

# Erie County Legal Journal

May 11, 2012

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# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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# Erie County Bar Association Calendar of Events and Seminars

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



Erie County Bar  
Association



@eriepabar

INTERESTED IN JOINING THE ERIE COUNTY BAR ASSOCIATION?  
GO TO OUR WEBSITE AT [WWW.ERIEBAR.COM](http://WWW.ERIEBAR.COM) AND COMPLETE THE ONLINE  
APPLICATION OR CALL (814) 459-3111 AND AN APPLICATION WILL BE MAILED TO YOU

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OR [ADMIN@ERIEBAR.COM](mailto:ADMIN@ERIEBAR.COM). THANK YOU.

The Erie County Bar Foundation and its Justice Samuel J. Roberts Scholarship Fund  
continue to be in need of contributions to support this scholarship program.

Have you made your tax deductible contribution yet?

If not, you can find information about the scholarship and make an online contribution at  
[www.eriebar.com](http://www.eriebar.com) or contact the ECBF at 459-3111.

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## *In Memoriam*

**DONALD C. BUSECK**

*January 23, 1928 - May 1, 2012*

Attorney Donald C. Buseck, passed away on Tuesday, May 1, 2012. He was born in Erie on January 23, 1928, the son of the late Sherwood C. and Sarena Pepper Buseck.

Don was a graduate of Fairview High School where he excelled in sports. He attended the University of Notre Dame on a Naval ROTC scholarship and graduated with a Bachelors Degree in Business Administration in 1950. He was commissioned as an Ensign in the United States Navy. He went on to serve three years active duty as Legal Officer on the aircraft carrier U.S.S. Franklin D. Roosevelt and as Operations Officer on a mine sweeper. He then attained the rank of Lt. Commander.

Following his Navy service, Don returned to Notre Dame Law School where he received his Juris Doctor Degree. In 1956 he was admitted to practice law by the Pennsylvania and U.S. Supreme Courts and the Erie County Courts. He joined the law firm of Quinn, Buseck, Leemhuis, Toohey & Kroto Inc., where he subsequently became a partner and then shareholder. He was a member of the Executive Committee of the firm for many years and also served as President. He was a member of the American, Pennsylvania and Erie County Bar Associations. As a member of the Erie County Bar Association, he was on the Executive Committee and served as President in 1993. In 1999 he was named Chancellor of the Bar.

Don was a founding member of Holy Cross Church in Fairview and served as a Lector and Eucharistic Minister. He was also a former member of the Erie Catholic Diocese Pastoral Council. He was a former President of Family and Child Services and the Northwest Junior Chamber of Commerce, where he was named Young Man of the Year. He was an Incorporator of St. Vincent Health Center, was on the Advisory Board of Mercyhurst College, was on the Board of Asbury Woods Nature Center, a member of the Fairview Township Industrial Development Board, and was a Trustee of the former Villa Maria College. Don was a member of the Kahkwa Club, the Erie Club, and the former Aviation Club. He enjoyed golfing, tennis, and skiing.

In addition to his parents he was preceded in death by a son, Atty. Michael C. Buseck in 2011.

He is survived by his wife of 56 years, Frances Quinn Buseck; three sons, Kurt F. Buseck of Fairview, Dr. Mark S. Buseck and his wife, Melissa, of Erie and David C. Buseck and his wife, Lisa, of Chappaqua, NY; a daughter-in-law, Jane Buseck of Richmond, VA; a sister, Sally (Mrs. John S.) Rouch of Erie; and 11 grandchildren: Jessica, Jaclyn, Nicholas, Victoria, Eve, Lucas, Peter, Kyle, Ashley, Alison, and Brian. He is further survived by several nieces and nephews.

Don was laid to rest in the Gate of Heaven Cemetery. Memorials may be made to Holy Cross Church, G.I.F.T. Campaign or to the Sarah A. Reed Children's Center, Sanctuary Campaign, 2445 W. 34th Street, Erie, PA 16506.



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**CERTIFICATE OF  
AUTHORITY**

On April 23, 2012, Asbury Communities HCBS, Inc., a Maryland non-stock corporation, applied to the Pennsylvania Department of State, at Harrisburg, Pennsylvania, for Certificate of Authority to do business in the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The Corporation's proposed registered office address in the Commonwealth of Pennsylvania is 2323 Edinboro Road, Erie, Pennsylvania 16509.

Asbury Communities HCBS, Inc.  
20030 Century Boulevard, Suite 300  
Germantown, Maryland 20874

May 11

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 11606-12

In Re: Michael Kane Whipple, a minor

Notice is hereby given that a Petition was filed in the above named court by Michael Floyd Whipple requesting an order to change the name of Michael Kane Whipple to Kane Michael Whipple.

The Court has fixed the 4th day of June, 2012 at 11:00 a.m. in Courtroom A of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

May 11

**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: Family First Sports Park
2. Address of the principal place of business, including street and number: 8155 Oliver Road, Erie, PA 16509
3. The real names and addresses, including street and number, of the persons who are parties to the registration: Pennsylvania Academy Corp., 8155 Oliver Road, Erie, PA 16509
4. An application for registration of fictitious name under the Fictitious Names Act was filed on or about April 19, 2012 with the Pennsylvania Department of State.

May 11

**INCORPORATION NOTICE**

ALFEE'S PIZZA AND SUBS, INC. has been incorporated under the provisions of the Business Corporation Law of 1988.

Michael J. Koehler, Esquire

Nicholas, Perot, Smith,

Koehler & Wall

2527 West 26th Street

Erie, PA 16506

May 11

**LEGAL NOTICE**

IN THE COURT OF COMMON  
PLEAS, ERIE COUNTY,  
PENNSYLVANIA

CHRISTINA HALEY, Plaintiff

v.

BRANDI KECHISEN and JAMES  
VANDEVELD, Defendants

v.

JEREMY DESSER, Additional

Defendant

Docket No. 11604-2011

You are hereby notified that on or about February 2, 2012, Defendants Brandi Kechisen and James Vandeveld filed a civil action against you regarding an automobile accident that occurred on May 21, 2009 in the PETCO/Office Depot parking lot located at the Millcreek Mall in the Township of Millcreek, Erie County, Pennsylvania.

**NOTICE TO ADDITIONAL DEFENDANT:** 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. 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 a lawyer. 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.

Lawyer Referral and

Information Service

PO Box 1792, Erie, PA 16512

(814) 459-4411

Mon.-Fri. 8:30 a.m.-3:00 p.m.

Marissa Savastana Watts, Esquire

MacDonald, Illig, Jones

& Britton LLP

100 State Street, Ste. 700

Erie, PA 16507-1459

(814) 870-7613

Attorneys for Defendants, Brandi

Kechisen and James Vandeveld

May 4

**LEGAL NOTICE**

ATTENTION: RUSSELL PAUL  
KISTLER & JOANN ELLEN  
NOLAN

INVOLUNTARY TERMINATION  
OF PARENTAL RIGHTS

IN THE MATTER OF THE  
ADOPTION OF MINOR MALE  
CHILD (M.J.P.K.) DOB: 7/20/11  
17 IN ADOPTION 2012

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Brabender, Court Room No. F-220, City of Erie on July 17, 2012 at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance



with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

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

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

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

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

May 11

**LEGAL NOTICE**

**SALE OF HAMILTON SCHOOL  
BY SEALED BID**

The School District of the City of Erie has declared all that certain piece or parcel of land and all improvements located thereon, being located in the City of Erie, County of Erie, Commonwealth of Pennsylvania, commonly known as the **Hamilton School**, being more particularly described as a 4.6 acre, more or less, parcel of real property, with an address of 2931 Harvard Street, Erie, PA 16508, and identified as Erie County Tax Index No. (19) 6231-100, to be unused and unnecessary to the District.

**The Board of Directors of the District has resolved to sell this Property by sealed bid.** Terms and conditions of sale were fixed by Board resolution dated May 2, 2012, which are part of the bid packet.

Interested bidders may pick up bid packets from the District's Board Secretary's office, located at the Dr. James E. Barker Leadership Center, 148 W. 21st Street, Erie, PA 16502, during the hours of Monday through Friday from 8 a.m. through 4 p.m. **Bids must be received by the District, in the Board Secretary's office located at the Dr. James E. Barker Leadership Center, 148 W. 21st Street, Erie, PA 16502, by 12 p.m. on Wednesday, May 30, 2012.** Bidders are required to submit a Bid Deposit made payable to the School District of the City of Erie in the amount of \$10,000, in the form of a cashier's check or certified check, at the time the Bids are submitted to the District.

Bids shall be opened publicly and read aloud in the Board Secretary's office, located at the above-referenced address, at 12 p.m. on Wednesday, May 30, 2012. The District reserves the right to waive any defects, errors, omissions, mistakes or irregularities in the Bids. The District reserves the right to reject any or all bids. The Board of Directors, if it determines it to be in the best interest of the District to award a bid, shall award

the bid to the highest responsible and responsive bidder at a public meeting on June 6, 2012 at 12 p.m. at the Dr. James E. Barker Leadership Center, 148 W. 21st Street, Erie, PA 16502, Conference Room 1.

May 11, 18, 25

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:11-cv-00206, I shall expose to public sale the real property of Terry A. Hughes and Erin D. Hughes known as 1156 Lake Street, Lake City, PA 16423, being fully described in the Deed dated January 7, 1983 and recorded January 10, 1983 in the Recorder's Office of Erie County, Pennsylvania, in Deed Book Volume 1482, Page 197.

**TIME AND LOCATION OF SALE:** Tuesday, June 12, 2012 at 9:30 A.M. at the Erie County Courthouse, Courtroom 209, 140 West Sixth Street, Erie, PA 16501.

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges

and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Ms. Cathy Diederich at 314-457-5514.

May 11, 18, 25 and Jun. 1

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:11-cv-00176, I shall expose to public sale the real property of Jennifer M. McCarthy and Jason P. Vanderburg known as 10978 South Shore Avenue, North East, PA 16428, being fully described in the Deed dated December 12, 2003 and recorded December 15, 2003 in the Recorder's Office of Erie County, Pennsylvania, in Deed Book Volume 1094, Page 649.

**TIME AND LOCATION OF SALE:** Tuesday, June 12, 2012 at 9:30 A.M. at the Erie County Courthouse, Courtroom 209, 140 West Sixth Street, Erie, PA 16501.

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made

in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Mr. Daniel Varland at 314-457-5489.

May 11, 18, 25 and Jun. 1



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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

**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. 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. 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





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2952 W. 22nd Street    Erie, PA 16506



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. 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 (1212) 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**  
**SHERIFFS 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. WINGERTER,**  
**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 (115.00') 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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Philadelphia, PA 19109

Apr. 27 and May 4, 11

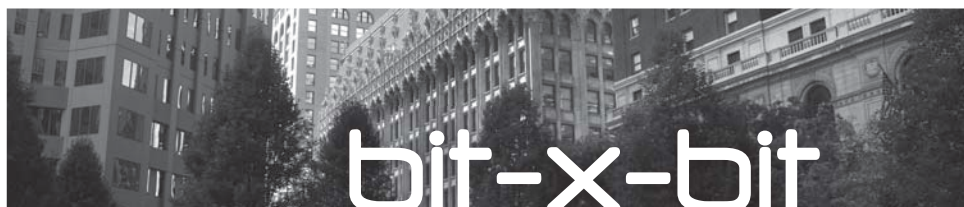
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**FIRST PUBLICATION**

**ALBERTSON, ROBERT F.,  
deceased**

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

**BILINSKI, ALICE R.,  
deceased**

Late of McKean, Erie County  
*Executor:* John L. Bilinski, 3842 Ellington Street, Kennedy, NY 14747  
*Attorney:* Donald J. Rogala, Esquire, 246 West 10th Street, Erie, PA 16501

**BUETIKOFER, WALTER H.,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Co-Executors:* David Seib and Peggy Seib, 537 Wilshire Ave., Erie, PA 16509  
*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**DARR, JOHN P., a/k/a  
J.P. "SKIP" DARR, a/k/a  
JOHN P. "SKIP" DARR, a/k/a  
JOHN PHILLIP DARR,  
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executor:* John D. Darr, 2909 Tannery Road, Girard, Pennsylvania 16417  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**FENNER, SCOTT D., a/k/a  
SCOTT DAVID FENNER, a/k/a  
SCOTT FENNER,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Executor:* Stephen C. Fenner, 9185 Tannery Road, Girard, Pennsylvania 16417  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**HOSSMAN, EARL R., a/k/a  
EARL HOSSMAN,  
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executrix:* Joan R. Delavern, 8951 Francis Road, Girard, Pennsylvania 16417  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**KEISTER, STEPHEN R.,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executors:* Cynthia Hepfer and Philip B. Friedman, c/o 17 West 10th Street, Erie, Pennsylvania 16501  
*Attorneys:* Conner Riley Friedman & Weichler, 17 West 10th Street, Erie, Pennsylvania 16501

**LAIRD, DONALD L.,  
deceased**

Late of the City of Erie  
*Administratrix:* Terri L. Laird  
*Attorney:* Andrew J. Sisinni, Esquire, 3820 Liberty Street, Erie, PA 16509

**MATHER, WILLIAM K., SR.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Nancy Taylor, 4 Eaton Place, Woodstock, VT 05091  
*Attorney:* Denise C. Pekelnicky, Esq., 333 State Street, Suite 203, Erie, PA 16507

**OGBURY, DORIS S.,  
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania  
*Executor:* William L. Ogsbury, IV, 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

**PACINELLI, MARLENE M.,  
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Administrator C.T.A.:* Norma P. Tulio, P.O. Box 8409, Erie, PA 16505  
*Attorney:* Catherine J. Spafford, Esq., The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507

**PICKENS, HAROLD D., a/k/a  
H.D. PICKENS,  
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania  
*Executor:* Neil S. Pickens, 13888 West Ridge Road, West Springfield, Pennsylvania 16443  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417



**SABER, CHRISTINE,  
deceased**

Late of Harborcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Steve M. Saber  
*Attorney:* David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**SECOND PUBLICATION**

**BIGGIE, JOSEPH E.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Deborah Lee McChesney  
*Attorney:* Lawrence L. Kinter, Esquire, 3820 Liberty Street, Erie, PA 16509

**GREGOREK, THEODORE J., II,  
deceased**

Late of the City of Erie, Erie County, Erie, Pennsylvania  
*Administratrix:* Jean M. Mosakowski, 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

**MARTIN, DOROTHY S.,  
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* Brian E. Martin, c/o Joseph A. Yochim, Esq., Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507  
*Attorney:* Joseph A. Yochim, Esq., Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507

**MASHYNA, GENEVIEVE G.,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Michael M. Mashyna, 3730 Stirrup Drive, Erie, PA 16506-4733  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**MASSEY, ALBERT LAURENCE,  
a/k/a ALBERT L. MASSEY,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Executor:* Douglas Laurence Massey, 2648 W. 34th St., Erie, PA 16506  
*Attorney:* None

**McMILLIN, HELEN H.,  
deceased**

Late of the City of Erie  
*Executrix:* H. Christine Barsody, 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

**SCHEPPNER, MARILYN A.,  
deceased**

Late of the City of Erie  
*Executrix:* Deborah A. Bender  
*Attorney:* Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**WEDZIKOWSKI, LOUISE A.,  
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* John Wedzikowski, 3014 Tuttle Avenue, Erie, PA 16504  
*Attorney:* Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**THIRD 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

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

### THE MCDONALD GROUP

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TIMOTHY D. IANNINI ----- (412) 281-5431  
Robb Leonard Mulvihill ----- (f) (412) 281-3711  
BNY Mellon Center, 500 Grant Street, 23rd Floor  
Pittsburgh, PA 15219 ----- [tiannini@rlmlawfirm.com](mailto:tiannini@rlmlawfirm.com)

PATRICK J. MONDI ----- (412) 288-2212  
Houston Harbaugh  
Three Gateway Center, 401 Liberty Avenue, 22nd Floor  
Pittsburgh, PA 15222-1005 ----- [mondipj@hh-law.com](mailto:mondipj@hh-law.com)

### CHANGE IN EMAIL ADDRESS

ROBERT J. JEFFERY ----- [rjeffery@ojpclaw.com](mailto:rjeffery@ojpclaw.com)  
EDWARD ORTON ----- [admin@ojpclaw.com](mailto:admin@ojpclaw.com)

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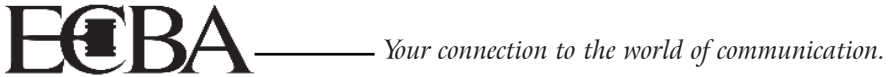


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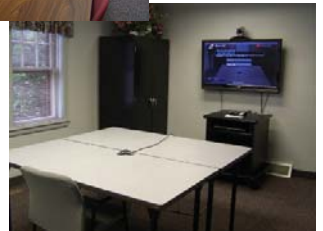
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