

# Erie County Legal Journal

July 13, 2012

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# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

**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

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### **TUESDAY, JULY 17, 2012**

*Petitions to Settle Small Estates and Other Ways to Avoid Formal Estate Settlement*  
ECBA Video Replay Seminar  
Erie County Bar Association  
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

### **WEDNESDAY, JULY 25, 2012**

*Fee Agreements*  
ECBA Video Replay Seminar  
Erie County Bar Association  
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, JULY 30, 2012**

*Medicaid and Estate Recovery Issues*  
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

### **THURSDAY, AUGUST 16, 2012**

*At the Cross Roads of Accounting & Chapter 11*  
ECBA Live Seminar  
Bayfront Convention Center  
9:00 a.m. - 12:15 p.m. (8:30 a.m. reg.)  
\$96 (ECBA member/non-attorney staff)  
\$145 (nonmember) \$67 (member Judge)  
3 hour substantive

### **WEDNESDAY, AUGUST 22, 2012**

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

### **WEDNESDAY, AUGUST 29, 2012**

*Petitions to Settle Small Estates and Other Ways to Avoid Formal Estate Settlement*  
ECBA Video Replay Seminar  
Erie County Bar Association  
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

### **FRIDAY, AUGUST 31, 2012**

*Fee Agreements*  
ECBA Video Replay Seminar  
Erie County Bar Association  
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>

### **2012 BOARD OF DIRECTORS**

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## ATTENTION ALL ATTORNEYS

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

— YOU ARE FAR FROM BEING ALONE! —

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

# MEDICAID ESTATE RECOVERY ISSUES

**MONDAY, JULY 30, 2012**

Bayfront Convention Center

Time: Registration: 11:45 a.m.

Seminar: 12:15 p.m. - 1:15 p.m.

Cost: \$32 (ECBA member/non-attorney staff)

\$48 (nonmember)

\$22 (member Judge)

This seminar has been approved by the PA CLE Board for 1 hours of Substantive Law Credit

Department of Public Welfare Deputy Chief Counsel Jason W. Manne will discuss the Medicaid Estate Recovery Program. Attorney Manne will review the basics of the program and then discuss current “hot” issues such as the use of filial liability in deathbed transfer cases, post-death challenges to unauthorized gifting by agents holding power of attorney, and the assessment of liability against annuity companies that write Medicaid annuities in violation of Pennsylvania law. The program will conclude with a question and answer session.

**SPEAKER: Jason W. Manne, Esquire**

*PA Department of Public Welfare*

Jason Manne is Deputy Chief Counsel in the Pennsylvania Department of Public Welfare’s Office of General Counsel. He provides legal advice and representation to the Third Party Liability Division which includes the estate recovery function. He also handles a wide variety of administrative litigation related to Federal grant programs, including Medicaid disallowance disputes with the Federal government. Attorney Manne earned his J.D. and M.B.A. degrees from the University of Pittsburgh and also has Masters Degrees in Health Administration and Bioethics from the University of Pittsburgh.

**Reservations due to the ECBA no later than Wednesday, July 25**



**Ellen Freedman, CLM**  
Law Practice Management Coordinator  
Pennsylvania Bar Association

*With PBA's permission, the Erie County Legal Journal will periodically reprint informative articles written by PBA's Law Practice Management Coordinator, Ellen Freedman.*

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## **HIRING TECHNIQUES TO ENSURE SUCCESS**

Despite the recent dip in the economy, it remains increasingly difficult to hire qualified staff and attorneys, and even more difficult to retain them once hired. There is an acute shortage of legal secretaries caused by changing demographics, different career choices for those who would traditionally fill this slot, the attractiveness of the corporate environment, and retirement of the “old guard” of legal secretaries. To the detriment of the firm’s bottom line, attorneys and paralegals are benefiting from salary bidding wars between medium and large-sized firms. And those same firms are struggling to keep their clients from recruiting away their most valuable employees. This all serves to leave the small firm without much in the way of desirable and affordable candidate choices for any position.

Given all these factors, it is important for firms of all sizes to fine-tune their recruiting efforts. Large firms need the least assistance. They have professional recruiters on staff who devote their time to reviewing resumes, and who have time to think about creatively representing the firm at job fairs, law school open houses and so forth. Large firms can out-bid each other, and hope to hold onto associates and staff with golden handcuffs, e.g. the highest salary. Of course, being the highest bidder does not engender any long-term loyalty, and firms in this position often find that the loyalty ceases the moment the firm down the street raises the ante.

A mid-size or small firm must recruit “smart” if they want to recruit successfully. The old fashioned way - place an ad, review 50 resumes, interview a dozen candidates, interview several finalists many times more, make an offer - doesn’t work well any more. The resumes which come in may now number in the hundreds, yet none may appear to offer the qualifications the firm seeks. And candidates have so many options that the luxury of repeated interviews often results in the candidate being “snatched up” by another firm. The time frame must be shortened dramatically from receipt of resume to extension of offer. Nowadays there is frequently no way to present a variety of candidates for a position without losing the first ones identified. Attorneys who still expect a “cattle call” to fill a staff position are due for a reality check.

The hiring process begins by enticing the appropriate candidates to send in a resume. Depending on the position the firm seeks to fill, the strategy to do so will vary.

### **HELP WANTED ADVERTISING**

If you want to get responses even during impossible hiring times, like around Thanksgiving and Christmas, don’t scrimp on words in your ad. Make sure to include some information about the office environment and job. Interject humor whenever possible.

Keep in mind that, depending on the position you advertise, there are dozens or even hundreds of ads to compete with. Your ad must be located under the right heading, and must be sufficiently different to evoke a response. The “desirable” candidates will only

respond to a few ads at any given time. So your ad must speak to them. Adjectives like “fast-paced”, “challenging”, “multi-faceted”, “friendly”, and so forth, will serve to hit a nerve and evoke a response. Just be sure to use them honestly.

Humor in advertising is something that scares most law firms, but it has been the single most effective tool I have ever found for staff positions. For example, one time I was struggling to find a secretary for a VERY finicky partner with a particularly unappealing area of practice (from a secretary’s perspective) during the holiday season. I ran an ad which began “Morris the Cat needs a new keeper”. I got an amazingly large response from qualified applicants. And it helped that the people who responded had good senses of humor, because believe me it was needed in that position!

There is always a better response to an ad when you include a REAL name and address instead of a PO Box. And don’t overlook the possibilities of advertising on-line and on college bulletin boards.

If you’re seeking an attorney, consider advertising in local/legal papers in economically depressed cities, or cities where the type of work you want done is in short supply. For paralegals or administrative positions don’t ignore association job banks, which historically get heavy traffic. Keep in mind, though, that they require a fair amount of lead time to be effective.

## **RECRUITMENT BONUS**

A recruitment bonus can go a long way to assisting the firm in getting the attention of quality applicants. No one can represent your firm better to the outside world of potential employees than your own employees. Law firms traditionally pay a headhunter twenty-five to thirty percent of starting salary for an associate, but think there’s something wrong with paying one of their own attorneys a recruitment bonus. That’s just dumb. Offer a bonus of fifteen percent of starting salary, payable one-half at hire date, and one-half at the six month anniversary, provided both are still employed. For staff, you might instead offer a flat bonus, say \$1,500 - \$2,000, again payable in two installments.

## **INTERVIEWING TECHNIQUES**

You will fare best by asking open-ended questions which serve to provide some insights into a candidate’s work ethic and style. These are questions which cannot be answered by a simple yes or no response. Here are some examples of open-ended questions for staff positions:

*Tell me about something you accomplished at your last job, which was not part of your job description, that you’re particularly proud of.*

*What types of things “push your buttons” and what do you do when they’re pushed?*

*Tell me about an instance when you strongly disagreed with your [supervisor/ subordinate manager or whatever is appropriate], and how you resolved the matter.*

*Tell me about a recent situation in which you had to deal with a very upset client or co-worker.*

*Of the jobs on your resume, which was your favorite, and why?*

*Describe your best boss and your worst boss, and tell me what was different about them.*

*What do you like least about your job and why?*

*If we were to pay for you to go to school to improve your skills, what courses would you want to take and why?*

*Have you ever had to implement changes you disagreed with? If so, what did you do?*

Start the interview with some small-talk, preferably based on some personal interest or item in the prospect's resume, to get the candidate relaxed and talking. Anywhere from ten to fifteen minutes should suffice. Then proceed through specific questions determined to shake out the "real" experience behind the resume. Continue to ask specific questions until you are satisfied the candidate is accurately represented on the resume, and actually has done what is represented. If you are not sufficiently knowledgeable about the position to ask the specific questions, meet with someone in advance who is, and make a note of the specific questions to ask. Then start to ask the open-ended questions to ferret out the work ethic and style, as well as any weaknesses and strengths.

Spend the last half of the interview informing the applicant about the job, the benefits, the expectations, and going over the job description. Don't do this part first, or a savvy candidate will try to tailor all their subsequent answers to your situation. Smart applicants know how to throw in innocent questions early on designed to find out what you are looking for, so they can craft their responses to give you what you want. Keep turning the focus back in the direction you want, so you control the process.

Remember that there's a real shortage of qualified quality applicants at all levels. For that reason don't scrimp on the time you spend providing the applicant with honest and complete information about the position. It's just as important nowadays that you sell the position and your firm as it is for the applicants to sell themselves. I emphasize honesty, because applicants have so many options. If you mislead, it won't take them long to move on, and bad-mouth you in the legal community thereafter. Don't underestimate the negative consequences of "bad PR" on future recruiting efforts. Every job has positives and negatives. Emphasize the positives, but don't hide the negatives. There's a lid for every pot, and you want to find the person who can handle the negatives; not trick someone unsuited into the position, wittingly or unwittingly.

## **WHAT YOU CAN'T ASK**

As important as it is to know the right questions to ask a candidate, it is just as important to know which questions cannot be asked. Questions that may prejudice someone on the basis of sex, age, religion, national origin, physical disability, pregnancy, relationships with disabled persons, physical illness, mental illness, or recovering alcoholism or drug addiction are illegal. The Pennsylvania Human Relations Commission provides a comprehensive list of what you cannot ask, and explains why, on their web site at [http://sites.state.pa.us/PA\\_Exec/PHRC/publications/web\\_preempqs.htm](http://sites.state.pa.us/PA_Exec/PHRC/publications/web_preempqs.htm). They also provide legitimate business reasons for asking some of the risky questions. You will be surprised by some of the questions listed. For example, there are issues associated with asking about names and location of colleges attended, as this information has been used by some employers to determine the race of the applicant for discriminatory purposes.

Of course, many questions can be crafted so as to pass muster. Here are some examples:



ILLEGAL	LEGAL
Will you be leaving to raise children when you get married?	What would you like to be doing in 3-5 years? Do you see any outside commitments as barriers to accomplishing those plans?
Have you ever filed for workers' compensation before?	Why did you leave your past jobs?
Have you ever been addicted to drugs?	Do you currently use any illegal drugs?
Do you have a disability which would interfere with your ability to perform the job?	Can you perform the functions of this job with or without reasonable accommodation? (Note: be sure to have a job description for each position to help your firm avoid ADA issues.)

## TESTING

Some firms are afraid to test applicants, feeling that this may somehow offend the candidate. My experience is that candidates admire a firm which is cautious in hiring and attempts to select from only the most qualified candidates. Provided the testing is administered fairly and with consideration to the candidate, it should not discourage potential applicants.

For staff positions, testing might include spelling, grammar, word processing skills, dictation, math skills, and proofreading. There are a number of companies which provide testing materials to firms at affordable pricing. The advantages of using commercially available testing is that it presumably is already reviewed for potential discriminatory factors. Two companies which supply testing materials/software are OPAC - Office Proficiency Assessment & Certification - ([www.opac.com](http://www.opac.com) or 800-999-0438) and PRI Associates - TapDance for Law Firms - ([www.priassoc.com](http://www.priassoc.com) or 800-774-9165).

Testing potential associates and lateral partners may also be a smart move. Let's face it, most firms pour over an attorney's law school grade point average and honors, clerkships and job history, and pay no attention to factors which would reveal that the attorney is tomorrow's "600-pound gorilla" in the making. While a firm can work diligently to control the wayward partner who tramples associates who displease and eviscerates staff who make minor mistakes, it's makes a lot more sense to hire "emotionally intelligent" lawyers in the first place. Today's law firm environment is challenging enough without spending a good deal of your time trying to manage a partner who throws his/her weight around, intimates other partners, and generally throws tantrums at the first hint of resistance to any request. You may already have one or more persons at your firm who fit this description. Do you knowingly want to bring aboard another?

Industrial psychologists administer personality testing. However, a law firm needs

someone who is attuned to the vagaries of the practice. One such individual is Lawrence Richard, a principal with Hildebrandt consulting. As a psychologist and former trial lawyer, he is certified to administer a number of tests that measure emotional intelligence. He can be reached at (800) 223-0937 x410, or at [LRRichard@hildebrandt.com](mailto:LRRichard@hildebrandt.com).

## **REFERENCE CHECKS**

Human resource professionals estimate that as much as 35% of information found on resumes is false, or grossly exaggerated. Typically, misrepresentations are made in educational qualifications, and dates and duties of employment. For this reason, you should always verify educational degrees by requesting a copy of the applicant's transcript. You should also check each employment reference to verify dates of employment, to make sure no dates have been expanded to hide short jobs with potentially damaging references. If an otherwise honest applicant chooses to mislead, it will often be in the form of an inflation of the current job duties and status. The applicant is counting on confidentiality when interviewing, which precludes you from contacting their present employer to check facts as presented. For that reason, any job offer presented should be contingent upon a verification of the facts presented in the resume and during the interview(s), including job title, duties, and salary.

Obtaining honest references from past employers is virtually impossible. Unless the applicant signed a release with their prior employer(s), chances are all you'll get will be a neutral reference providing dates of employment, positions held and salary. All is not lost however. If you can get to the person for whom the applicant actually worked, (as opposed to a human resource manager), you can ask for an opinion of the candidate's suitability, based on the job you describe. Many past employers will give an honest personal opinion as to whether the candidate could fill the slot you describe. That's a lot safer for them than providing any sort of reference on the candidate's past performance.

Anyone you plan to hire who will handle trust or operating funds at your firm should have a background check into credit and criminal history. Most investigation firms routinely do these for a small flat fee. Remember, it's your license and reputation on the line. If your bookkeeper embezzles money from your trust account you don't want to find out after the fact that you were negligent in hiring because you did not uncover a past criminal history of embezzlement.

## **TRAINING AND ORIENTATION**

Today's law firm environment is complicated. Our intake, conflict checking, records management and docket management techniques must be handled precisely and accurately. Our technology is more complex than ever. We cannot "assume" that someone who comes from another law firm has the requisite knowledge to be on the same page with respect to issues of primary importance like confidentiality and acceptable client service.

Starting a new job is stressful. People tend to make more mistakes when stressed, and this is compounded by an unfamiliar environment. Add to that the fact that attorneys typically are very quick to form an opinion of someone, which is difficult, if not impossible, to change afterwards. So sometimes perfectly good people are marked for failure in their first few hours or days on the job, because they are not given proper orientation and training.

Training and orientation doesn't have to be expensive. Excellent training programs can be established on "shoestring" budgets, and with resources available at the firm.

The important thing is that all new employees, including staff and attorneys, receive a consistent and thorough orientation and training before they are shoved behind a desk and buried under work. Only then will you be able to adequately and accurately know when you've hired a winner or loser. (For a sample training and orientation outline for staff and/or attorneys, send an email request to [lawpractice@pabar.org](mailto:lawpractice@pabar.org).)

## **CORRECTING YOUR ERRORS**

Always keep in mind that hiring is not a precise science. Mistakes can and do happen, despite the best efforts on the part of the firm to properly assess and screen candidates. Most firms compound the error by not correcting its mistakes promptly. You should have candid conversations with the employee concerning unacceptable aspects of performance early on. Be sure to document the employee's file regarding inadequacies and the conversations regarding them. And by all means terminate the employment relationship without undue delay if counseling does not result in improvement.

Most attorneys will suffer for one or more years with an unacceptable secretary or associate, all the while praying the employee will seek other employment. In fact, often they seek ways to "torture" the employee, to try to encourage him or her to move on, rather than just have honest discussions about shortcomings, and then terminate the employee if sufficient improvement is not made. Unfortunately, the "torture" method usually turns out to be a double-edged sword, making life just as intolerable for the attorney.

In over thirty years of human resources management, I have never heard a supervisor, attorney, or administrator state that they fired someone *too* soon. It has always been the opposite statement, usually followed by "WHY did I wait so long?" If handled humanely and with proper preparation, terminations are rarely as bad as envisioned by those who must do the deed. You're not doing yourself or the unsatisfactory employee any favors by prolonging an unsuccessful relationship.

## **SUMMARY**

People are a law firm's greatest asset. In today's tight labor market, you must think creatively about expanding your definition of an "acceptable" or "desirable" candidate. You must consider reaching deeper into the talent pool than you might otherwise want, and plan to fill the gap with additional training and education. You must consider options like telecommuting, job sharing, and part-time employees. You must use every possible avenue to advertise the position and to recruit candidates, including using your own employees as recruiters.

Job candidates, including those of lower "quality" than we would have historically sought, have more options than ever before. If you don't treat them with dignity, respect and consideration from the moment they walk into the door, and honestly represent the position, you will not be successful in your recruiting and retention efforts. Once hired, you must provide them with some orientation and training to assist them in becoming successful in the position. The old "sink or swim" mentality became inappropriate at the same time as the "cattle call". Neither is appropriate in today's successful law firm.

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**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 12318-12

In Re: David Shelechi

Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of David Schelechi to David Van Beveren.

The Court has fixed the 8th day of August, 2012 at 9:00 a.m. in Courtroom B 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.

Jul. 13

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 12371-12

In Re: Jessica Urkov Montanye

Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of Jessica Urkov Montanye to Jessica Thorpe Montanye

The Court has fixed the 23th day of August, 2012 at 8:45 a.m. in Courtroom 229-H 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.

Jul. 13

**FICTITIOUS NAME NOTICE**

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: U Wanna Pizza and A Pie

2. Address of principal place of business, including street and number: 2615 Evanston Ave., Erie, PA 16505

3. The real name and address, including street and number, of the persons who are party to the registration: Audrey M. Albrecht-Lafferty, 3654 W. Lake Road, Erie, PA 16505

4. An application for registration of a fictitious name under the Fictitious Names Act was filed on June 27, 2012.

Ronald J. Susmarski, Esq.  
Susmarski Hain & Jiuliant  
4030 West Lake Road  
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Jul. 13

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#### **E-mail:**

Raymond J. Sammartino, MAI, SRA [rsam@sas-rea.com](mailto:rsam@sas-rea.com)  
Robert Stout, Jr., MAI [rstout@sas-rea.com](mailto:rstout@sas-rea.com)

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**SHERIFF SALES**

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**JULY 20, 2012  
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they **MUST** possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

Bob Merski

Sheriff of Erie County

Jun. 29 and Jul. 6, 13

**SALE NO. 1**

**Ex. #11049 of 2012**

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

**v.**

**NICOLE K. HAIBACH,  
formerly known as NICOLE K.  
BULA, also formerly known as  
NICOLE BULA, Defendant  
SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Fairview, Erie County, Pennsylvania, having erected thereon a single-family dwelling being commonly known as 4493 Franklin Road, Fairview, Pennsylvania 16415, and bearing Erie County Tax Parcel No. (21) 80-20-10.

BEING the same premises conveyed to Nicole Bula by deed dated April 6, 2006 and recorded April 6, 2006 in the Office of the Recorder of Deeds for Erie County, Pennsylvania at Record Book 1317, page 2275.

HAVING ERECTED THEREON a brick ranch-style single family dwelling with detached garage.

Susan Fuhrer Reiter

Pa. Supreme Court ID No. 43581

MacDonald, Illig, Jones

& Britton, LLP

100 State Street, Suite 700

Erie, Pennsylvania 16507-1459

(814) 870-7760

Attorneys for Plaintiff

Jun. 29 and Jul. 6, 13

**SALE NO. 3**

**Ex. #14156 of 2011**

**MERCER COUNTY STATE  
BANK, Plaintiff**

**v.**

**JAMES W. ARMAGOST,  
Defendant**

**DESCRIPTION**

Being known as 11549 Route 6, Corry, Erie County, PA and being described at Record Book 1346, Page 875 and intending to be Tax Assessment Nos. (49) 21-45-5 and (12) 2-2-5.

Timothy B. Howard

Sheriff of Erie County

Erie County Courthouse

Erie, PA

John C. Swick

Shafer Law Finn

360 Chestnut Street

Meadville, PA 16335

Seized and taken in execution as the property of James W. Armagost at the suit of Marquette Savings Bank v. James W. Armagost at A.D. 14156-11 to be sold on Writ of Execution No. EX [sic]. Being and intending to be Tax Assessment Nos. (49) 21-45-5 and (12) 2-2-5.

Jun. 29 and Jul. 6, 13

**SALE NO. 4**

**Ex. #11431 of 2011**

**NORTHWEST SAVINGS  
BANK, Plaintiff,**

**v.**

**JOHN H. DOWNEY and  
DARLENE J. DOWNEY,**

**Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2011-11431, Northwest Savings Bank vs. John H. Downey and Darlene J. Downey, owners of property situate in the Township of Fairview, Erie County, Pennsylvania being: 6790 Brier Hill Drive, Fairview, Pennsylvania.

Assessment Map Number: (21) 24-11-172

Assessed Value Figure: \$314,990.00

Improvement Thereon: Residence

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

Ritchie T. Marsh, Esq.

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Jun. 29 and Jul. 6, 13

**SALE NO. 5**

**Ex. #13661 of 2009**

**FIRST HORIZON HOME  
LOANS, a division of First  
Tennessee Bank National  
Association, Plaintiff**

**v.**

**JOSEPH FENDONE, Defendant  
DESCRIPTION**

All the right, title, interest and claim of Joseph Fendone of, in and to the following described property:

109 Waterford Street

Township of Edinboro, Erie County

Commonwealth of Pennsylvania

Assessment Map number: 11-11-35-17

Acreage: 0.1398

Assessed Value figure: \$21,700.00

(land); \$58,300.00 (improvements)

Improvements thereon: Residential Dwelling

Amount Due: \$128,265.33 (plus interest and costs)

Duane Morris LLP

Brett L. Messinger, Esq.

Attorneys for Plaintiff

30 S. 17th Street

Philadelphia, PA 19146

(215) 979-1508

Jun. 29 and Jul. 6, 13

**SALE NO. 6**

**Ex. #10054 of 2010**

**US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR STRUCTURED ASSET**

**SECURITIES CORPORATION  
TRUST 2006- WF2, Plaintiff**

**v.**

**RENITA L. CHAPMAN,  
Defendant(s)**

**LEGAL DESCRIPTION**

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

BEING Lot Numbered Twenty-five (25) of Block lettered 'C', as shown in that certain Plat entitled 'East Tract Subdivision, United States Housing Corporation, Project No. 10', as duly recorded in Map Book 2, page 317, in the Office of the County Recorder of said County of Erie;

PARTIES OF THE FIRST PART have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or presently being disposed of, on or about the property described in this deed.

TITLE TO SAID PREMISES IS VESTED IN Renita L. Chapman, married, by Deed from Gregory T. Bean, a single person, dated 04/19/2006, recorded 04/24/2006 in Book 1322, Page 55.

Tax Parcel #: 14-011-016.0-100.00  
Premises being: 661 EUCLID AVENUE, ERIE, PA 16511-1828  
Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 7**

**Ex. #11292 of 2011**

**WELLS FARGO BANK, N.A.,  
S/B/M WELLS FARGO HOME  
MORTGAGE, INC.  
Plaintiff**

**v.**

**ANTHONY J. CRAIG  
TAMARA J. CRAIG,  
Defendant(s)**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State

of Pennsylvania, being Lot No. Ninety-Three (93) of Boulevard Heights Re-Subdivision, as shown on a map of said Re-Subdivision of said Boulevard Heights Subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania, on May 3, 1948, in Map Book 4, pages 132 and 133. Having erected thereon a one family frame dwelling.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Craig and Tamara J. Craig, his wife, as tenants by the entireties with the right of survivorship, by Deed from Edward A. Carter and Jean A. Carter, his wife, dated 10/23/2000, recorded 10/24/2000 in Book 733, Page 1730.

Tax Parcel #: 33-076-274.0-019.00  
Premises being: 2919 BEMENT STREET, ERIE, PA 16506-2609  
Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 8**

**Ex. #12677 of 2010**

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

**v.**

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

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12677-10

CITIMORTGAGE, INC., S/B/M  
TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC. vs MICHAEL  
A. DEFOY

Amount Due: \$70,490.48

MICHAEL A. DEFOY, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1331 WEST 25TH STREET, ERIE, PA 16502-2341

Dimensions: 40 X 132.41

Acreage: .1212

Assessment Map number:  
19-062-004.0-106.00

Assessed Value: \$40,000

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. 29 and Jul. 6, 13

**SALE NO. 9**

**Ex. #13188 of 2011**

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

**v.**

**ELIZABETH A. STOFFAN,  
IN HER CAPACITY AS  
EXECUTRIX AND DEVISEE  
OF THE ESTATE OF  
FREDERICK B. GRAY  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER FREDERICK B. GRAY,  
DECEASED, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13188-11

WELLS FARGO BANK, N.A.  
vs. ELIZABETH A. STOFFAN,  
IN HER CAPACITY AS  
EXECUTRIX AND DEVISEE OF  
THE ESTATE OF FREDERICK B.  
GRAY AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER FREDERICK  
B. GRAY, DECEASED

Amount Due: \$89,051.40

ELIZABETH A. STOFFAN, IN  
HER CAPACITY AS EXECUTRIX  
AND DEVISEE OF THE  
ESTATE OF FREDERICK B.  
GRAY AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER FREDERICK  
B. GRAY. DECEASED, owner(s)  
of property situated in TOWNSHIP  
OF NORTH EAST, Erie County,  
Pennsylvania being 11595 NORTH  
PEABODY ROAD, NORTH  
EAST, PA 16428-3915

Dimensions: 168 X 175

Acreage: .6749

Assessment Map number:



37-025-087.0-004.00  
 Assessed Value: \$86,710  
 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. 29 and Jul. 6, 13

**SALE NO. 10**

**Ex. #10309-2012**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**  
**v.**  
**MICHAEL O. JULIANO**  
**A/K/A MICHAEL A. JULIANO**  
**HELEN A. JULIANO,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 10309-2012  
 WELLS FARGO BANK, N.A. vs.  
 MICHAEL O. JULIANO A/K/A  
 MICHAEL A. JULIANO and  
 HELEN A. JULIANO  
 Amount Due: \$224,449.66  
 MICHAEL O. JULIANO A/K/A  
 MICHAEL A. JULIANO and  
 HELEN A. JULIANO, owner(s) of  
 property situated in TOWNSHIP  
 OF GREENE, Erie County,  
 Pennsylvania being 10020 JONES  
 ROAD, ERIE, PA 16510-5322  
 Acreage: 25.9  
 Assessment Map number:  
 25005020000600  
 Assessed Value: 150,400  
 Improvement thereon: residential  
 Phelan Hallinan & Schmieg, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 29 and Jul. 6, 13

**SALE NO. 11**

**Ex. #10294 of 2012**  
**CITIMORTGAGE, INC.,**  
**Plaintiff**  
**v.**  
**KRIS L. KOSSBIEL,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 10294-12  
 CITIMORTGAGE, INC. vs. KRIS

L. KOSSBIEL  
 Amount Due: \$83,071.09  
 KRIS L. KOSSBIEL, owner(s) of  
 property situated in CITY OF ERIE,  
 Erie County, Pennsylvania being  
 1052 WEST 31ST STREET, ERIE,  
 PA 16508-1556  
 Dimensions: 29.5 X 135  
 Acreage: .0914  
 Assessment Map number:  
 19060038023200  
 Assessed Value: 68,100  
 Improvement thereon: residential  
 Phelan Hallinan & Schmieg, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Jun. 29 and Jul. 6, 13

**SALE NO. 12**

**Ex. # 10015 of 2012**  
**HSBC BANK USA, NATIONAL**  
**ASSOCIATION, AS TRUSTEE**  
**FOR WELLS FARGO HOME**  
**EQUITY ASSET- BACKED**  
**SECURITIES 2006-3 TRUST,**  
**HOME EQUITY ASSET-**  
**BACKED CERTIFICATES,**  
**SERIES 2006-3, Plaintiff**  
**v.**  
**RUDENIA SANSOM,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 10015-12  
 HSBC BANK USA, NATIONAL  
 ASSOCIATION, AS TRUSTEE  
 FOR WELLS FARGO HOME  
 EQUITY ASSET-BACKED  
 SECURITIES 2006-3 TRUST,  
 HOME EQUITY ASSET-BACKED  
 CERTIFICATES, SERIES 2006-3  
 vs. RUDENIA SANSOM  
 Amount Due: \$93,894.12  
 RUDENIA SANSOM, owner(s) of  
 property situated in the CITY OF  
 ERIE, Erie County, Pennsylvania  
 being 1266 EAST 33RD STREET,  
 ERIE, PA 16504-1908  
 Dimensions: 42 X 130.5  
 Acreage: 0.1256  
 Assessment Map number:  
 18-051-006.0-129.00  
 Assessed Value: \$66,360  
 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. 29 and Jul. 6, 13

**SALE NO. 13**

**Ex. #12295 of 2009**  
**JPMORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION**  
**S/B/M TO CHASE HOME**  
**FINANCE, LLC, S/B/M**  
**TO CHASE MANHATTAN**  
**MORTGAGE CORPORATION,**  
**Plaintiff**  
**v.**  
**SHAUN J. WENNER-FOY**  
**COLLEEN WENNER-FOY,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 12295-09  
 JPMORGAN CHASE BANK,  
 NATIONAL ASSOCIATION,  
 S/B/M TO CHASE HOME  
 FINANCE, LLC, S/B/M  
 TO CHASE MANHATTAN  
 MORTGAGE CORPORATION  
 vs. SHAUN J. WENNER-FOY and  
 COLLEEN WENNER-FOY  
 Amount Due: \$87,646.98  
 SHAUN J. WENNER-FOY and  
 COLLEEN WENNER-FOY,  
 owner(s) of property situated in  
 the CITY OF ERIE, Erie County,  
 Pennsylvania being 1029 WEST  
 26TH STREET, ERIE, PA 16508-  
 1567  
 Acreage .3012  
 Assessment Map number:  
 19060037030900  
 Assessed Value: \$79,660  
 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. 29 and Jul. 6, 13

**SALE NO. 14**

**Ex. #10014 of 2012**  
**U.S. BANK NATIONAL**  
**ASSOCIATION, AS**  
**SUCCESSOR TRUSTEE TO**  
**BANK OF AMERICA, N.A. AS**  
**SUCCESSOR BY MERGER**  
**TO LASALLE BANK N.A., AS**

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**TRUSTEE FOR MERRILL  
LYNCH FIRST FRANKLIN  
MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-  
BACKED CERTIFICATES,  
SERIES 2007-4, Plaintiff**

v.

**DANIEL J. YOUNGS,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10014-12

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4 vs. DANIEL J. YOUNGS  
Amount Due: \$136,218.98

DANIEL J. YOUNGS, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 56 CAREY FARMS ROAD, ERIE, PA 16511-1607

Dimensions: 125 X 20

Acreage: .3444

Assessment Map number: 27024013001000

Assessed Value: 122,240

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. 29 and Jul. 6, 13

**SALE NO. 16**

**Ex. #11996 of 2011**

**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  
2004-1, by its attorney in fact,  
Ocwen Loan Servicing, LLC**

v.

**David C. Weyand and**

**Jadie A. Weyand  
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, being the East end of Lot No. 34 in the Normandale Addition. A plot of said addition being recorded in Map Book 2, Page 231, Recorder's Office of Erie County, Pennsylvania, and more fully bounded and described as follows, to-wit:

COMMENCING at a pin in the southwest corner of Maple Avenue and Orchard Street; thence westerly along the south line of Orchard Street forty-five (45) feet to a pin; thence southerly parallel with the west line of Maple Avenue ninety nine and three tenths (99.3) feet to the New York Central Railroad fence and right of way; thence easterly along said New York Central right of way forty-five and five tenths (45.5) feet to an iron pin in the west line of Maple Avenue; thence northerly along the west line of Maple Avenue one hundred and five (105) feet to the place of beginning. Containing the amount of land within said enclosure.

ALSO, all that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, and more particularly bounded and described as follows, to-wit:

BEING Lots 10 and 11 in the Allen Park Subdivision as plotted by A.J. Cobb, Robert J. O'Brien and recorded in the Recorder's office of Erie County, Pennsylvania in Map Book 2, Page 31. Said Lot No. 10 having a frontage of fifty-two (52) feet on Orchard Avenue, with a uniform depth of one hundred sixteen and four tenths (116.4) feet; and Lot No. 11 having a frontage of fifty-six and thirty-five hundredths (56.35) feet on Orchard Avenue, with a uniform depth of one hundred nine and one-tenth (109.1) feet more or less. Said lots extending from Orchard Avenue to the right of way of the L.S. and M.S. Railway. Having erected on the place described above a one and one-half story frame cottage.

BEING known and designated as Parcel No. (27) 34-115-1 in the Deed Registry Office of Erie County, more commonly known as 6961 Orchard Street, Harborcreek, PA 16421

BEING the same premises which Richard C. Cornwell, II and Bonnie M. Cornwell, his wife by Deed dated October 31, 1984, and recorded November 6, 1984 in Erie County Deed Book, 1559, Page 66, granted and conveyed unto David C. Weyand and Jadie A. Weyand, his wife in fee.

PROPERTY ADDRESS: 6961 Orchard Street, Harborcreek, PA 16421

PARCEL ID # (27) 34-115-1

Attorney for Plaintiff:

Kevin P. Diskin, Esquire  
Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Jun. 29 and Jul. 6, 13

**SALE NO. 17**

**Ex. #11708 of 2010**

**BANK OF AMERICA,  
NATIONAL ASSOCIATION,  
s/b/m/t LaSalle Bank National  
Association, as Trustee for  
Structured Asset Securities  
Corporation, Mortgage Pass-  
Through Certificates, Series  
2005-NC1, Plaintiff**

v.

**KATHLEEN LOOMIS and  
DONALD LOOMIS, Defendants  
LONG FORM DESCRIPTION**

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

BEGINNING at a point south 26 ½ degrees east, two hundred (200) feet distant from a stone monument which is located at the southeast corner of Land formerly owned by B.A. Landis, said stone monument also being located at the northeast corner of land conveyed to William H. Stine and Leila M. Stine, his wife, as recorded in Erie County Deed Book 455, page 239; thence south

52 ½ degrees west, four hundred six (406), feet, more or less, to a point in the centerline of a public road, commonly known as Getz Road; thence south 26 degrees east, two hundred fifty-nine and three tenths (259.3) feet, more or less, along the center line of Getz Road to a point; thence north 58 ½ degrees east, four hundred three (403) feet, more or less, to a point; thence north 26 ¼ degrees west, three hundred one and five tenths (301.5) feet to the place of beginning.

Said property is commonly known as 2401 Getz Road, Fairview, Pennsylvania and bears Erie County Tax Identification Number (21) 49-60-3, which was incorrectly stated as (21) 40-60-3 in Erie County Record Book 170, page 1039.

This deed is taken under and subject to easements, restrictions, right of ways of record and/or those that are visible to a physical inspection.

BEING the same premises which Ray B. Redmond, widower, by Deed dated January 21, 1994 and recorded in the Office of the Recorder of Deeds of Erie County on January 21, 1994 in Deed Book Volume 315, Page 2325, granted and conveyed to Donald Loomis and Kathleen Loomis.

Grenen & Birsic, P.C  
Kristine M. Anthon, Esquire  
Attorney for Plaintiff

One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

Jun. 29 and Jul. 6, 13

**SALE NO. 18**

**Ex. #12008 of 2011**

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

**v.**

**HEIDI L. KING, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12008-2011 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. HEIDI L. KING, Defendant

Real Estate: 3117 BURTON AVENUE, ERIE, PA 16504  
Municipality: City of Erie, Erie County, Pennsylvania  
See Deed Book 0743, Page 1768  
Tax I.D. (18) 5106-221  
Assessment: \$18,900. (Land)

\$23,200. (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. 29 and Jul. 6, 13

**SALE NO. 19**

**Ex. #14135 of 2011**

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

**v.**

**DAUMONE T. MARION AND  
VERONICA F. MORGAN,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 14135-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DAUMONE T. MARION AND VERONICA F. MORGAN, Defendants

Real Estate: 242 EAST 27TH STREET, ERIE, PA 16504  
Municipality: City of Erie, Erie County, Pennsylvania  
Dimensions: 93.9 x 31.5  
See Deed Book 1398, Page 699  
Tax I.D: (18) 5081-217  
Assessment: \$14,200 (Land)

\$48,720 (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. 29 and Jul. 6, 13

**SALE NO. 20**

**Ex. #10657 of 2012**

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

**FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
Plaintiff**

**v.**

**JOSEPH G. PERSCHKA,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 10657-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOSEPH G. PERSCHKA, Defendant

Real Estate: 2624 LINWOOD AVENUE, ERIE, PA 16510

Municipality: City of Erie, Erie County, Pennsylvania

See Deed Book 1221 Page 596

Tax I.D. (18) 5142-215

Assessment: \$15,500. (Land)  
\$30,290. (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. 29 and Jul. 6, 13

**SALE NO. 21**

**Ex. #10083 of 2011**

**PNC MORTGAGE, A DIVISION  
OF PNC BANK, NATIONAL  
ASSOCIATION, Plaintiff,**

**v.**

**SAMUEL R. EVERSON,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2011-10083, PNC Mortgage, et al vs. Samuel R. Everson, owner(s) of property situated in Girard, Erie County, Pennsylvania being 217 Prospect Street, Girard, PA 16417.

Dimensions: 3,012 Sq. ft and/or .07 acres

Assessment Map Number: (23) 12-34-21

Assess Value figure: \$54,540.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Jun. 29 and Jul. 6, 13

**SALE NO. 22**

**Ex. #12816 of 2011**

**PNC BANK, NATIONAL  
ASSOCIATION, Plaintiff,  
v.**

**ROBERT A. JOHNSON  
and LAURA L. JOHNSON,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2011-12816, PNC Bank, N.A. vs. Robert A. Johnson and Laura L. Johnson, owner(s) of property situated in Township of North East, Erie County, Pennsylvania being 9851 W. Main Road, North East, PA 16428.

Dimensions: 2339 Square feet/  
0.6983 Acreage

Assessment Map Number:  
(37) 20-69-5

Assess Value figure: 96,950.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Jun. 29 and Jul. 6, 13

**SALE NO. 23**

**Ex. #10227 of 2012**

**PNC Bank, National Association,  
Plaintiff,  
v.**

**Robert W. Kahler and Bonnie J.  
Kahler, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10227-12, PNC Bank, National Association vs. Robert W. Kahler and Bonnie J. Kahler, owner(s) of property situated in Township of Haborcreek [sic], Erie County, Pennsylvania being known as 510 Parkside Drive, Erie, PA 16511.

Dimensions: 100 x 180

Assessment Map Number:  
27-8-67-12

Assess Value figure: 91,000.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Jun. 29 and Jul. 6, 13

**SALE NO. 24**

**Ex. #10633 of 2012**

**GREEN TREE SERVICING,  
LLC, Plaintiff  
v.**

**DAVID A. DUMAS  
ROBIN A. DUMAS, Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Union City, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the east side of Fourth Avenue or Washington Street at the southwest corner of lot sold by F.A. Cooper and wife to Hiram S. Daley and Clarence Daley; THENCE east along said Daily south line about One hundred and seventy-six (176) feet to land of Fred Shreve; THENCE south along said Shreve line fifty-six (56) feet to lot sold by F.A. Cooper and wife to H.M. Sessions; THENCE westerly along said Sessions line and parallel with first course about one hundred and seventy-six (176) feet to Fourth Avenue or Washington Street; THENCE Westerly along said street fifty-six (56) feet to the place of beginning.

HAVING erected thereon a dwelling being commonly known as 19 Washington Street, Union City, Pennsylvania 16438 and bearing Erie County Tax Index No. (42) 15-77-28.

TAX PARCEL #:42-015-077.0-028.00

PROPERTY ADDRESS: 19 Washington Street, Union City, PA 16438

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Jun. 29 and Jul. 6, 13

**SALE NO. 25**

**Ex. #10942 of 2012**

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

**Paul M. Jessup and  
Rachel E. Jessup, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10942-12 Bank of America, N.A. v. Paul M. Jessup and Rachel E. Jessup, owners of property situated in the City of Erie, Erie County, Pennsylvania being 3018 Liberty Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19-060-042.0-302.00

Assessment: \$77,107.02

Improvements: Residential Dwelling

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

Jun. 29 and Jul. 6, 13





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Gerald Nichols  
30 Years - FBI

Benjamin Suchocki  
30 Years - FBI/IRS

Jennifer Mazur  
Investigator

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

**FIRST PUBLICATION**

**DAHLE, WINOLA E.,**

**deceased**

Late of the City of Erie  
*Executor:* Jack M. Gornall, 17 Niagara Pier, Erie, PA 16507  
*Attorney:* Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DeWOLF, ELMER L.,**

**deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Cathleen Reichart, c/o 504 State Street, Suite 200, Erie, PA 16501  
*Attorney:* Richard E. Filippi, Esquire, 504 State Street, Suite 200, Erie, PA 16501

**PETERS, PAUL J., a/k/a**

**PJ PETERS, a/k/a**

**PAUL JOSEPH PETERS,**

**deceased**

Late of Springfield Township, Erie County, PA  
*Administratrix:* Sandra M. Peters, c/o 900 State Street, Suite 215, Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**SHANER, DONALD W., SR.,**

**deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Administrators:* Donald W. Shaner, Jr., 1515 Pasadena Drive, Erie, PA 16505-2726; Matthew J. Shaner, 3205 Orange Blossom Lane, Knoxville, TN 37931-2181; Sally E. McAfee, 4032 Marcia Lane, Erie, PA 16506-4005

*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**STUBENHOFER, WILLIAM E.,**

**deceased**

Late of Harborcreek Township  
*Executor:* Norman Craft, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510

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

**ZIEGLER, ELIZABETH E.,**

**deceased**

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

*Executrix:* Kathleen Kester, 1525 Fieldcrest Drive, Erie, Pennsylvania 16505

*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SECOND PUBLICATION**

**DeFONZO, GEORGE A., JR.,**

**a/k/a GEORGE DeFONZO, JR.,**

**a/k/a GEORGE DeFONZO,**

**deceased**

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

*Executrix:* Geraldine Taylor, 11165 Springfield Road, Girard, Pennsylvania 16417

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

**DICKEY, JACK E.,**

**deceased**

Late of Millcreek Township, Erie County, Pennsylvania

*Executrix:* Linda J. Schumacher, 1113 East 27th Street, Erie, Pennsylvania 16504

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

**DUNN, DAVID D.,**

**deceased**

Late of Millcreek Township

*Co-Executors:* John B.N. Dunn and Catherine D. Russell, 8966 West Ridge Road, Girard, PA 16417

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

**GRZEMSKI, MARIA H., a/k/a**

**MARY H. GRZEMSKI, a/k/a**

**MARIA GRZEMSKI, a/k/a**

**MARY GRZEMSKI,**

**deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Co-Executrices:* Mary Elizabeth Kubiszyn and Donna Wilson, c/o Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129

*Attorney:* Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129

**HARDIK, HELEN H.,**

**deceased**

Late of the Borough of Girard, Pennsylvania

*Co-Executors:* Marianna Boeing and Milan Hardik, 621 Frick Ave., Girard, PA 16417

*Attorney:* None



**KOHMANSKI, EDWARD J.,  
a/k/a ED KOHMANSKI,  
deceased**

Late of LeBoeuf Township, Erie County, Pennsylvania

*Executor:* Earl J. Brown, II, c/o Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

*Attorney:* Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

**MAHONEY, PATRICIA L.,  
deceased**

Late of the Township of Greenfield, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Scott J. Mahoney, 2323 East Grandview Boulevard, Erie, PA 16510-3947

*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**NICKELL, HANNAH L., a/k/a  
HANNA D. NICKELL, a/k/a  
HANNAH NICKELS, a/k/a  
HANNAH NICKELL,  
deceased**

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

*Executor:* Mary Jo Stidham, c/o 109 East 10th Street, Erie, PA 16501

*Attorney:* Gregory P. Sesler, Esquire, Sesler and Sesler, 109 East Tenth Street, Erie, PA 16501

**SMITH, CHRISTINE A.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania

*Executor:* Debra A. Laher, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

*Attorney:* Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

**SOUTHWORTH, JOHN (JACK)  
E., III,  
deceased**

Late of the City of Erie, County of Erie

*Executrix:* Cheryl Southworth, 5116 Clinton Street, Erie, Pennsylvania 16509

*Attorney:* Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507-1398

**SPILLER, MARIAN KATHLEEN,  
deceased**

Late of the Borough of Edinboro, Commonwealth of Pennsylvania

*Executor:* Ronald L. Spiller, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

*Attorney:* Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

**SPUSTA, REGINA ANN, a/k/a  
REGINA A. SPUSTA,  
deceased**

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

*Executrix:* Holly A. Spusta, 3519 West Lake Road #8, Erie, Pennsylvania 16505

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

**WALLER, LOUISE F.,  
deceased**

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

*Executrix:* Joanna Waller, 2710 Lafayette Road, Erie, Pennsylvania 16506

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

**WILLIAMSON, CATHERINE M.,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Executor:* Deborah Williamson, c/o McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

*Attorney:* Joseph P. Martone, Esquire, McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**THIRD PUBLICATION**

**BRAWN, PATRICIA R.,  
deceased**

Late of Erie

*Executor:* Charlotte Riddle

*Attorney:* Bruce W. Bernard, Esquire, Bernard Stuczynski and Barnett, 234 West Sixth Street, Erie, PA 16507-1319

**CARLISLE, ERIN KATHLEEN,  
a/k/a ERIN KATHLEEN  
GAYDOS,  
deceased**

Late of the Township of Fairview, Commonwealth of Pennsylvania

*Executor:* Ryan Carlisle, 5962 Boxwood Drive, Fairview, PA 16415

*Attorney:* Timothy D. McNair, Esquire, Law Offices of Timothy D. McNair, 821 State Street, Erie, PA 16501

**CULVER, HAROLD WES,  
deceased**

Late of the City of Erie

*Executrix:* Barbara Peterson, 2409 East 43rd Street, Erie, PA 16510

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

**HOSU, CAROL ANNE,  
deceased**

Late of the Township of Millcreek, Erie County

*Executrix:* Denise Stuck Lewis

*Attorney:* Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West 6th Street, Erie, PA 16507

**LAFFERTY, GERALDINE L.,  
deceased**

Late of McKean Township,  
County of Erie and  
Commonwealth of Pennsylvania  
*Executrix:* Vickie N. Santino  
*Attorney:* Thomas J. Minarcik,  
Esquire, Elderkin Law Firm, 150  
East 8th Street, Erie, PA 16501

**MAKI, JOHN T., a/k/a  
JOHN THOMAS MAKI,  
deceased**

Late of Erie, Erie County,  
Pennsylvania  
*Executrix:* Joanne R. Loomis,  
c/o Jeffrey A. Misko, Esquire,  
1415 West 38th Street, Erie,  
Pennsylvania 16508  
*Attorney:* Jeffrey A. Misko,  
Esquire, 1415 West 38th Street,  
Erie, Pennsylvania 16508

**MOLLO, ANNA M., a/k/a  
ANNA MAE MOLLO, a/k/a  
ANN MOLLO,  
deceased**

Late of the Township of Millcreek,  
Erie County, Pennsylvania  
*Executor:* Russell Don Mollo,  
3558 Sheramy Drive, Fairview,  
PA 16415  
*Attorney:* Leigh Ann Orton, Esq.,  
James S. Bryan, Esq., Knox  
McLaughlin Gornall & Sennett,  
P.C., 11 Park Street, North East,  
PA 16428

**SPARKS, JANE B.,  
deceased**

Late of the City of Erie, Erie  
County, Pennsylvania  
*Executor:* Robert W. Sparks, 227  
Shenley Drive, Erie, PA 16505  
*Attorney:* Gary J. Shapira, Esq.,  
305 West Sixth Street, Erie, PA  
16507

**WISINSKI, GERTRUDE P.,  
a/k/a GERTRUDE WISINSKI,  
deceased**

Late of the City of Erie, County  
of Erie, Pennsylvania  
*Co-Executor:* Daniel R. Wisinski  
and John A. Wisinski, c/o 246  
West 10th Street, Erie, PA 16501  
*Attorney:* Scott E. Miller,  
Esquire, 246 West Tenth Street,  
Erie, PA 16501

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