

Erie County Legal Journal

June 15, 2012

Vol. 95 No. 24

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Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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

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Erie County Bar Association Calendar of Events and Seminars

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)

WEDNESDAY, JULY 11, 2012

Crimmigration: The Intersection between Immigration and Criminal Law
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

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

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 or contact the ECBF at 459-3111.



Erie County Bar
Association



@eriepabar

2012 BOARD OF DIRECTORS

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Office space for rent - Ideal downtown location at 821 State Street, just 2 blocks from the Courthouse. Office is 17 x 14 ft with bonus room with shower and sink. \$675/month. Contact John Carlson at 459-8011.

May 25, Jun. 1, 8, 15

2012

**ECBA ANNUAL CHARITY GOLF TOURNAMENT
& OPTIONAL SCRAMBLE**

Grab your clubs and hit the links while supporting the Erie County Bar Foundation programs, including the Chief Justice Samuel J. Roberts Scholarship Fund that annually awards law school scholarships to three students from Erie.

**Monday,
June 25, 2012**
The Kahkwa Club
Cost: \$135

Tournament Schedule

- 12:00 p.m. - Registration/check in begins
Practice range opens
- 1:00 p.m. - Shotgun start
- 5:30 p.m. - Cocktails and hors d'oeuvres
- 6:00 p.m. - Dinner, and brief awards ceremony

Registration fee includes:

- Greens fee and half-cart
- Use of locker rooms
- Use of practice range during registration
- On-course beverages and snacks
- Complimentary drink ticket
- Dinner
- Brief Awards Ceremony

**Reservations are due to the
ECBA office by June 15.**

Register online at www.eriebar.com.

ATTENTION ALL ATTORNEYS

Are you or an attorney you know dealing with personal issues related to drug or alcohol dependency, depression, anxiety, gambling, eating disorders, sexual addiction, other process addictions or other emotional and mental health issues?

— YOU ARE FAR FROM BEING ALONE! —

*You are invited and encouraged to join a small group of fellow attorneys who meet informally in Erie on a monthly basis. Please feel free to contact ECBA Executive Director Sandra Brydon Smith at 814/459-3111 for additional information. Your interest and involvement will be kept **strictly confidential**.*

BANKRUPTCY NOTICE

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

IN RE: SANDRA J. SPANGLER
Bankruptcy Case No. 12-10011-TPA
JOSEPH B. SPERO, ESQUIRE,
CHAPTER 7 TRUSTEE, Movant

NOTICE OF SALE

Notice is hereby given that
the Trustee in the above-
captioned proceeding, Joseph
B. Spero, Esquire, intends to
sell the 2005 **Chrysler Town
and Country Minivan (VIN:
1C4GP45R15B329777)**, located
at **3213 West 26th Street, Erie,
Pennsylvania** subject to terms and
conditions as follows:

PRICE: Initial offer is \$3,800.00
cash or certified funds, after the
entry of a Final Order of the
Bankruptcy Court approving the
sale.

HEARING AND LOCATION:
July 12, 2012 at 11:30 a.m. before

Chief Judge Thomas P. Agresti, U.S.
Courthouse, Bankruptcy Court, 17
South Park Row, Erie, Pennsylvania
16501.

OBJECTION DEADLINE: June
22, 2012, or thereafter as the Court
permits, with a copy to Trustee's
undersigned counsel.

TERMS & CONDITIONS:

- (a) "as-is, where is and with all
faults";
- (b) all cash at closing, no financing
contingencies;
- (c) buyer to pay any and all
costs, expenses, fees and taxes
concerning transfer of title;
- (d) initial offer of \$3,800.00;
- (e) additional bidders may appear
at the sale hearing and bid more
than the terms set forth herein,
whereupon the Court may refuse
this Motion for Sale and conduct
a Public Auction at which the
property will sold to the highest
bidder free and divested of liens.

FOR INFORMATION: Contact
Trustee's undersigned counsel at

(814) 836-1011 or view additional
Information, description, and
photographs at www.pawb.uscourts.gov/easi.htm.

Joseph B. Spero, Esquire
P.A. I.D. No. 76409
3213 West 26th Street
Erie, Pennsylvania 16506
Phone: (814) 836-1011
sperolaw@neohio.twcbs.com
Attorney Pro Se for Trustee,
Joseph B. Spero, Esquire

Jun. 15

Business Records Management Announces:

Backsync by BRM

- ♥ **Backsync Backup by BRM**
 - Reduces IT costs by simplifying backup maintenance
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 - Disaster recover/business continuity

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1-877-DIAL-BRM
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Northwestern PA, and surrounding areas, with plans to expand its footprint.**

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 12045-12

In Re: Brittney Lynn Boutwell

Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of Brittney Lynn Boutwell to Brett Lucas Boutwell.

The Court has fixed the 17th day of July, 2012 at 9:00 a.m. in Courtroom I-217 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.

Jun. 15

LEGAL NOTICE

THE SCHOOL DISTRICT

CITY OF ERIE, PA

Dr. James E. Barker

Leadership Center

148 West 21st Street, Erie, PA 16502

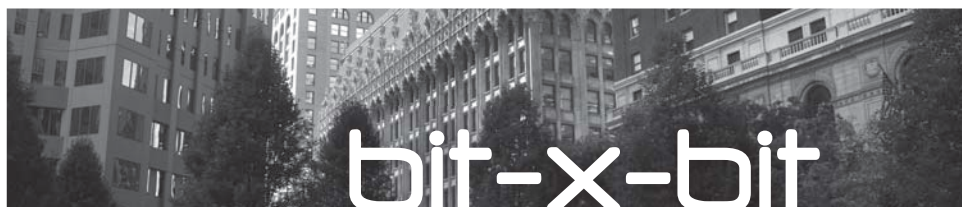
NOTICE TO BIDDERS

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Incandescent, Fluorescent, Projection and Mercury Lamps up to Thursday, June 21, 2012 at 12:00 p.m., prevailing time, and will be opened in the Board Room at 1:30 p.m. prevailing time, in accordance with the bid form and specifications to be obtained from the Purchasing Department.

Robin Smith

Secretary

Jun. 8, 15



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437 GRANT ST., SUITE 1501 | PITTSBURGH, PA 15219 | 412-325-4033

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. 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, NJ 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, NJ 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
Ahlschlager, 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 Ahlschlager, 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

Acceage: 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

Acceage: 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

Improvement 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



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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



Raymond J. Sammartino, MAI, SRA
Robert G. Stout, MAI



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

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NOTICE BY
PATRICK L. FETZNER

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, June 28, 2012** and confirmed Nisi.

July 19, 2012 is the last day on which Objections may be filed to any of these accounts.

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

<u>2012</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
135.	Frances A. Froess	John R. Falcone and Mary Grace Lewis, Executors	John R. Falcone, Esq.
136.	Steve A. Gornick	Alethea A. Cassidy, Executrix	No Attorney
137.	Donalda C. Olson a/k/a Donalda Olson	Mary Ann Malizia, Executrix	Evan E. Adair, Esq.
138.	Kathryn A. Konzel	Kathryn Cage and Mary Ellen Nelson, Executors	Darlene M. Vlahos, Esq.

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

Jun. 15, 22

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

**CASTORINA, ROBERT A.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Co-Administrators: Felicia A. Castorina and Samantha N. Castorina, c/o Castorina 506 Edison Road, Trumbull, CT 06611
Attorney: None

**DAVIS, DORA A.,
deceased**

Late of Elk Creek Township, County of Erie and Commonwealth of Pennsylvania
Executor: Andrew Lawlor, c/o Eugene C. Sundberg Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**JOHNSON, ERNEST E.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Co-Executrices: Barbara A. Gottschling and Rita Therese DeSantis, c/o 150 West Fifth St., Erie, PA 16507
Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**MACOSKO, PAUL,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Paul Macosko, II, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**MANAFO, ANTHONY J.,
deceased**

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania
Executor: Mark S. Manafio, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

**PETERS-STANEK, MARY ANN,
deceased**

Late of the City of Erie
Executrix: Sheryl A. Leone, 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

**STOLLEY, JAMES S.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Margaret M. Stolley, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: I. John Dunn, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**STRICK, MARGARET H.,
deceased**

Late of the Township of Millcreek, Erie County, PA
Co-Executors: PNC Bank, N.A., and Katharine S. Foss, c/o Trust Division, 901 State Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**TREJCHEL, ROSALIE E.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Christopher M. Trejchel
Attorney: Christopher M. Trejchel, Esq., 5034 Ellington Dr., Erie, PA 16506

SECOND PUBLICATION

**BAILEY, WALTER J.,
deceased**

Late of the City of Erie, County of Erie
Executor: Glenn T. Bailey, 120 East Fifth Street, Waterford, Pennsylvania 16441
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**FETSUGA, ROBERT M., Sr., a/k/a
ROBERT M. FETSUGA, a/k/a
ROBERT MICHAEL FETSUGA,
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania
Executor: Robert M. Fetsuga, Jr., 4108 Accotink Pkwy, Annandale, Virginia 22003
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**HALLORAN, MARY MARTHA,
deceased**

Executor: Frank M. Scutella, 207 Dippold Avenue, St. Marys, PA 15857
Attorney: Coppola & Coppola, LLC, 19 N. St. Marys St., P.O. Box 186, St. Marys, PA 15857

KREIDER, RACHAEL G., a/k/a RACHAEL GRACE KREIDER, a/k/a RACHAEL ARTERS KREIDER, a/k/a RACHAEL A. KREIDER, deceased

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

PURCELL, RICHARD ALAN, a/k/a RICHARD A. PURCELL, a/k/a RICHARD PURCELL, deceased

Late of the Borough of Albion, County of Erie, State of Pennsylvania
Executrix: Rebecca J. Pietrzykowski, 155 Lyman Street, South Hadley, Massachusetts 01075
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

RUSNAK, STEVE, deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Susan R. Grant
Attorney: Stephen H. Hutzelman, Esq., 305 West Sixth Street, Erie, PA 16507

SIEBER, AUDREY R., deceased

Late of the Township of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Donald S. Sieber, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

WEBER, RAYMOND G., a/k/a RAYMOND GRANT WEBER, a/k/a RAYMOND WEBER, deceased

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Executor: Douglas R. Weber, 893 Ridgeview Drive, Erie, Pennsylvania 16505
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

WOLF, KATHLEEN, deceased

Late of the Township of Girard
Executor: Melvin Wolf c/o Malcolm L. Pollard, 4845 W. Lake Rd., Erie, PA 16505
Attorney: Malcolm L. Pollard, 4845 W. Lake Rd., Erie, PA 16505

THIRD 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

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c/o Judge Stephanie Domitrovich
140 West 6th Street
Erie, PA 16501 ----- *mkilmer@eriecountygov.org*

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