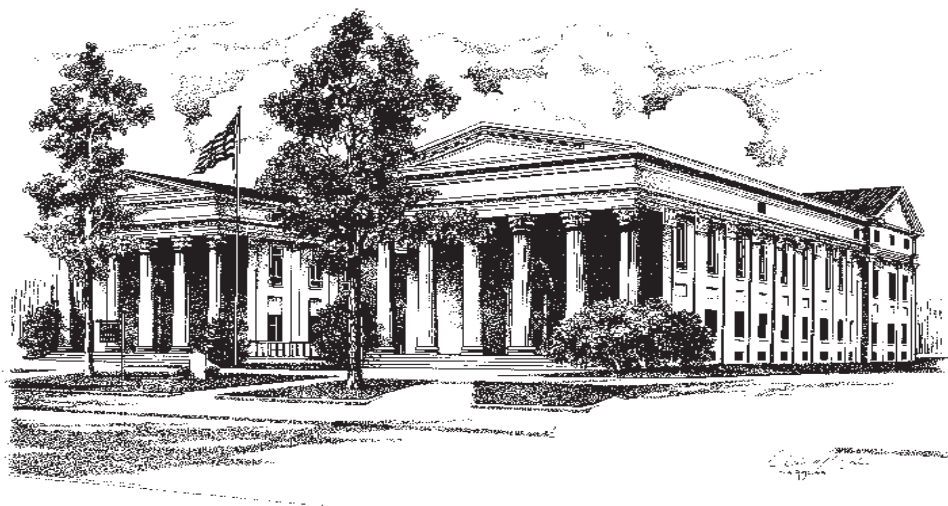


Erie County Legal Journal

June 1, 2012

Vol. 95 No. 22

USPS 178-360



IN THE SUPERIOR COURT OF PENNSYLVANIA

Frank v. TeWinkle and Sciarrino AND Frank v. Stuczynski and Bernard

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

TUESDAY, JUNE 5, 2012

ECBA Annual Mid-Year Meeting
Bayfront Convention Center
12:00 p.m. - 1:30 p.m.
\$20 ECBA members only

FRIDAY, JUNE 8, 2012

*Understanding Driver License Suspensions: Five Levels of PennDOT
Suspensions (and what motorists can do about it)*
ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center
12:15 - 1:15 p.m. (11:45 a.m. lunch/reg.)
\$32 (ECBA member/non-attorney staff)
\$48 (nonmember) (\$22 member Judge)
1 hour substantive

TUESDAY, JUNE 12, 2012

The Utica and Marcellus Shale in Northwest Pennsylvania
ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center
12:15 - 1:15 p.m. (11:45 a.m. lunch/reg.)
\$32 (ECBA member/non-attorney staff)
\$48 (nonmember) (\$22 member Judge)
1 hour substantive

MONDAY, JUNE 25, 2012

Annual Charity Golf Tournament & Optional Scramble
Erie County Bar Association Event
The Kahkwa Club
1:00 p.m. shotgun start (12:00 p.m. registration)
5:30 p.m. cocktails and hors d'oeuvres
6:00 p.m. dinner and awards ceremony
\$135 (ECBA members)

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



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In Memoriam

WILLIAM H. ECKERT

April 11, 1935 - May 26, 2012

Attorney William H. Eckert, age 77, passed away on Saturday, May 26, 2012. He was born in Crafton, Pennsylvania, on April 11, 1935, son of the late Lawrence and Ruth (Holland) Eckert.

Bill attended Crafton High School, graduating in 1953. He then attended the University of Pittsburgh where he was accepted into the Beta Gamma Sigma National Honor Society. He subsequently attended Harvard Law School and after the passing the Pennsylvania bar, became an attorney in the Erie law firm which became Silin, Eckert & Burke.

He was active in the Erie Lions Club, the Erie Jaycees and the Shrine Club. He also helped organize the Greater Erie Charity Golf Classic.

He was preceded in death by his parents and a brother, Lawrence Eckert, Jr.

Bill is survived by his wife, Christine (Brzostowski) Eckert; his daughter, Emily Eckert of Erie, a sister, Carolyn English and her husband, Ken, of Thurmont, Maryland; a brother, Charles Eckert of Greensburg, Pennsylvania; and nieces, Lynn Stieber, Beth Werner, Ruth Neiser and Janet Fraley.

Services were held at the Brugger Funeral Homes & Crematory with burial following at Gate of Heaven Cemetery.



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

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

JUNE 2012 NOTICE

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

ERIE CH. 13 AND CH. 7 CASES

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

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

Wednesday, June 20, 2012
Wednesday, July 18, 2012
Wednesday, August 15, 2012

*NOTE: Please be sure to choose the correct,
revised times below.*

9:30 a.m.: Open for all Erie matters
10:00 a.m.: Open for all Erie matters
10:30 a.m.: Open for all Erie matters

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

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

Thursday, June 21, 2012
Thursday, June 28, 2012
Thursday, July 12, 2012
Thursday, July 26, 2012
Thursday, August 9, 2012
Thursday, August 30, 2012

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

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

ERIE CHAPTER 11 CASES

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

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

John J. Horner
Clerk of Court

Apr. 6

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May 25, Jun. 1, 8, 15



ERIE COUNTY BAR ASSOCIATION

MID-YEAR MEETING

Tuesday, June 5, 2012

Bayfront Convention Center
12:00 - 1:30 p.m.

EVENT SCHEDULE

12:00 p.m. Lunch
12:30 p.m. Business Meeting
12:45 - 1:30 p.m. *"Obamacare and the 2012 Election"*

Presented by **Michael P. Federici, Ph.D.**

Professor of Political Science and Department Chair, Mercyhurst University



The Supreme Court's ruling on the federal healthcare law will be a factor in what is shaping up to be a close presidential race. Our distinguished presenter will analyze the political fallout from the Court's ruling for or against the constitutionality of the law.

Reservations due to the ECBA office by Thursday, May 31, 2012

ALAN FRANK, Appellant
v.
LAURIE C. TEWINKLE AND ANTHONY J. SCIARRINO, Appellees
ALAN FRANK, Appellant
v.
JAMES STUCZYNSKI AND BRUCE W. BERNARD, Appellees

IN THE SUPERIOR COURT OF PENNSYLVANIA No. 1142 WDA 2011

Appeal from the Order dated June 21, 2011, in the Court of Common Pleas of Erie County, Civil Division, at Nos. 2010-13524 and 2010-13585.

Editor's Note: The preceding Common Pleas opinion in these cases was published in the Erie County Legal Journal on Friday, July 22, 2011 (94 ERIE 52-58).

BEFORE: BOWES, OLSON and PLATT,* JJ.
OPINION BY OLSON, J.: FILED: MAY 22, 2012

In this consolidated appeal, Appellant, Alan Frank, appeals from the trial court orders entered June 21, 2011, sustaining the preliminary objections filed by Appellees, James J. Stuczynski and Bruce W. Bernard, and the preliminary objections filed by Appellees, Laurie C. TeWinkle and Anthony J. Sciarrino. For the following reasons, we affirm.

The trial court summarized the applicable factual and procedural background of this matter as follows:

The instant matter stems from two separate lawsuits filed by [Appellant], both alleging breach of contract. [Appellant] admits to being a former Pennsylvania attorney whose license has been suspended since July 15, 1988. Through an advertisement for Overcharge Recovery Co., [Appellant] solicited the assignment of the claims of Arthur Voorhis (13524-2010) and Kenneth and Alexis Plonski (13585-2010) [against their former personal injury attorneys].^[1] Following the assignments, [Appellant] initiated these lawsuits alleging [Appellee] [a]ttorneys breached their contract[s] with their clients by making unauthorized disbursements from settlements for attorney fees.

[Appellees] allege [Appellant] is engaged in the unauthorized practice of law as evidenced by the advertisement and the “Assignment of Claims and Choses in Action” in which [Appellant] agrees to pay the assignors a percentage of the net

* Retired Senior Judge assigned to the Superior Court.

¹ Specifically, the solicitation to which Mr. Voorhis and the Plonskis responded represented to injury victims that if their attorneys took more than 25% of the recovery received as a result of their injury, they “got robbed.” Mr. Voorhis was represented by Appellees TeWinkle and Sciarrino in his personal injury case. Mr. and Mrs. Plonski were represented by Appellees Stuczynski and Bernard in their personal injury case.

proceeds recovered in the instant matters.^[2]

[Appellees] Sciarrino and Te[W]inkle filed [p]reliminary [o]bjections alleging [Appellant's] failure to attach a copy of the [a]ssignment and the settlement disbursement documents is in violation of Pa.R.C.P. No. 1019(i). [Appellees] Sciarrino and Te[W]inkle also allege [Appellant] has a lack of capacity to sue and the claims filed by [Appellant] constitute champerty and as such must be dismissed.

[Appellees] Bernard and Stuczynski filed [p]reliminary [o]bjections alleging [Appellant] failed to attach a copy of the [a]ssignment, the written contract [between Bernard and Stuczynski and their clients,] and the disbursement agreements. [Appellees] also allege [Appellant] cannot establish a breach of contract, [Appellant's] claim is champertous and void as against public policy, Pennsylvania law does not support this type of assignment and [Appellant] is not entitled to punitive damages.

Trial Court Opinion, 6/21/2011, at 1-2.

On June 21, 2011, the trial court issued an opinion and orders granting both sets of preliminary objections and dismissing Appellant's complaints. This timely appeal followed.³

Appellant presents five issues for review:

1. When ruling on preliminary objections, must the court disregard all allegations of fact made by the defendant, and accept as true all allegations of fact in the amended complaint?
2. Does the assignee of causes of actions against attorneys become the sole real party in interest when he pays valuable consideration in exchange for the irrevocable assignment of exclusive total ownership of said causes of action and the assignors relinquish all their rights in said causes of action?
3. Are provisions in assignments that enable assignors of causes of action to share

² The written agreement between Appellant and Mr. Voorhis provides that Mr. Voorhis (identified in the agreement as "victim") would sell, assign and transfer all of his "right, title and interest in any and all claims, causes or choses in action that VICTIM might have, against any person, firm or corporation that received any portion of the proceeds of [any] settlement/verdict/judgment" that Mr. Voorhis obtained in his underlying personal injury claim. Appellant's Brief, Exhibit C. As consideration for this assignment, Appellant paid Mr. Voorhis \$250.00. *Id.* Moreover, the document provides that "[a]s a separate agreement," Mr. Voorhis is to serve as "an independent contractor" to provide Appellant "with information, cooperation and assistance" in Appellant's prosecution of the case against Mr. Voorhis' lawyers. In turn, Appellant agreed to pay Mr. Voorhis "for said cooperation services an amount equal to 25% of the net proceeds [Appellant] recovers" in his lawsuit against Mr. Voorhis' attorneys. *Id.* The written agreement between Appellant and the Plonskis is virtually identical to the agreement between Appellant and Mr. Voorhis except that Appellant agreed to pay Mr. and Mrs. Plonski 33 1/3% of the net proceeds Appellant recovered in his suit against the Plonskis' attorneys in exchange for the Plonskis' "cooperation services." Appellant's Brief, Exhibit F.

³ The trial court did not require Appellant to submit a concise statement of errors complained of on appeal pursuant to Pennsylvania Rule of Appellate Procedure 1925(b). On July 29, 2011, the trial court issued its Rule 1925(a) opinion within which it relied upon and incorporated its opinion issued on June 21, 2011.

revenues with assignees grounded for voiding the assignments?

4. Do the amended complaints describe champertous activity as a matter of law?
5. Should venue be changed upon remand where the lower court delayed eight months before ruling upon preliminary objections, and filed a false report concerning its 90 day old cases, and where the Appellant filed a complaint under PA R.J.A. 703 with the judicial conduct board because of said delay?

Appellant's Brief at 3.

Appellant's first four issues on appeal challenge the trial court's order sustaining Appellees' preliminary objections in the nature of a demurrer, holding that the assignments upon which Appellant's breach of contract claims are based are champertous. We therefore consider all four of those issues together.

In considering an appeal of an order granting preliminary objections in the nature of a demurrer, our standard of review is *de novo* and our scope of review is plenary. *Mazur v. Trinity Area Sch. Dist.*, 961 A.2d 96, 101 (Pa. 2008).

The court may sustain preliminary objections only when, based on the facts pleaded, it is clear and free from doubt that the complainant will be unable to prove facts legally sufficient to establish a right to relief. For the purpose of evaluating the legal sufficiency of the challenged pleading, the court must accept as true all well-pleaded, material, and relevant facts alleged in the complaint and every inference that is fairly deducible from those facts.

Id. (internal citations omitted).

In this matter, the trial court explained that the common law doctrine of champerty remains a viable defense in Pennsylvania. Applying that doctrine to the assignments at issue in these cases, the trial court sustained Appellees' preliminary objections, finding that the agreements between Appellant and the assignors of the claims were champertous. Furthermore, the trial court reasoned that, because the underlying agreements were champertous, Appellant is not a real party in interest pursuant to Pennsylvania Rule of Civil Procedure 2002. Consequently, the trial court sustained the two sets of preliminary objections in the nature of a demurrer and dismissed both complaints.

Long considered repugnant to public policy against profiteering and speculating in litigation, champerty is defined by Black's Law Dictionary (8th ed.) as:

[a]n agreement between an officious intermeddler in a lawsuit and a litigant by which the intermeddler helps pursue the litigant's claim as consideration for receiving part of any judgment proceeds;...an agreement to divide litigation proceeds between the owner of the litigated claim and a party unrelated to the lawsuit who supports or helps enforce the claim.

See also Richette v. Pennsylvania R.R., 187 A.2d 910 (Pa. 1963) (a champertous agreement is "one in which a person having otherwise no interest in the subject matter of an action

undertakes to carry on the suit at his own expense in consideration of receiving a share of what is recovered.”); *Belfonte v. Miller*, 243 A.2d 150, 152 (Pa. Super. 1968) (*en banc*) (citing Black’s Law Dictionary and defining champerty as “a bargain by a stranger with a party to a suit, by which such third person undertakes to carry on the litigation at his own cost and risk, in consideration of receiving, if successful, a part of the proceeds or subject to be recovered[]”) (internal quotation omitted).

“While there has been some relaxation in the application of the common law doctrine of champerty and maintenance in this, as well as other jurisdictions,” we reiterate our Court’s holding that “champerty...is still ground for denying aid of the court.” *Belfonte*, 243 A.2d at 152; *see also Westmoreland County v. RTA Group, Inc.*, 767 A.2d 1144, 1149 (Pa. Cmwlth. 2001) (affirming the trial court’s grant of summary judgment as to count one of the complaint in favor of the plaintiff because the defendant consulting group was engaged in champerty and maintenance).

Under Pennsylvania law, if an assignment is champertous, it is invalid. *Belfonte*, 243 A.2d at 152. An assignment is champertous when the party involved: (1) has no legitimate interest in the suit, but for the agreement; (2) expends his own money in prosecuting the suit; and (3) is entitled by the bargain to share in the proceeds of the suit. *Id.*

In the instant matter, the trial court considered each of the above elements and concluded that the written assignments upon which Appellant sought to pursue claims against Appellees were champertous, and therefore invalid. We agree. First, Appellant acquired the assignments from the clients in the underlying suits by paying cash for them. There is nothing in the record indicating that Appellant had any direct interest in the underlying suits, and Appellant does not allege otherwise. Therefore, absent these assignments, Appellant has no legitimate interest in the suits brought against Appellees. Second, Appellant is using his own money to finance the suits, as he is the *pro se* plaintiff and is therefore responsible for filing fees and other associated costs. Third, review of the assignments evidences that both give Appellant an interest in a percentage of the proceeds of the suit. Therefore, both assignments are champertous.

Appellant, however, challenges the trial court’s application of champerty, arguing that the assignments at issue in this matter are legally permitted and therefore not champertous. Appellant’s Brief at 9-12. In support of that argument, Appellant relies primarily upon our Supreme Court’s decision in *Hedlund Mfg. v. Weiser, Stapler & Spivak*, 539 A.2d 357 (Pa. 1988).

In *Hedlund*, Mervin Martin engaged the services of attorney Karl Spivak to apply for a patent on a manure spreader that Martin had invented and manufactured. *Hedlund*, 539 A.2d at 357. Spivak prepared the application, but failed to file it within the required amount of time. *Id.* at 357-358. Hedlund Manufacturing Company, Inc., purchased Martin’s business, including the right to use and license the then pending patent. *Id.* at 358. The patent, however, was eventually disallowed. *Id.* Martin then assigned to Hedlund “all rights and causes of action, against [Spivak] arising out of the mishandling of the patent application.” *Id.* Thereafter, Hedlund filed a complaint alleging professional negligence and breach of contract against Spivak and his law firm. *Id.*

On appeal, the Supreme Court considered “whether a cause of action for negligence and breach of contract with respect to the performances of legal services can be assigned.” *Id.*

at 357. Within its reasoning, the Supreme Court recognized that in several jurisdictions, courts have determined that public policy prohibits the assignment of such claims to protect the attorney-client relationship. *Id.* at 359. Nevertheless, the Supreme Court approved the assignment of legal malpractice claims, holding that “[w]e will not allow the concept of the attorney-client relationship to be used as a shield by an attorney to protect him or her from the consequence of legal malpractice.” *Id.*

In reliance upon *Hedlund*, Appellant argues that, because Pennsylvania law permits the assignment of legal malpractice claims, so long as the underlying claims against Appellees are allegedly meritorious, the assignments are valid. Appellant’s Brief at 9. Nothing in the Supreme Court’s holding in *Hedlund*, however, determined that an assignment of claims against attorneys cannot be champertous, or that champerty is no longer a viable defense to such claims. To the contrary, unlike the assignments in this matter, the assignment in *Hedlund* was not champertous.

Specifically, in *Hedlund* the assignee (Hedlund Mfg.) was not a stranger to the litigation and it held a legitimate interest in the lawsuit. Indeed, Hedlund purchased Martin’s business, including the rights to use and license a pending patent. Consideration paid by Hedlund in this transaction included a value that reflected Hedlund’s interest in the viable patent for Martin’s manure spreader. Therefore, Hedlund was directly affected by and had a significant interest in the outcome of the patent application proceedings. Attorney Spivak, however, improperly handled those proceedings. Therefore, although Hedlund did not contract directly with Attorney Spivak for the patent application services, Hedlund, whose interest in the viable patent rights for Martin’s maneuver spreader arose from its acquisition of Martin’s business, held a legitimate interest in the suit against Spivak and his firm.

In this matter, however, Appellant has no legitimate interest in the underlying personal injury actions. Indeed, Appellant was and still remains a “stranger” to those lawsuits. Appellant’s only interest in the underlying matters arose well after the matters were complete, when, upon solicitation, Appellant purchased assignments with the exclusive intent to institute claims against the assignors’ attorneys in consideration of which Appellant agreed to share in a percentage of the recovery. Therefore, unlike in *Hedlund*, Appellant in this matter is in fact an “intermeddler [seeking to] pursue the litigant’s claim as consideration for receiving part of any judgment proceeds.” Consequently, we conclude that, contrary to Appellant’s argument, while claims against attorneys may be assigned under Pennsylvania law, champerty is still a viable defense to those claims.

Appellant also argues that champerty should not be recognized in this situation because, according to Appellant, the assignments at issue in this matter are similar to revenue sharing arrangements between a creditor and a collection agency. Appellant’s Brief at 12-13. In support of this argument, Appellant cites to a federal case wherein the United States Supreme Court determined that assignees had standing under Article III of the United States Constitution to pursue their claim in federal court. *See id., citing Sprint Communications Co., L.P. v. APCC Services, Inc.*, 554 U.S. 269 (2008).

We, however, disagree with Appellant’s comparison to debt collection practices and remind Appellant that revenue sharing is only one element of a three-part test for champerty,

which remains a valid defense in Pennsylvania state court actions.⁴ Simply stated, where, as in this matter, an assignment fits all three of the elements of champerty, the champertous agreement will be found invalid. *Belfonte*, 243 A.2d at 152.

Finally, Appellant argues that the assignments at issue in this matter are distinguishable from those in Pennsylvania precedent addressing champerty because, in this matter, the assignments gave Appellant “exclusive total ownership of a cause of action.” Appellant’s Brief at 14 (emphasis omitted). According to Appellant, “[w]hen an irrevocable transfer of exclusive total ownership of a cause of action occurs in exchange for valuable consideration, the activity is not champertous.” *Id.* at 16.

Appellant’s argument in this regard is flawed for several reasons. First, the public policy concerns upon which champerty is based are not solved by an “irrevocable transfer of exclusive total ownership.” Champerty seeks to prohibit profiteering and speculating in litigation. Such repugnant actions are not eliminated by an exclusive assignment.

Furthermore, our review of the record indicates that Appellant overstates the “exclusive” nature of the assignments in this matter. Indeed, while the assignments purchased by Appellant attempted to assign Appellant exclusive right to the recovery received from lawsuits filed against Appellees, those assignments also promised Mr. Voorhis and the Plonskis a percentage of the amounts recovered. Therefore, pursuant to the express language of the written agreements, the assignments did not grant Appellant “exclusive total ownership” of the causes of action.

Therefore, in summary, we agree with the trial court’s determination that, under Pennsylvania law, champerty remains a valid defense, that the defense of champerty can apply to assignments of breach of contract claims against attorneys, and that the assignments in the instant matter are, indeed, champertous and therefore invalid. Having found that the assignments in this matter are champertous, we affirm the trial court’s orders sustaining Appellees’ preliminary objections in the nature of a demurrer. Furthermore, having affirmed the preliminary objections on that basis, we need not consider Appellant’s remaining issue on appeal.

Orders affirmed.

Judgment Entered:
/s/ **Eleanor R. Valecko**
Deputy Prothonotary

⁴ Furthermore, we note that debt collection agencies engage in collection activities, they do not initiate and litigate new lawsuits. As a result, the activities between a creditor and a collection agency have nothing to do with champerty.

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ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 14455-2011

MOXIE ATE, LP, Plaintiff
vs.

ESTHER MALLOY, HELEN
PONS (DECEASED),
JOAN TOOMBS, VIRGINIA
JONES, DOROTHY JACKSON
(DECEASED), CLARA
LANGOWSKI, INDIVIDUALLY
AND AS TRUSTEE FOR
STANLEY MACIEJEWSKI
(DECEASED), MAJOR ROBERT
MARSH (DECEASED),
STANLEY MACIEJEWSKI
(DECEASED), LINDA
MARSH, RICKY MARSH,
MARILEE MARSH, FAY
ALICE HOSCH (DECEASED)
AND CYNTHIA LAVONNE
HOSCH, THEIR RESPECTIVE
HEIRS, EXECUTORS,
ADMINISTRATORS,
SUCCESSORS AND ASSIGNS,
DEFENDANT

**NOTICE TO: HELEN PONS,
DOROTHY JACKSON, CLARA
LANGOWSKI, INDIVIDUALLY
AND AS TRUSTEE FOR
STANLEY MACIEJEWSKI
(DECEASED), STANLEY
MACIEJEWSKI (DECEASED),
RICKY MARSH, MARILEE
MARSH, FAY ALICE HOSCH
(DECEASED), CYNTHIA
LAVONNE HOSCH**

The Plaintiff, Moxie Ate, LP, is the owner of that certain piece or parcel of real estate situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania formerly known as 1224 Holland Street, Erie, PA 16501 and formerly bearing Erie County Tax Index No. (15) 2008-201, which real estate is currently part of Erie County Tax Index No. (15) 2008-227. The Defendants may have an interest in the above described property. The Plaintiff has filed this action to quiet the title to the property and to forever bar the Defendants from asserting any right, title, interest, lien or claim against said property.

NOTICE

YOU HAVE BEEN SUED IN

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING 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 & Information
Service

PO Box 1792
Erie, PA 16509
(814) 459-4411

Mon-Fri 8:30 a.m. - Noon,
1:15 p.m. - 3:00 p.m.

Knox McLaughlin Gornall
& Sennett, P.C.

Timothy M. Zieziula, Esq.
Jeremy T. Toman, Esq.

120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Attorneys for Moxie Ate,
LP, Plaintiff

Jun. 1

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Erie County, Pennsylvania
Docket No. 11395-12
In Re: Michael Wykoff

Notice is hereby given that on April 13, 2012, the Petition of JoAnn M. Cimarolli was filed with the above-identified Court, requesting an Order authorizing Petitioner to change her minor son's

surname from Wykoff to Cimarolli. The Court has fixed June 20, 2012 at 9:00 a.m. before the Honorable John P. Garhart, Courtroom B, of the Erie County Courthouse, Erie, Pennsylvania as the time and place for hearing on said Petition, when and where all persons interested may appear and show cause, if any, why the prayer of relief of the said Petition should not be granted.

Elderkin Law Firm

Stacey K. Baltz, Esquire
150 East Eighth Street
Erie, PA 16501

(814) 456-4000

Jun. 1

INCORPORATION NOTICE

NOTICE is hereby given that Christ Church of West County has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended.

Grant M. Yochim, Esquire
Steadman Law Office
24 Main Street East
P.O. Box 87
Girard, PA 16417

Jun. 1

INCORPORATION NOTICE

Notice is hereby given that EL TORO LOCO MEXICAN GRILLE AND CANTINA INC has been incorporated under the provisions of the 1988 Pennsylvania Business Corporation Law.

James M. Antoun, Esq.
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, PA 16507-1459

Jun. 1

INCORPORATION NOTICE

Notice is hereby given that GIGATT, INC. has been incorporated under the provisions of the Business Corporation Law of 1988.

The Articles of Incorporation were filed with the Pennsylvania Department of State on April 4, 2012.

Foulkrod & Associates, Inc.
13201 Cambridge Springs Rd.
Edinboro, PA 16412

Jun. 1

INCORPORATION NOTICE

Articles were filed with the Dept. of State on May 01, 2012 for Robert C. Anderson Subdivision No. 1 Property Owners' Association, Inc. pursuant to the provisions of the PA Nonprofit Corporation Law of 1988 for a property owners' association for an at grade septic system.

Knox, McLaughlin, Gornall
& Sennett, P.C.
11 Park Street
North East, PA 16428

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-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 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 or contact Mr. Daniel Varland at 314-457-5489.

May 11, 18, 25 and Jun. 1

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

**JUNE 22, 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

Jun. 1, 8, 15

SALE NO. 1

Ex. #30540 of 2012

**ERIEBANK, a Division of CNB
Bank, Plaintiff**

v.

**CHRISTOPHER J. TUPPER,
Defendant**

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Summit, Erie County, Pennsylvania, having erected thereon a one-story office building and garage/warehouse being commonly known as 8288 Perry Highway, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (40) 10-58-5.01

BEING the same premises conveyed to Christopher J. Tupper,

by deed dated December 19, 2000, and recorded in the Office of the Recorder of Deeds for Erie County on December 19, 2000, at Deed Book 0743, page 2143
William R. Brown., Esq., PA 18229
MacDonald, Illig, Jones
& Britton, LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7752

Attorneys for Plaintiff, ERIE BANK, a Division of CNB Bank

Jun. 1, 8, 15

SALE NO. 2

Ex. #13079 of 2011

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL E. SZYMANOWSKI
and CHARLENE A.**

**SZYMANOWSKI, Defendants
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a post in the center of the Ridge Road, on the west line of Andrew Nicholson's farm; thence running north on said line, one hundred ninety (190) feet to a post; thence west at right angles with said line, eighty-two (82) feet and six (6) inches to a post; thence south parallel with said Nicholson's line to the center of the Ridge Road; thence east along the center of said road to the place of beginning. Containing one-third (1/3) of an acre, more or less, and being commonly known as 4902 West Ridge Road, Erie, Pennsylvania.

EXCEPTING AND RESERVING therefrom so much of said land as was taken by the Commonwealth of Pennsylvania, Department of Highways, in the widening of West Ridge Road in front of said land.

BEING the same premises conveyed to Michael E. Szymanowski and Charlene A. Szymanowski by Deed dated August 9, 1977 and recorded August 10, 1977 in the Erie County Recorder's Office at Record Book 1275 Page 378 and being further

identified as Erie County Tax ID No. (33) 42-230.1-14.
Knox McLaughlin Gornall
& Sennett, P.C.

Mark G. Claypool, Esquire
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Jun. 1, 8, 15

SALE NO. 3

Ex. #10771 of 2011

**PNC Bank, National Association,
Plaintiff**

v.

John P. Billen

**Christine M. Billen, Defendant(s)
LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. Nineteen (19) as shown on a plan of lots of Westbury Ridge Subdivision, as recorded on November 15, 1990, in Erie County Map Book No. 37, Page 75, to which plan reference is made for a more complete description thereof, being commonly known as 4118 Westbury Ridge Drive, Erie, PA, and bearing Erie County Index No. (33) 136-565.2-7.

AS DESCRIBED IN MORTGAGE BOOK 1161 PAGE 1915
BEING KNOWN AS: 4118 Westbury Ridge, Erie, PA 16506
PROPERTY ID NO.: 33-136-565.2-7
TITLE TO SAID PREMISES IS VESTED IN John P. Billen and Christine M. Billen by Deed from Prudential Residential Services, Limited Partnership dated 07/29/04 recorded 08/06/04 in Deed Book 1161 Page 1911.

Sherri J. Braunstein, Esquire
PA ID 90675

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

Jun. 1, 8, 15

SALE NO. 4

Ex. #10602 of 2012

**BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER**

**TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING, LP,
Plaintiff**

v.

**JAMES E. BROWN,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF
LAND SITUATE IN FIFTH WARD
OF THE CITY OF ERIE, ERIE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 1190
Hortsman Court, Erie, PA 16504
PARCEL NUMBER: (18) 5207-213
IMPROVEMENTS: Residential
Property
Harry B. Reese, Esquire
PA ID 310501
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NY 08003-3620
856-669-5400

Jun. 1, 8, 15

SALE NO. 5

Ex. #11038 of 2010

**Wells Fargo Bank, N.A. successor
by merger to Wells Fargo Bank
Minnesota, N.A., as Trustee f/k/a
Norwest Bank Minnesota, N.A.,
as Trustee for the registered
holders of Renaissance Home
Equity Loan Asset-Backed
Certificates, Series 2002-4,
Plaintiff**

v.

**Cynthia D. Maines
Richard Pierce (Mortgagor),
Defendant(s)**

LEGAL DESCRIPTION

ALL that certain piece or parcel
of land situate in Greenfield
Township, County of Erie and
State of Pennsylvania, bounded and
described as follows, to wit:
BEGINNING at a point in the
public road known as the Station
Road at the southeast corner of land
of George Evans, from thence north
along the land of Mrs. Ella Orton
forty eight and five sixths rods to a
point being northeast corner of land
herein conveyed, from thence south
by land of George B. Moore ninety
rods to this highway, from thence

along the center of the place of
beginning, containing twenty seven
acres and seventy five rods, be the
same more or less. This land being
a part of tract number one hundred
and fifteen (115). Having erected
on the above described premises a
½ story frame dwelling and a frame
barn. Being commonly known as
9458 Station Road, North East,
Pennsylvania 16426, bearing Erie
County Tax Index No. (26) 8-22-15.
BEING KNOWN AS: 9458 Station
Road, North East, PA 16428
PROPERTY ID NO.: 26-8-22-15
TITLE TO SAID PREMISES IS
VESTED IN Cynthia D. Maines by
Deed from Cynthia D. Maines and
William D. Maines, her husband,
by Cynthia D. Maines his attorney-
in-fact dated 08/02/2002 recorded
08/02/2002 in Deed Book 907 Page
1150.

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

Jun. 1, 8, 15

SALE NO. 6

Ex. #10147 of 2012

**Wells Fargo Bank, N.A., as
Trustee for Option One Mortgage
Loan Trust 2006-1, Asset-Backed
Certificates, Series 2006-1,
Plaintiff**

v.

**THERESA M. RAY, Defendant(s)
SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF
LAND SITUATE IN TOWNSHIP
OF FAIRVIEW, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 8151 Middle
Road, Fairview, PA 16415
PARCEL NUMBER:
21-048-066.0-007.00
IMPROVEMENTS: Residential
Property
Amy Glass, Esq.
PA BAR #308367
NJ BAR #13862010
Udren Law Offices, P.C.
Woodcrest Corporate Center

111 Woodcrest Road, Suite 200
Cherry Hill, NY 08003-3620
856-669-5400

Jun. 1, 8, 15

SALE NO. 7

Ex. #10399 of 2011

**NORTHWEST SAVINGS
BANK, Plaintiff
v.**

**TAMMY LYNN DRAYER,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed at No. 2011-10399, Northwest
Savings Bank vs. Tammy Lynn
Drayer, owner of property situate
in the City of Erie, Erie County,
Pennsylvania being: 2619 Plum
Street, Erie, Pennsylvania.

30' x 65' x 30' 65'

Assessment Map Number:
(19) 6041-215

Assessed Value Figure: \$48,310.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Jun. 1, 8, 15

SALE NO. 8

Ex. #10252 of 2012

**Bank of America N.A., Plaintiff
v.**

**Russell Stetson, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 10252-12 Bank of
America N.A. v. Russell Stetson,
owners of property situated in
the Township of Millcreek, Erie
County, Pennsylvania being 5128
Love Road, Erie, Pennsylvania
16506.

Tax I.D. No. 33-126-556-13

Assessment: \$183,840.30

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

Jun. 1, 8, 15

SALE NO. 9

Ex. #13297 of 2011

PNC BANK, NATIONAL

**ASSOCIATION, Plaintiff
v.
LOUIE P. JOHNSON, JR.,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13297-2011 PNC BANK, NATIONAL ASSOCIATION vs. LOUIE P. JOHNSON, JR., owner(s) of property situated in BOROUGH OF UNION CITY Erie County, Pennsylvania being 20 CHERRY STREET, UNION CITY, PA 16438
0.9653 Acres
Assessment Map number:
(42) 15-74-8
Assessed Value figure: \$63,400.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jun. 1, 8, 15

**SALE NO. 10
Ex. #11720 of 2010
JPMorgan Chase Bank, National
Association, Plaintiff
v.
Robert J. Landis, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11720-10 JPMorgan Chase Bank, National Association vs. Robert J. Landis, owner(s) of property situated in Waterford Township Erie County, Pennsylvania being 12918-12902 Washington Circle, Waterford, PA 16441
1.2534 Acres
Assessment Map number:
47020007900010 &
47020007900150
Assessed Value figure: \$52,800.00
+ \$6,200.00 = \$59,000.00
Improvement thereon: a residential dwelling
Christopher A. DeNardo, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jun. 1, 8, 15

**SALE NO. 11
Ex. #12602 of 2010
Chase Home Finance, LLC,
Plaintiff
v.
Jason Vandermark and Tiffany
Ahlslager, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12602-10 Chase Home Finance, LLC vs. Jason Vandermark and Tiffany Ahlslager, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 816 East 30th Street, Erie, PA 16504
0.2138
Assessment Map number:
18-5057-127
Assessed Value figure: \$57,240.00
Improvement thereon: a residential dwelling
Christopher A. DeNardo, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jun. 1, 8, 15

**SALE NO. 12
Ex. #13652 of 2011
WELLS FARGO BANK, N.A.,
Plaintiff
v.**

**MARY M. ANNUNZIATA
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13652-11 WELLS FARGO BANK, N.A. vs. MARY M. ANNUNZIATA
Amount Due: \$90,037.98
MARY M. ANNUNZIATA, owner(s) of property situated in the TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 3553 CRESTWOOD DRIVE, ERIE, PA 16510-2430
Dimensions: 80 x 153
Acreage: 0.2810
Assessment Map number:
27049171000500
Assessed Value: \$70,830.00
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

Jun. 1, 8, 15

**SALE NO. 13
Ex. #13651 of 2011
WELLS FARGO BANK, N.A.,
Plaintiff
v.**

**SEAN A. BROWN
JEFFREY M. POLATAS,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13651-11 WELLS FARGO BANK, N.A. vs. SEAN A. BROWN and JEFFREY M. POLATAS
Amount Due: \$55,770.05
SEAN A. BROWN and JEFFREY M. POLATAS, owner(s) of property situated in BOROUGH OF UNION CITY, Erie County, Pennsylvania being 106 SOUTH MAIN STREET, UNION CITY, PA 16438-1418
Dimensions: 59 x 158
Square Feet 1672
Assessment Map number:
42015072000600
Assessed Value: \$54,980.00
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

Jun. 1, 8, 15

**SALE NO. 14
Ex. #12380 of 2010
DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR FIRST FRANKLIN
MORTGAGE LOAN TRUST
2006-FF8, ASSET-BACKED
CERTIFICATES, SERIES
2006-FF8, Plaintiff
v.
JEFFREY L. DUTTRY
ANNETTE E. DUTTRY,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12380-10 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF8, ASSET-BACKED CERTIFICATES, SERIES 2006-FF8 vs. JEFFREY L. DUTTRY and

ANNETTE E. DUTTRY
Amount Due: \$60,325.47
JEFFREY L. DUTTRY and
ANNETTE E. DUTTRY, owner(s)
of property situated in the
BOROUGH OF WESLEYVILLE,
Erie County, Pennsylvania being
3627 SOUTH STREET, ERIE, PA
16510-1867
Dimensions: 60 x 80
Acreage: 0.1102
Assessment Map number:
50-002-035.0-006.00
Assessed Value: \$55,430.00
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

Jun. 1, 8, 15

SALE NO. 15

Ex. #14801 of 2010

**PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff**

v.

**SHERIDAN T. FASSETT
AMANDA L. FASSETT A/K/A
AMANDA L. OSBORN**

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14801-10

PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION vs. SHERIDAN T.
FASSETT and AMANDA L.
FASSETT A/K/A AMANDA L.
OSBORN

Amount Due: \$101,647.81

SHERIDAN T. FASSETT and
AMANDA L. FASSETT A/K/A
AMANDA L. OSBORN, owner(s)
of property situated in CITY OF
ERIE, Erie County, Pennsylvania
being 1421 WEST 34th STREET,
ERIE, PA 16508-2304

Dimensions: 50 x 160

Acreage: 0.1837

Assessment Map number:
19-061-036.0-108.00

Assessed Value: \$74,800.00

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

Jun. 1, 8, 15

SALE NO. 16

Ex. #14090 of 2011

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL A. HAKE,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14090-2011

NORTHWEST SAVINGS BANK
vs. MICHAEL A. HAKE
Amount Due: \$68,786.83

MICHAEL A. HAKE, owner(s) of
property situated in THE CITY OF
ERIE, Erie County, Pennsylvania
being 3221 OLD FRENCH ROAD,
ERIE, PA 16504-1166

Dimensions: 39.18 X IRR

Acreage: 0.1207

Assessment Map number:
18050074023200

Assessed Value: 63,550

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

Jun. 1, 8, 15

SALE NO. 17

Ex. #13901 of 2011

**BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff**

v.

**DARRELL L. HALL
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 13901-11

BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING,
LP vs. DARRELL L. HALL

Amount Due: \$126,304.23

DARRELL L. HALL, owner(s)
of property situated in the
TOWNSHIP OF CONCORD, Erie

County, Pennsylvania being 13866
STEWART ROAD, CORRY, PA
16407-7602

Acreage: 1.00 acre

Assessment Map number:
03004009000602

Assessed Value: \$79,600.00

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

Jun. 1, 8, 15

SALE NO. 18

Ex. #13733 of 2011

**BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff**

v.

JOHN W. HINKLE, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 13733-11

BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER TO

BAC HOME LOANS SERVICING,
LP vs. JOHN W. HINKLE

Amount Due: \$105,925.60

JOHN W. HINKLE, owner(s) of
property situated in the TOWNSHIP
OF HARBORCREEK, Erie

County, Pennsylvania being
8129 BUFFALO ROAD,

HARBORCREEK, PA 16421-1208

Dimensions: TR 197

Acreage: 1.3000

Assessment Map number:
27-031-118.0-042.00

Assessed Value: \$81,800.00

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

Jun. 1, 8, 15

SALE NO. 19

Ex. #14140 of 2011

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

v.

ASHIKA KERN

TREVOR KERN, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14140-11

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. vs. ASHIKA KERN and TREVOR KERN

Amount Due: \$67,400.83

ASHIKA KERN and TREVOR KERN, owner(s) of property situated in the TOWNSHIP OF GIRARD, Erie County, Pennsylvania being 5515 WESTGATE DRIVE, GIRARD, PA 16417-9617

Dimensions: 76 x 140

Acreage: 0.2443

Assessment Map number: 24024036000151

Assessed Value: \$75,150.00

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

Jun. 1, 8, 15

SALE NO. 20

Ex. #14180 of 2006
CITIMORTGAGE, INC.,
Plaintiff

v.

STEVEN T. KINDLE
CAROL A. KINDLE,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14180-06

CITIMORTGAGE, INC. vs. STEVEN T. KINDLE and CAROL A. KINDLE

Amount Due: \$95,128.55

STEVEN T. KINDLE and CAROL A. KINDLE, owner(s) of property situated in the Township of Millcreek, Erie County, Pennsylvania being 1307 WEST GORE ROAD, ERIE, PA 16509

Dimensions: 86.96 x 134.19

Acreage: 0.2676

Assessment Map number: 33-120-526.0-003.00

Assessed Value: \$102,600.00

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

Jun. 1, 8, 15

SALE NO. 21

Ex. #13836 of 2010

BANK OF AMERICA
NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST

2004-10, Plaintiff

v.

PATRICIA R. NEAL
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13836-10

BANK OF AMERICA NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST 2004-10 vs. PATRICIA R. NEAL

Amount Due: \$60,497.72

PATRICIA R. NEAL, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 126 CHESTNUT STREET, ERIE, PA 16507-1218

Dimensions: 38 x 107.75, 36.42 x 107.5

Acreage: 0.9400, 0.9009

Assessment Map number: 17-040-041.0-100.00,

17-040-041.0-101.00

Assessed Value: \$10,100.00, \$48,630.00

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

Jun. 1, 8, 15

SALE NO. 22

Ex. #13543 of 2010

WELLS FARGO BANK, N.A.,
Plaintiff

v.

RAYMOND C. WALL
KIM Y. WALL, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13543-10

WELLS FARGO BANK, N.A. vs. RAYMOND C. WALL and KIM Y. WALL

Amount Due: \$72,862.73

RAYMOND C. WALL and KIM Y. WALL, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1510 EAST 35TH STREET, ERIE, PA 16510-2608

Dimensions: 95.48 x IRR

Acreage: 0.2617

Assessment Map number: 18-051-065.0-32.000

Assessed Value: \$98,740.00

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

Jun. 1, 8, 15

SALE NO. 23

Ex. #14424 of 2011

BAYVIEW LOAN SERVICING,
LLC, a Delaware limited liability
company, Plaintiff,

v.

JEAN VANORSDALE,
Defendant

SHORT DESCRIPTION FOR
ADVERTISEMENT

All the right, title, interest and claim of Jean Vanorsdale, of, in and to the following described real property:

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, Pennsylvania. Said premises are commonly known as 1726 Linwood Avenue, Erie, PA 16510. Being Erie County Tax Parcel Index No. 18051019020900, as is further described in the Deed recorded on October 23, 1990, in Erie County Deed Book Volume 141, page 174.

McGrath Law Group, P.C.

Gary W. Darr, Esquire

PA I.D. No. 90857

Attorneys for Plaintiff

Three Gateway Center, Suite 1375

401 Liberty Avenue

Pittsburgh, PA 15222

Telephone (412) 281-4333

Jun. 1, 8, 15

SALE NO. 24
Ex. #12570 of 2011
U.S. BANK NATIONAL
ASSOCIATION ND
v.
KEVIN L. BARWELL
WENDY S. BARWELL
ADVERTISING DESCRIPTION
 All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania.
 Being known as 2622 Melrose Avenue, Erie, PA 16508.
 Tax Parcel: 19-6224-202 and 19-6224-203
 Improvements: Residential Dwelling.
 Sean P. Mays, Esquire
 Id. No. 307518
 Attorneys for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690
 Jun. 1, 8, 15

SALE NO. 25
Ex. #10233 of 2012
CITIZENS BANK OF
PENNSYLVANIA
v.
Patrick D. Deck
ADVERTISING DESCRIPTION
 ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of Erie and State of Pennsylvania.
 Being known as 3030 Dutch Road, Fairview, PA 16415.
 Tax Parcel: 21-50-73-15.01
 Improvements: Residential Dwelling
 Sean P. Mays, Esquire
 Id. No. 307518
 Attorneys for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690
 Jun. 1, 8, 15

SALE NO. 26
Ex. #10028 of 2012
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.
AMBER R. KINEM N/K/A
AMBER ROSE DIXON LOVE,
Defendants
SHERIFF'S SALE
 By virtue of a Writ of Execution No. 10028-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AMBER R. KINEM N/K/A AMBER ROSE DIXON LOVE, Defendants
 Real Estate: 427 WEST 18TH STREET, ERIE, PA 16502
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 130 x 34
 See Deed Book 1484, Page 843
 Tax I.D. (19) 6013-115
 Assessment: \$ 8,200. (Land)
 \$47,700. (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
 Jun. 1, 8, 15

SALE NO. 27
Ex. #10026 of 2012
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
DANIEL M. LYNN AND
BETSY A. MATTIS, Defendants
SHERIFF'S SALE
 By virtue of a Writ of Execution No. 10026-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DANIEL M. LYNN AND BETSY A. MATTIS, Defendants
 Real Estate: 142 EAST MAIN STREET, NORTH EAST, PA 16428
 Municipality: Second Ward, Borough of North East, Erie County, Pennsylvania
 See Deed Book 113, Page 1561 and Deed Book 185, Page 119.
 Tax I.D. (36) 3-12-17
 Assessment: \$20,500. (Land)
 \$43,680. (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
 Jun. 1, 8, 15

SALE NO. 28
Ex. #10416 of 2012
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
JENNIFER J. MILES,
Defendants
SHERIFF'S SALE
 By virtue of a Writ of Execution No. 10416-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JENNIFER J. MILES, Defendants
 Real Estate: 509 SOUTH CENTER STREET, CORRY, PA 16407
 Municipality: 4th Ward, City of Corry, Erie County, Pennsylvania
 See Deed Book 1081, Page 1846
 Tax I.D. (8) 38-159-3
 Assessment: \$ 3,800. (Land)
 \$28,920. (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
 Jun. 1, 8, 15

SALE NO. 29
Ex. #10417 of 2012
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
ELIZABETH A. SITLER AND
JOHN P. SITLER, Defendants
SHERIFF'S SALE
 By virtue of a Writ of Execution No. 10417-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs.

ELIZABETH A. SITLER AND
JOHN P. SITLER, Defendants
Real Estate: 1411 WEST 30TH
STREET, ERIE, PA 16508
Municipality: 6th Ward, City of
Erie, Erie County, Pennsylvania
See Deed Book 1457, Page 754
Tax I.D. (19) 6225-303
Assessment: \$13,700. (Land)
\$48,070. (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

Jun. 1, 8, 15

SALE NO. 30

Ex. #14194 of 2010

**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.

**MICHAEL J. GARNER,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14194-10, U.S. Bank,
et al vs. Michael J. Garner, owner(s)
of property situated in North East,
Erie County, Pennsylvania being
18 Colfax Street, North East, PA
16428.

Dimensions: 0.1061 acres
Assessment Map Number:
(36) 5-45-21

Assess Value figure: \$68,230.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Jun. 1, 8, 15

SALE NO. 32

Ex. #10357 of 2012

**FIRST COMMONWEALTH
BANK, Plaintiff,**

v.

**HOPE REALTY, LLC,
Defendant**

SHORT DESCRIPTION FOR

ADVERTISEMENT

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

ALL that certain piece or parcel
of land situate in the City of Erie,
County of Erie, Pennsylvania. HET
a dwelling house commonly known
as 718-20 E. 24th Street, Erie, PA
16503. Being Erie County Tax
Parcel Index No. 18050030012300,
as is further described in the deed
recorded on February 17, 2006, in
Erie County Deed Book Volume
1307, page 0615.

McGrath Law Group, P.C.

Nicholas A. Didomenico, Esquire
PA I.D. No. 93353

Attorneys for Plaintiff

Three Gateway Center, Suite 1375

401 Liberty Avenue

Pittsburgh, PA 15222

Telephone (412) 281-4333

Jun. 1, 8, 15

SALE NO. 33

Ex. #11535 of 2003

Wells Fargo Bank Minnesota,

N.A., as Trustee for Delta

Funding Home Equity Loan

Asset-Backed Certificates Series

2001-2, by its attorney in fact,

Ocwen Federal Bank FSB

v.

**Ronald D. Beightol and
Nancy E. Beightol**

LEGAL DESCRIPTION

All that tract or parcel of land situate
in the Sixth Ward, City of Erie,
Erie County, Pennsylvania, being
the east 10 feet in width of Lot 24
and the adjoining West 25 feet in
width of Lot 22 of Block 11 of the
Glenwood Park Land Company
Subdivision according to a plot of
said Subdivision recorded in Erie
County Map Book No. 1 at Page
329, being further bounded and
described as follows:

Beginning at a point in the south
line of Stafford Avenue, 305 feet
west of the intersection of the south
line of Stafford Avenue and the west
line of Walnut Street;

Thence South 26° 23' east 132.5 feet
to a point;

Thence South 63° 39' feet west 35
feet to a point;

Thence North 26° 23' west, 132.5
feet to a point in the south line of
Stafford Avenue.

Thence North 63° 39' east along the
south line of Stafford Avenue, 35
feet to the point of beginning.

Having erected thereon a dwelling
known as 531 Stafford Avenue,
Erie, Pennsylvania, 16508. The City
index number is (19) 6046-212.

BEING the same premises which
Daniel V. Beightol, single, by Deed
dated December 29, 1997, and
recorded December 30, 1997, in
Book 536, Page 101, granted and
conveyed unto Ronald D. Beightol
and Nancy E. Beightol, his wife, in
fee.

Property Address: 531 Stafford
Avenue, Erie, PA 16508.

Kevin P. Diskin, Esquire

Attorney for Plaintiff

Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Jun. 1, 8, 15

SALE NO. 34

Ex. #10448 of 2012

Deutsche Bank National Trust

Company as trustee for the

benefit of the Certificateholders

of Popular ABS, Inc. Mortgage

Pass-Through Certificates Series

2007-A, by its attorney in fact

Litton Loan Servicing, LP c/o

Ocwen Loan Servicing, LLC

v.

Katrina W. Johnson

The United States of America,

c/o U.S. Attorney's Office

LEGAL DESCRIPTION

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

BEING all of Lot 105 of the Lake
City No. 2 Subdivision as recorded
in Erie County Map Book 5, Page
285 and 286.

HAVING erected thereon a dwelling
known as 1180 Maple Avenue, Lake
City, Pennsylvania 16423.

BEING the same premises which
Stanley F. Mikotowicz, Jr. and
Sharon L. Mikotowicz, his wife

by general warranty deed dated August 5, 2005 and recorded on September 9, 2005 in the office of the recorder of deeds in and for Erie County at book 1268 page 1305 granted and conveyed unto Katrina W. Johnson, single.

PROPERTY ADDRESS: 1180 Maple Avenue, Lake City, PA 16423
PARCEL # (28) 006-008.0-007.00.

Kevin P. Diskin, Esquire
Attorney for Plaintiff

Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Jun. 1, 8, 15

SALE NO. 35

Ex. #10253 of 2012

**The Bank of New York Mellon
f/k/a The Bank of New York as
successor to JPMorgan Chase
Bank, National Association,
as Trustee for the C-BASS
Mortgage Loan Asset-Backed
Certificates, Series 2006-RP1, by
its attorney infact, Litton Loan
Servicing, LP c/o Ocwen Loan
Servicing, LLC.**

v.

**The Unknown Heirs, Executors
and Devises of
David Webb, dec'd**

Kathy Webb

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of Erie and Commonwealth of Pennsylvania, more particularly described as follows, to wit: Being Lot No. 23 of the Huntington Farms Subdivision Phase III, as set forth in a subdivision plan of same as recorded on January 9, 1987 in Erie County Map Book 31, Page 16. Having erected thereon a vinyl two story single family dwelling being more commonly known as 620 Old Mill Lane, Erie, Pennsylvania 16505 and bearing Erie County Index No. (21) 29-16-76.

BEING the same premises which James R. Smith and Vicki L. Smith, husband and wife by warranty deed dated May 22, 1998 and recorded on May 29, 1998 in the office of

the recorder of deeds in and for Erie County at book 0564 page 1431 granted and conveyed unto David S. Webb, single. (David S. Webb departed this life on March 8, 2000)

PROPERTY ADDRESS: 620 Old Mill Rd., Erie, PA 16505

PARCEL # (21) 29-16-76.

Steven K. Eisenberg, Esquire

Attorney for Plaintiff

Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Jun. 1, 8, 15

SALE NO. 36

Ex. #10730 of 2010

**CITIMORTGAGE INC., F/K/A
CITIFINANCIAL MORTGAGE
CONSUMER DISCOUNT
COMPANY**

v.

Michael G. Amidon

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10730-2010 CITIMORTGAGE INC. F/K/A CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY vs. Michael G. Amidon, owner(s) of property situated in BOROUGH OF EDINBORO, Erie County, Pennsylvania 401 Lakeside Drive, Edinboro, PA 16412

40.2 X 105; 0.0969 acres

Assessment Map number: 11-2-19-7

Assessed Value figure: \$67,000.00

Improvement thereon: Residential Dwelling

M. Troy Freedman, Esquire

Attorney for Plaintiff

Richard M. Squire & Associates, LLC

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Jun. 1, 8, 15

SALE NO. 37

Ex. #14509 of 2011

CitiMortgage, Inc., Plaintiff

v.

John Stemple

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14509-11 CitiMortgage, Inc., Plaintiff vs. John Stemple, owner(s) of property situated in

THE BOROUGH OF ALBION, Erie County, Pennsylvania being 76 North Main Street, Albion, PA 16401

BEING KNOWN AS LOTS 7 AND 8 OF THE HUNTINGTON ADDITION TO THE BOROUGH OF ALBION AS THE SAME IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA, IN MAP BOOK 1, PAGE 197, AND TO WHOM MAP REFERENCE IS HEREIN MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF THE PREMISES.

Assessment Map number: 01-001-014.0-004.01

Assessed Value figure: 88,270.00

Improvement thereon: RESIDENTIAL DWELLING

M. Troy Freedman, Esquire

Attorney for Plaintiff

Richard M. Squire & Associates, LLC

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Jun. 1, 8, 15



DENNIS LAGAN & ASSOCIATES, INC

INVESTIGATORS AND CONSULTANTS

- ✦ DOMESTIC, CIVIL, CRIMINAL
- ✦ WRITTEN STATEMENTS
- ✦ SURVEILLANCE
- ✦ WIRETAP/"BUG" DETECTION
- ✦ POLYGRAPH

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Gerald Nichols
30 Years - FBI

Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

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ESTATE NOTICES

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

FIRST PUBLICATION

**BEBKO, MICHAEL,
deceased**

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

Administratrix: Betty L. Bednar, 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

**BUDNEY, STANLEY L.,
deceased**

Late of Green Township

Executrix: Theresa A. Dyleski, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510

Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**BUI, THUY, a/k/a
JOSEPH THUY CONG BUI,
deceased**

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

Administrator: Lahn Thi Tran, c/o 504 State Street, Suite 300, Erie, PA 16501

Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**CARNEY, KATHLEEN A., a/k/a
KATHLEEN ANN CARNEY,
deceased**

Late of the Township of Millcreek, 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

**HAZEN, MYRTLE IRENE,
a/k/a MYRTLE I. HAZEN,
deceased**

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

Co-Executor: Melvin H. Schultz and Georgia M. Schultz, 5040 West Ridge Road, Apartment 806, Erie, Pennsylvania 16506

Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**LEONE, MARY M., a/k/a
MARY MARCELLA LEONE,
deceased**

Late of the City of Erie

Executor: Robert Sarnowski, 3204 Timber Lane, Erie, PA 16506

Attorney: David J. Mack, Esq., 115 East 7th Street, Erie, PA 16501

**SATELLI, GLORIA M.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania

Executrix: Silvio D. Satelli, 863 Kruger Avenue, Erie, Pennsylvania 16509

Attorney: C. James Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

**TINGLEY, KENNETH R.,
deceased**

Late of City of Erie

Executrix: Kristen Tingley, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510

Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**WARDA, EDWARD J.,
deceased**

Late of the City of Erie

Administratrix: Elizabeth J. Bizzarro, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510

Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

SECOND PUBLICATION

**BRANDON, PEGGY L.,
deceased**

Late of the Township of Millcreek
Executrix: Patricia L. Tomczak, 11290 Lake Pleasant Road, Union City, PA 16438

Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BROWN, LARRY ALLEN,
deceased**

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

Executor: Raymond Brown, 1008 Spruce Tree Drive, Girard, PA 16417

Attorney: None

**BRUSH, ROSE IRENE,
deceased**

Late of Waterford, the Township of Washington, County of Erie, and Commonwealth of Pennsylvania
Administratrix: Joan M. Hair, 3625 Roma Drive, Erie, PA 16510
Attorney: None

**BURNS, REGIS P.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executor: Andrew C. Burns, 5110 Ferndale Place, Fairview, PA 16415
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**CURRIE, MARIAN B.,
deceased**

Late of Borough of North East, Erie County, Pennsylvania
Executor: R. Thomas Huber, 196 Eastwood Dr., North East, PA 16428
Attorney: Leigh Ann Orton, Esq., James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**DeSANTO, ARLENE R.,
deceased**

Late of the Township of Erie, County of Erie, State of Pennsylvania
Executor: Randolph J. DeSanto, 6075 Meridian Drive, Erie, Pennsylvania 16509
Attorney: None

**FAGLEY, RITA A.,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executor: Ronald H. Fagley, 9273 West Lake Road, Lake City, Pennsylvania 16423
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**KIGHTLINGER, SHIRLEY M.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Paul B. Kightlinger, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**MALINOWSKI, FLORENCE
ESTHER,
deceased**

Late of the Township of Waterford, County of Erie and Commonwealth of Pennsylvania
Executrices: Lorraine H. Malinowski and Loretta J. Fiore
Attorney: Gery T. Nietupski, Esq., The Law Offices of Gery T. Nietupski, Esquire LLC, 818 State Street, Erie, Pennsylvania 16501

**REILLY, REVEREND
MONSIGNOR ROBERT J.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Michael P. Ferrick, c/o Thomas J. Buseck, Esq., The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507
Attorney: Thomas J. Buseck, Esq., The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507

**SECHRIST, THOMAS
RUSSELL,
deceased**

Late of the County of Erie and State of Pennsylvania
Executor: Timothy T. Sechrist, c/o Edward J. Niebauer, Esquire, 558 West 6th Street, Erie, Pennsylvania 16507
Attorney: Edward J. Niebauer, Esquire, Talarico & Niebauer, 558 West 6th Street, Erie, Pennsylvania 16507

**SINNOTT, HENRIETTA ROSE,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Christopher J. Sinnott, Esq., 516 West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SOMERDER, ALBERT,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Denis W. Krill, 309 French Street, Erie, Pennsylvania 16507
Attorney: Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**WEISENFLUH, ELEANOR M.,
deceased**

Late of the Township of Lawrence Park, County of Erie, Commonwealth of Pennsylvania
Executor: Mark G. Weisenfluh, 2612 Lakeside Drive, Erie, Pennsylvania 16511
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

THIRD PUBLICATION

**BOGART, ROBERT F.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Sharon A. Shaffer, c/o Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507
Attorney: Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**EDKIN, WILLIAM L., a/k/a
WILLIAM EDKIN,
deceased**

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

Executor: Jack Raymond Edkin, 2905 Oakwood Street, Erie, Pennsylvania 16508

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

**FAVA, FRANK P.,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania

Executor: John R. Falcone, 135 East 6th Street, Erie, Pennsylvania 16501

Attorney: John R. Falcone, Esq., The Gideon Ball House, 135 East 6th Street, Erie, Pennsylvania 16501

**GASHGARIAN, FRANCES,
deceased**

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

Administratrix: Susan Finazzo

Attorney: Tibor R. Solymosi, Esquire, Segel & Solymosi, 818 State Street, Erie, Pennsylvania 16501

**HARRIMAN, ROBERTA P.,
deceased**

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

Executor: Charles R. Harriman, c/o David R. Devine, 201 Erie Street, Edinboro, PA 16412

Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**LAMIS, ALEXANDER P.,
deceased**

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

Executrix: Renee M. Lamis, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**LAYDEN, MARY JANE,
deceased**

Late of Fairview Township

Executor: Paul W. Layden, 6726 West Manchester Beach Road, Fairview, PA 16415

Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**LEGENZOFF, JEANNI LEE,
deceased**

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

Administratrix: Elvira Bromberg, 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

**MCGRAW, JEANNE P.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Daniel G. McGraw, 320 Maryland Avenue, Erie, PA 16505

Attorney: Michael J. Visnosky, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**OAKES, DAVID K.,
deceased**

Late of Wesleyville Borough

Executrix: Beverly McCurdy, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510

Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**OZOLEK, ANN E., a/k/a
ANNA E. OZOLEK, a/k/a
ANNA E. CASTRILLA OZOLEK,
deceased**

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

Co-Executors: John A. Ozolek, 209 Sherly Lane, Pittsburgh, Pennsylvania 15221 and Katherine Ann Bartlebaugh, 1453 West Grandview Blvd., Erie, Pennsylvania 16509

Attorney: James R. Steadman Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**PERSEO, ALBERT J.,
deceased**

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

Executrix: Katherine A. Nick, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**SMITH, ETHEL F.,
deceased**

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

Executrix: Linda K. Smith
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

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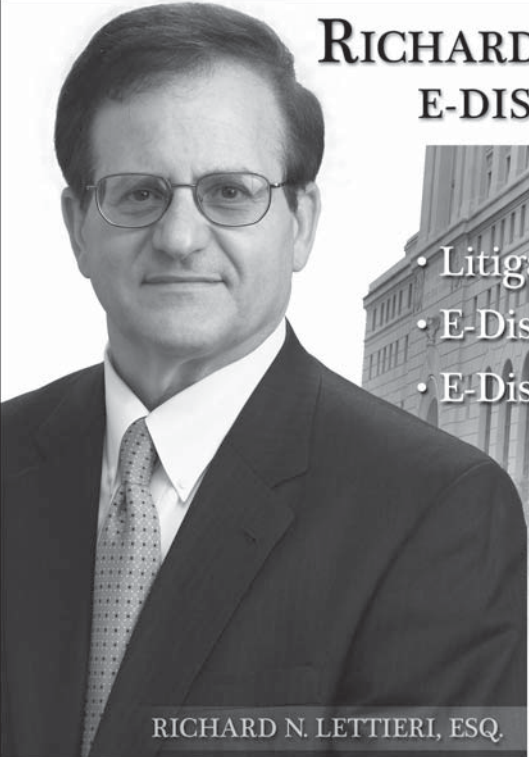
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c/o Judge Stephanie Domitrovich
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