Esquire
I.D. No. 79992

721 Dresher Road, Suite 1050
Horsham, PA 19044
(215) 653-7450

Apr. 27 and May 4, 11

SALE NO. 11

Ex. #10001 of 2010

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**LAWRENCE J. ANTUS AND
KATHERINE R. ANTUS,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10001-10 PNC BANK, NATIONAL ASSOCIATION vs. LAWRENCE J. ANTUS AND KATHERINE R. ANTUS, owner(s) of property situate in TOWNSHIP OF GREENFIELD, Erie County, Pennsylvania being 12221 DAVIS ROAD, NORTH EAST, PENNSYLVANIA 16428

28,000 Acres

Assessment Map number:
(26) 4-13-10

Assessed Value figure: \$149,800.00
Improvement thereon: Residential Dwelling

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

Apr. 27 and May 4, 11

SALE NO. 12

Ex. #15338 of 2008

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**CHARLES L. PEYTON,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15338-08 PNC BANK, NATIONAL ASSOCIATION vs. CHARLES L. PEYTON, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 510 PLUM STREET, ERIE, PA 16507

0.0462

Assessment Map number:
(17) 4029-102

Assessed Value figure: \$40,050.00
Improvement thereon: Residential Dwelling

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

Apr. 27 and May 4, 11

SALE NO. 13

Ex. #15063 of 2010

**Wells Fargo Bank, N.A., as
Trustee for First Franklin
Mortgage Loan Trust 2002-FF1,
Asset-Backed Certificates, Series
2002-FF1, Plaintiff**

v.

**Michael A. Lobaugh, Defendant
REAL PROPERTY SHORT
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE
COUNTY:

PROPERTY OF: Michael A.
Lobaugh

EXECUTION NO: 15063-2010

JUDGMENT AMT: \$68,332.33

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

Of in and to: ADDRESS: 613 West
25th Street, Erie, PA 16502

MUNICIPALITY: City of Erie

All that certain piece or parcel of
land situate in the Sixth Ward in
the City of Erie, County of Erie,
and State of Pennsylvania, bounded
and described as follows, to-wit:
Beginning at a point in the South
line of Twenty-Fifth Street, one
hundred twenty (120) feet West
of the West line of Cherry Street;
thence Southwardly and parallel
with Cherry Street one hundred
seven (107) feet to a point; thence
Westwardly and parallel with
Twenty-fifth Street, thirty-five (35)
feet to a point; thence Northwardly
and parallel with Cherry Street,
one hundred seven (107) feet to the
South line of Twenty-fifth Street;
and thence Eastwardly along South
line of Twenty-fifth Street thirty-five
(35) feet to the place of beginning,
and having erected thereon a two-
story brick and frame dwelling
known as 613 West 25th Street,
Erie, PA 16502, and bearing Erie
County Index No. (19) 6019-107.
Title is vested in Michael A.
Lobaugh by Deed dated March 15,
2002 and recorded on March 18,
2002 in the Erie County Recorder
of Deeds as Book 862, Page 1984.

Tax ID: 19060019010700

Commonly known as 613 W 25th
Street, Erie, PA, 16502-2525

Christine A. Pinto, Esquire

Attorney ID# 205622

Parker McCay, P.A.

9000 Midlantic Drive, Suite 300
Mount Laurel, NJ 08054
(856) 810-5815

Apr. 27 and May 4, 11

SALE NO. 14

Ex. #10219 of 2011

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE STRUCTURED
ASSET INVESTMENT LOAN
TRUST, 2005-8, Plaintiff**

v.

**KEVIN ARRINGTON A/K/A
KEVIN D. ARRINGTON, SR.
SHEILA ARRINGTON
A/K/A SHEILA M. JONES,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10219-2011

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE STRUCTURED ASSET
INVESTMENT LOAN TRUST,
2005-8 vs. KEVIN ARRINGTON
A/K/A KEVIN D. ARRINGTON,
SR. and SHEILA ARRINGTON
A/K/A SHEILA M. JONES

Amount Due: \$91,215.02

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

Dimensions: 35 X 165

Acreage: 0.1373

Assessment Map number:
16-030-056.0-221.00

Assessed Value: 61,610.00

Improvement thereon: Residential
Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Apr. 27 and May 4, 11

SALE NO. 15

Ex. #15394 of 2009

**US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR ASSET-BACKED PASS-
THROUGH CERTIFICATES
SERIES 2007-AHL1, Plaintiff**

v.

**DOROTHY BAKER A/K/A
DOROTHY D. LADOW,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 15394-09

US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR ASSET-BACKED PASS-
THROUGH CERTIFICATES
SERIES 2007-AHL1 vs.
DOROTHY BAKER A/K/A
DOROTHY D. LADOW

Amount Due: \$85,628.98

DOROTHY BAKER A/K/A
DOROTHY D. LADOW, owner(s)
of property situated in CITY OF
ERIE, Erie County, Pennsylvania
being 936 EAST 28th STREET,
ERIE, PA 16504-1306

Dimensions: 37 X 127.75

Acreage: 0.1085

Assessment Map number:
18050052013000

Assessed Value: \$53,090

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

Apr. 27 and May 4, 11

SALE NO. 16

Ex. #14141 of 2011

**CITIMORTGAGE, INC. S/B/M
PRINCIPAL RESIDENTIAL
MORTGAGE, INC., Plaintiff**

v.

**DAVID A. ENSSLE
SHERRY L. PIERSON,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14141-11

CITIMORTGAGE, INC. S/B/M
PRINCIPAL RESIDENTIAL
MORTGAGE, INC. vs. DAVID A.
ENSSLE and SHERRY L.
PIERSON

Amount Due: \$74,069.96

DAVID A. ENSSLE and
SHERRY L. PIERSON, owner(s)
of property situated in TOWNSHIP
OF SPRINGFIELD, Erie County,
Pennsylvania being 13104 RIDGE
ROAD, WEST SPRINGFIELD, PA

16443-9734
 Acreage: 7.0000
 Assessment Map number:
 39016051001000
 Assessed Value: \$78,400.00
 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

Apr. 27 and May 4, 11

SALE NO. 17

Ex. #13600 of 2011

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

v.

**AMANDA A. HUFF,
 Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 13600-11
 WELLS FARGO BANK, N.A. vs.
 AMANDA A. HUFF

Amount Due: \$52,756.26

AMANDA A. HUFF, owner(s) of
 property situated in the CITY OF
 ERIE, Erie County, Pennsylvania
 being 2712 VAN BUREN
 AVENUE, ERIE, PA 16504-2833
 Dimensions: 32 X 86.12
 Acreage: 0.0633

Assessment Map number:
 18-050-056.0-203.00

Assessed Value: 47,720.00

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

Apr. 27 and May 4, 11

SALE NO. 18

Ex. #14250 of 2011

**CITIMORTGAGE, INC. S/B/M
 TO ABN AMRO MORTGAGE
 GROUP, INC., Plaintiff**

v.

**SCOTT W. LOBAUGH A/K/A
 SCOTT LOBAUGH
 LISA M. LOBAUGH,
 Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 14250-1

CITIMORTGAGE, INC. S/B/M
 TO ABN AMRO MORTGAGE
 GROUP, INC. vs. SCOTT W.
 LOBAUGH A/K/A SCOTT
 LOBAUGH and LISA M.
 LOBAUGH

Amount Due: \$162,037.04

SCOTT W. LOBAUGH A/K/A
 SCOTT LOBAUGH and LISA M.
 LOBAUGH, owner(s) of property
 situated in the TOWNSHIP
 OF MCKEAN, Erie County,
 Pennsylvania being 10071
 AUBURY ROAD, WATERFORD,
 PA 16441-2729

Acreage: 1.0000

Assessment Map number:
 31015059000613

Assessed Value: \$153,390.00

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

Apr. 27 and May 4, 11

SALE NO. 19

Ex. #14187 of 2011

**NORTHWEST SAVINGS
 BANK, Plaintiff**

v.

**MARK L. SEITZ, Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 14187-11

NORTHWEST SAVINGS BANK
 vs. MARK L. SEITZ

Amount Due: \$144,699.47

MARK L. SEITZ, owner(s) of
 property situated in TOWNSHIP
 OF FAIRVIEW, Erie County,
 Pennsylvania being 5650
 FRANKLIN RD, FAIRVIEW, PA
 16415-1235

Acreage: 1.82

Assessment Map number:
 21-068-101.0-003.06

Assessed Value: \$111,900.00

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

Apr. 27 and May 4, 11

SALE NO. 20

Ex. #12445 of 2010

**HSBC BANK USA, AS
 TRUSTEE IN TRUST FOR
 CITIGROUP MORTGAGE
 LOAN TRUST, INC., ASSET-
 BACKED PASS-THROUGH
 CERTIFICATES SERIES 2004-
 RP1, Plaintiff**

v.

**PAUL V. UBER Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 12445-10 HSBC BANK
 USA, AS TRUSTEE IN TRUST
 FOR CITIGROUP MORTGAGE
 LOAN TRUST, INC., ASSET-
 BACKED PASS-THROUGH
 CERTIFICATES SERIES 2004-
 RP1 vs. PAUL V. UBER

Amount Due: \$111,544.56

PAUL V. UBER, owner(s) of
 property situated in TOWNSHIP
 OF HARBORCREEK, Erie County,
 Pennsylvania being 8930 ROHL
 ROAD, NORTH EAST, PA 16428-
 2479

Acreage: 1.8000

Assessment Map number:
 27075233000501

Assessed Value: \$92,310.00

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

Apr. 27 and May 4, 11

SALE NO. 21

Ex. #13883 of 2011

**BANK OF AMERICA, N.A.,
 Plaintiff**

v.

**DOUGLAS W. WEBB,
 Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 13883-2011 BANK OF
 AMERICA N.A. vs. DOUGLAS W.
 WEBB

Amount Due: \$77,193.77

DOUGLAS W. WEBB, owner(s)
 of property situated in SECOND
 WARD, CITY OF CORRY, Erie
 County, Pennsylvania being 531
 WAYNE STREET A/K/A 531
 EAST WAYNE STREET, CORRY,

PA 16407-1313
 Dimensions: 104.1 X 222.73
 Acreage: 0.5323
 Assessment Map number:
 06015022001300
 Assessed Value: \$51,670.00
 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

Apr. 27 and May 4, 11

SALE NO. 22

Ex. #13801 of 2011

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

v.

**LOIS A. WILKINSON,
 Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 13801-2011
 WELLS FARGO BANK, N.A. vs.
 LOIS A. WILKINSON
 Amount Due: \$120,399.86
 LOIS A. WILKINSON, owner(s) of
 property situated in the TOWNSHIP
 OF NORTH EAST, Erie County,
 Pennsylvania being 9845 FINDLEY
 LAKE ROAD, NORTH EAST, PA
 16428-5333
 Acreage: 11.100
 Assessment Map number:
 37035136002200
 Assessed Value: \$78,560.00
 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

Apr. 27 and May 4, 11

SALE NO. 23

Ex. #13563 of 2011

**CITIZENS BANK OF
 PENNSYLVANIA, Plaintiff,**

v.

**VIOLET L. POST, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 13563-11 Citizens Bank
 of Pennsylvania vs. Violet L. Post
 Violet L. Post, owner(s) of property
 situated in Union City, Erie County,

Pennsylvania being 62 Putnam
 Street, Union City, PA 16438:
 ALL that certain piece of parcel
 of land situate in the Borough
 of Union City, Erie County, and
 State of Pennsylvania, bounded
 and described as follows, to-wit:
 BEGINNING AT a post in the
 south line of Putnam Street one
 hundred and twenty (120) feet
 west of the west line of Frank
 Rouse land; thence south parallel
 to Rouse's west line two hundred
 one and one-half (201-1/2) feet
 to a post in Warren Chaffee's north
 line; thence westward along said
 Chaffee's and Ottaway's north line
 sixty (60) feet to a post; thence
 north one degree west (N 1° W)
 two hundred and twelve (212) feet
 to the south line of Putnam Street;
 thence east along the south line
 of Putnam Street sixty (60) feet
 to the place of beginning. ALSO,
 ALL that certain piece or parcel
 of land situate in the First Ward of
 the Borough of Union City, Erie
 County, and State of Pennsylvania,
 bounded and described as follows,
 to-wit: COMMENCING at a post
 in the south side of Putnam Street
 at the corner of land of Alta Emerson,
 and running thence south along
 land of Alta Emerson one hundred
 and eighty nine (189) feet to a post;
 thence west sixty (60) feet to a post;
 thence north two hundred one
 and one-half (201-1/2) feet to a post
 in the side of Putnam Street; thence
 east along Putnam Street sixty (60)
 feet to the place of beginning.
 Assessment Map Number:
 41006012001800
 Assessed Value figure: \$38,740.00
 Improvement thereon: Residential
 Property
 Lauren Berschler Karl, Esquire
 355 Fifth Avenue, Suite 400
 Pittsburgh, PA 15222
 412-232-0808

Apr. 27 and May 4, 11

SALE NO. 24

Ex. #11594 of 2009

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

v.

**LISA M. SWIFT, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution No.
 11594-09 U.S. BANK NATIONAL
 ASSOCIATION TRUSTEE FOR
 THE PENNSYLVANIA HOUSING
 FINANCE AGENCY, Plaintiff vs.
 LISA M. SWIFT, Defendants
 Real Estate: 501 POWELL
 AVENUE, ERIE, PA
 Municipality: Township
 of Millcreek, Erie County,
 Pennsylvania
 Dimensions: 60 x 120
 See Deed Book 1023, Page 1279
 Tax I.D. (33) 5-11-20
 Assessment: \$17,200. (Land)
 \$46,440. (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

Apr. 27 and May 4, 11

SALE NO. 25

Ex. #12605 of 2011

**PNC BANK, NATIONAL
 ASSOCIATION, Plaintiff,**

v.

**STEPHEN F. KAISER,
 Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 12605-11, PNC Bank,
 N.A. vs. Stephen F. Kaiser, owner(s)
 of property situated in City of Erie,
 Erie County, Pennsylvania being
 318 E. 26th Street, Erie, PA 16503.
 Dimensions: 2,365.00 sq. ft
 .14 Acres
 Assessment Map Number:
 (18) 5015-128
 Assess Value figure: 38,400.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725

Apr. 27 and May 4, 11

SALE NO. 26

Ex. #13588 of 2011

**U.S. BANK NATIONAL
 ASSOCIATION, (TRUSTEE**

**FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST
INDENTURE DATED AS OF
APRIL 1, 1982), Plaintiff,**

v.

**SAMUEL J. POTTS, Defendant
SHERIFFS SALE**

By virtue of a Writ of Execution filed to No. 2011-13588, U.S. Bank National Association, et al vs. Samuel J. Potts, owner(s) of property situated in 2nd Ward, City of Corry, Erie County, Pennsylvania being 158 Maple Avenue, Corry, PA 16407-1614.

Dimensions: 0.1148 acreage

Assessment Map Number: 6-22-97-24
Assess Value figure: \$63,400.00 (off title)

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Apr. 27 and May 4, 11

SALE NO. 27

Ex. #13680 of 2010

**PNC MORTGAGE, A
DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
S/B/M NATIONAL CITY
MORTGAGE, A DIVISION
OF NATIONAL CITY BANK,
Plaintiff**

v.

**MARK A. SCHAEFER
AMY E. SCHAEFER,
Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in the first ward of the Borough of Union City, County of Erie and State of Pennsylvania, bounded and described as follows: BEGINNING at a point in the south side of Grant Street at the northwest corner of land formerly owned by W.S. Trainor, now owned by Arthur L. Poling and Jessie G. Poling; thence south along the west line of land formerly owned by W.S. Trainor, now by Arthur L. Poling and Jessie G. Poling. Eighty-one (81) feet more or less to the north line of land formerly owned by J.M. Bush, now owned by Arthur

L. Poling and Jessie G. Poling; thence west along the north line of land formerly owned by J.M. Bush, now owned by Arthur J. Poling and Jessie G. Poling, forty (40) feet to the east line of land now owned by Simon Geisler; thence north along the east line of land of the said Simon Geisler eighty-one (81) feet more or less, to the south side of Grant Street; thence east along the south side of Grant Street; forty (40) feet to the place of beginning and having erected thereon a frame dwelling house and other improvements. The property is commonly known as 36 Grant Street, Union City, Pennsylvania 16438 and being Erie County Index No. (41) 14-62-4

PROPERTY ADDRESS: 36 Grant Street Union City, PA 16438

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY

Independence Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Apr. 27 and May 4, 11

SALE NO. 28

Ex. #14510 of 2011

**THE BANK OF NEW YORK
MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING
TRUST, SERIES 2006-3, Plaintiff**

v.

**LYNDA A. WINGETER,
Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in the Borough of North East, County of Erie and Commonwealth of Pennsylvania, being Lot No. 94 of Wellington Heights Subdivision, Section IV, recorded in Erie County Map Book 12 at page 91.

Being known as 46 Bernwood Drive, North East, PA 16428 and bearing Erie County Tax Index No. (36) 9-59-62.

PROPERTY ADDRESS: 46 Bernwood Drive, North East, PA 16428

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY
Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Apr. 27 and May 4, 11

SALE NO. 29

Ex. #13387 of 2010

**PARTNERS FOR PAYMENT
RELIEF, LLC, Plaintiff**

v.

**THOMAS R. JOHNSON,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-13387 PARTNERS FOR PAYMENT RELIEF, LLC vs. THOMAS R. JOHNSON CITY OF ERIE, Erie County, Pennsylvania being 2052 WATER STREET, ERIE, PA 16510

1) (50) 2-34-6: 0.1196

2) (50) 2-34-6.01: 0.0589

Assessed Map number:

1) (50) 2-34-6 & 2) (50) 2-34-6.01

Assessed value figure: 1) \$12,400 & 2) \$38,510

Improvement thereon: Residential Dwelling

Stephen M. Hladik, Esquire

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Apr. 27 and May 4, 11

SALE NO. 30

Ex. #10153 of 2011

**Beneficial Consumer Discount
Company, d/b/a Beneficial
Mortgage Co. of Pennsylvania
v.**

**Aaron D. Guarino, James A.
Guarino, and Beth A. Guarino**

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 a point in the east boundary of Monroe Street, said point being one hundred fifteen and 00/100 (115.000) feet from the intersection of the east boundary of Monroe Street with the east boundary of East 28th Street; Thence eastwardly parallel with East 28th Street, eighty-seven and

81/100 (87.81') feet to a point;
Thence northwardly parallel with
Monroe Street, forty and 00/100
(40.00') feet to a point;

Thence westwardly parallel with
East 28th Street, eighty-seven and
81/100 (87.81') feet to a point in the
east boundary of Monroe Street;

Thence southwardly along the
east boundary of Monroe Street,
forty and 00/100 (40.00') feet to
a point and place of beginning,
being commonly known as 2713
Monroe Street, Erie, Pennsylvania,
having Erie County Tax Index No.
(18) 5060-121.

Subject to all valid and subsisting
conditions, covenants, leases,
restrictions, reservations,
exceptions, setbacks, rights-of-way
and easements of record and/or
those that are visible to a physical
inspections 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 Baldwin Gardens, Inc.,
a Pennsylvania corporation, by
General Warranty Deed dated
December 21, 1999 and recorded
December 22, 1999 in the Office
of the Recorder of Deeds in and for
Erie County in Deed Book 680 Page
205, as Instrument Number 1999-
051101, granted and conveyed unto
Aaron D. Guarino and James A.
Guarino, as joint tenants with the
right of survivorship, in fee.

PROPERTY ADDRESS: 2713
Monroe Street, Erie, PA 16504

PARCEL ID # 18-5060.0-121.00

Attorney for Plaintiff:

Steven K. Eisenberg, Esquire
Stern and Eisenberg, LLP

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Apr. 27 and May 4, 11

SALE NO. 31

Ex. #14105 of 2010

**Beneficial Consumer Discount
Company D/B/A Beneficial,
Mortgage Co of Pennsylvania,**

**Plaintiff
v.**

**Miles P. Keefer, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 14105-10 Beneficial
Consumer Discount Company
D/B/A Beneficial Mortgage Co of
Pennsylvania v. Miles P. Keefer,
owner of property situated in
the Township of Elk Creek, Erie
County, Pennsylvania being 10387
High Street, Albion, Pennsylvania
16401.

Tax ID. No. 13-10-28-30

Assessment: \$118,142.12

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Apr. 27 and May 4, 11

SALE NO. 32

Ex. #12883 of 2011

**US Bank Trust National
Association, as Trustee for LSF7
NPL VI Trust, Plaintiff**

v.

**Shawn A. Roy and
Lucretia M. Roy, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 12883-11 US Bank Trust
National Association, as Trustee for
LSF7 NPL VI Trust v. Shawn A.
Roy and Lucretia M. Roy, owners
of property situated in the City of
Erie, Erie County, Pennsylvania
being 1142 Atkins Street, Erie,
Pennsylvania 16503.

Tax I.D. No. 14-1039-332

Assessment: 43,813.17

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Apr. 27 and May 4, 11

SALE NO. 33

Ex. #12354 of 2011

**OneWest Bank, FSB (d/b/a
Financial Freedom, a division
of One West Bank, FSB) f/k/a
Financial Freedom Acquisition
LLC, Plaintiff**

v.

Dorothy Savage aka

**Dorothy Y. Savage, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 12354-11 OneWest
Bank, FSB (d/b/a Financial
Freedom, a division of One West
Bank, FSB) f/k/a Financial Freedom
Acquisition LLC v. Dorothy Savage
aka Dorothy Y. Savage, owners
of property situated in the City of
Erie County, Pennsylvania being
4127 Lake Pleasant Road, Erie,
Pennsylvania 16504.

Tax I.D. No. (18) 5205-113

Assessment: \$98,740.61

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Apr. 27 and May 4, 11

SALE NO. 34

Ex. #10214 of 2012

**The Bank of New York Mellon, as
Trustee for CIT Mortgage Loan
Trust 2007-1, Plaintiff**

v.

**Kyle A. Williamson, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 10214-12 The Bank
of New York Mellon, as Trustee
for CIT Mortgage Loan Trust
2007-1 v. Kyle A. Williamson,
owners of property situated in
the City of Erie, Erie County,
Pennsylvania being 1006 Lookout
Drive, Erie, Pennsylvania 16507.

Tax I.D. No. (17) 4033-200.61

Assessment: \$217,696.38

Improvements: Condominium
McCabe, Weisberg and Conway, P.C.

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Apr. 27 and May 4, 11



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

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, April 30, 2012** and confirmed Nisi.

May 24, 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.

2012 ESTATE

ACCOUNTANT

ATTORNEY

- | | | |
|---------------------------------|--------------------------------------|-------------------------|
| 102. Anna L. Thompson | Mildred Wetzel, Administratrix | Robert E. McBride, Esq. |
| 103. Mary S. Kiehl, a/k/a | John W. Kiehl and | |
| Mary M. Kiehl | William J. Kiehl, Co-Executors | Gary H. Nash, Esq. |

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

Apr. 20, 27

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FIRST PUBLICATION

**ARNOLD, THOMAS A., JR.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Heather McHenry, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

**AVERILL, LEONARD W.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Co-Executors: Steward L. Averill, 329 E. 29th St., 2nd floor, Erie, PA 16504 and Michael D. Averill, 2122 Pear St., Erie, PA 16510
Attorney: None

**CARNEY, VIOLET M.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: William R. Carney, 10381 Silverthorn Road, Edinboro, PA 16412-9715
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**CHANDLEY, PATRICK J.,
deceased**

Late of the City of Erie
Administrator: Donald J. Chandley, 143 Sanford Place, Erie, PA 16511
Attorney: Michael A. Fetzner, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**GAGE, MARIA,
deceased**

Late of the City of Corry, Erie County, Pennsylvania
Executor: John W. Gage, c/o Paul J. Carney, Jr., Esquire, 224 Maple Avenue, Corry, Pennsylvania 16407
Attorney: Paul J. Carney, Jr., Esquire, 224 Maple Avenue, Corry, Pennsylvania 16407

**HILL, CHARLES M., JR.,
deceased**

Late of the Township of Lawrence Park
Executor: John L. Hill, 1332 Tower Lane, Erie, PA 16505
Attorney: Beverly A. Gazza, Bonya, Gazza & DeGory, LLP, 134 South 6th Street, Indiana, PA 15701

**KOSKI, BESSIE LUELLA,
a/k/a LUELLA KOSKI, a/k/a
LUELLA O. KOSKI, a/k/a
B. LUELLA KOSKI,
deceased**

Late of the City of Erie
Executor: Michael J. Karle, 515 Rankine Ave., Erie, PA 16511
Attorney: None

**KUBIAK, CHESTER,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Karen Sue Tenorio, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**MACKO, MARGARET E.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Robert F. Macko, 85 Isabella Street, North East, PA 16428
Attorney: Denise C. Pekelnicky, Esq., 333 State Street, Suite 203, Erie, PA 16507

**MADDEN, LEE U.,
deceased**

Late of the Township of Elk Creek, County of Erie and State of Pennsylvania
Executrix: Shirley Dunbar, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**MILLER, DOROTHY L.,
deceased**

Late of Millcreek Township
Executor: Carl J. Miller, 603 Marshall Drive, Erie, PA 16505
Attorney: Robert G. Dwyer, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MORPHY, GRACEMARY,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executor: H. Jean McMillin, 3385 Flower Rd., Erie, PA 16509
Attorney: None

**VERNO, DORA M.,
deceased**

Late of the City of Erie
Executrix: Maryanne Szewczyk
Attorney: Deanna L. Heasley, Esquire, 333 State Street, Suite 203, Erie, PA 16507

WEINER, CASIMIR THOMAS, a/k/a CASIMIR T. WEINER, a/k/a CASIMIR WEINER, a/k/a C. THOMAS WEINER, deceased

Late of the City of Erie, County of Erie, State of Pennsylvania
Executor: Donald T. Weiner, 156 Hilltop Drive, Churchville, Pennsylvania 18966
Attorney: Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

SECOND PUBLICATION

DeCAROLIS, KAREN A., deceased

Late of the Township of Millcreek, Erie County, Pennsylvania
Co-Executors: David DeCarolis and Leonard DeCarolis, 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

DeDAD, ANGELO J., deceased

Late of the Township of Millcreek, Erie County, Pennsylvania
Administrator: Anthony DeDad, 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

GRUNDEN, JANE I., deceased

Late of Fairview Township
Executrix: Carol Elliott, 6758 Richardson Circle, Fairview, PA 16415
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

McCLELLAND, GLADYS deceased

Late of Erie, PA
Executors: Ronald McClelland and Russell McClelland
Attorney: John F. Mizner, Esq., Mizner Law Firm, 201 German Street, Erie, Pennsylvania 16507

THIRD PUBLICATION

BLUM, LEO K., deceased

Late of Amity Township, Erie County
Administrator: Mary Alice Spencer, 14599 Lyons Road, Union City, PA 16438
Attorney: Richard J. Federowicz, Esq., Dickie, McCamey & Chilcote, P.C., Two PPG Place, Suite 400, Pittsburgh, PA 15222

DALTON, KATHLEEN A., deceased

Late of Summit Township, Erie County, Pennsylvania
Administratrix: Ashia M. Dalton, 4041 Zimmerman Road, Erie, PA 16510
Attorney: None

HEWITT, SHIRLEY A., deceased

Late of Erie, Erie County, Pennsylvania
Executor: Michael Zarger, 4026 Dominion Drive, Erie, PA 16510
Attorneys: Naddeo & Lewis, LLC, 207 East Market Street, PO Box 552, Clearfield, PA 16830

HODGES, JEFFREY, a/k/a JEFFREY L. HODGES, deceased

Late of Harborcreek Township
Administrator: Kirk Hodges, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

JACKSON, DAVID LYLE, deceased

Late of the City of Erie, Erie County
Executrix: Ann E. Jackson
Attorney: Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

LONGNECKER, DANIEL R., deceased

Late of the City of Erie, Erie County
Administrator: Mary Sue Longnecker
Attorney: Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

TERRY, SHERWIN H., a/k/a SHERWIN HORTON TERRY, deceased

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executor: Peter P. Terry, 7520 Sandy Harbor Drive, Hamlin, New York 14464
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

WHEELER, RUSSELL S., a/k/a RUSSELL SPENCER WHEELER, deceased

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Joy Christine Oliver, 2829 County Route 22, Richland, New York 13144
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

WIEGMANN, JOHN R., a/k/a ROB WIEGMANN, deceased

Late of Erie, PA, Erie County, PA
Executor: John R. Wiegmann, III
Attorney: Gregory A. Karle, Esquire, 900 State Street, Suite 103, Erie, PA 16501

**WILLIAMS, DOROTHY A.,
a/k/a DOROTHY WILLIAMS,
a/k/a DOROTHY L. WILLIAMS,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Rickie D. Williams, 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

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

**BRESSLIN, DAVID E.,
deceased**

Successor Trustee: Kelly D. Bresslin, 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

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