

# Erie County Legal Journal

September 14, 2012

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95 ERIE

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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

### THURSDAY, SEPTEMBER 20, 2012

*The Sunshine Act, the Right-to-Know Law, and the*

*New Borough Law*

ECBA Live Seminar

Bayfront Convention Center

8:30 a.m. - 11:45 p.m. (8:00 a.m. reg.)

\$96 (ECBA member/non-attorney staff)

\$145 (nonmember) \$67 (member Judge)

3 hour substantive

### THURSDAY, SEPTEMBER 20, 2012

*A Workshop on Estates - Beyond the Basics*

ECBA Live Seminar

Bayfront Convention Center

8:30 a.m. - 11:45 p.m. (8:00 a.m. reg.)

\$96 (ECBA member/non-attorney staff)

\$145 (nonmember) \$67 (member Judge)

3 hour substantive

### WEDNESDAY, SEPTEMBER 26, 2012

*Mortgage Foreclosures and Deeds in Lieu - A Title*

*Insurance Perspective*

ECBA Live Seminar

Bayfront Convention Center

Seminar: 4:00 - 5:00 p.m. (3:30 p.m. reg.)

Social Hour: 5:00 - 6:00 p.m.

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

\$48 (nonmember) \$22 (member Judge)

1 hour substantive

### THURSDAY, SEPTEMBER 27, 2012

Young Lawyers Division

Oktoberfest

The BrewErie

5:30 p.m. - 7:30 p.m.



Erie County Bar  
Association



@eriepabar

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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## ECBA NOMINATING COMMITTEE TO MEET

In accordance with Article V, Section (2) of the Erie County Bar Association (ECBA) By-Laws, the membership is hereby notified that the Nominating Committee will meet on Tuesday, September 25, 2012 at noon at the Bar Association Headquarters. Any association member wishing to nominate a candidate for any of the following offices may do so in writing to the ECBA office prior to the September 25th Nominating Committee meeting: Second Vice-President (1 year term); Treasurer (1 year term); Three (3) Board Members (3 year terms each).

It will be the duty of the Nominating Committee to place in nomination the names of one candidate for each seat to be filled by election. Nominations to be considered will come from the membership and from the Nominating Committee itself. No other nominations may be made from the floor at the election meeting.

Sept. 7, 14

## 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**.*

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**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 12904-12

In Re: Jesus Vegas Perez aka Jesus Vega Perez, Jr. aka Jesus Perez Vega aka Jesus Perez Vega, Jr. aka Jesus Perez Vegas

Notice is hereby given that a Petition was filed in the above named court praying for a Decree to change the name of Jesus Vegas Perez aka Jesus Vega Perez, Jr. aka Jesus Perez Vega aka Jesus Perez Vega, Jr. aka Jesus Perez Vegas to Jesus Perez.

The Court has fixed the 16th day of October, 2012 at 8:45 a.m. in Courtroom B, before the Honorable John Garhart, at the Erie County Courthouse, 140 W. 6th St., Erie, PA, 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.

Grant M. Yochim, Esquire

Steadman Law Offices

24 Main Street East

P.O. Box 87

Girard, PA 16417

Sept. 14

**LEGAL NOTICE**

In the Court of Common Pleas of Erie County, PA

Case #13084-12

A hearing for Involuntary Transfer of vehicle ownership of a 1999 Harley Davidson, VIN #1HD1BML15XY056293, Title #53411235003 HD, Color: Black. Currently abandoned by Scott Hoag, 801 East 23rd Street, Erie, PA 16503. A hearing will be held on September 28th at 9:00 a.m. in Courtroom B of the Erie Court Courthouse, 140 West 6th Street, Erie, PA 16501.

Sept. 14

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:12-cv-00057, I shall expose to public sale the real property of Rebecca

A. Terhark a/k/a Rebecca A. Kindle known as 10348 North Park Drive, Lake City, PA 16423, being fully described in the Deed dated August 31, 1993 and recorded November 30, 1994 in the Recorder's Office of Erie County, Pennsylvania, in Deed Book Volume 364, Page 1793.

**TIME AND LOCATION OF SALE: Thursday, October 4, 2012 at 10:00 A.M. at the Erie County Courthouse, Courtroom 209, 140 West Sixth Street, Erie, PA 16501.**

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Mr. Daniel Varland at 314-457-5489.

Aug. 31 and Sept. 7, 14, 21





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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

**SEPTEMBER 21, 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

Aug. 31 and Sept. 7, 14

**SALE NO. 1**

**Ex. #10716 of 2012**

**ERIE FEDERAL CREDIT  
UNION, Plaintiff,  
v.**

**ROBIN E. WHIPPLE, Defendant  
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 10716-2012, Erie Federal Credit Union v. Robin E. Whipple, owner of the following properties identified below:

1) Situate in the City of Erie, of County of Erie, and Commonwealth of Pennsylvania at 1258 West 21st Street, Erie, Pennsylvania:

Assessment Map No.  
16031029012200

Assessed Value Figure: \$39,950.00  
Improvement Thereon: Two story

residential dwelling  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880  
The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

Aug. 31 and Sept. 7, 14

**SALE NO. 2**

**Ex. #10021 of 2012**

**NORTHWEST SAVINGS  
BANK, Plaintiff  
vs.**

**TIM SMITH a/k/a TIMOTHY  
SMITH, Defendant**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania described as follows: Unit No. 173 (the "Unit") of Whispering Woods Estates, a Planned Community as depicted on the Plat of Phase 5 of Whispering Woods Estates, a Planned Community (the "Plat"), recorded on August 23, 2007 in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 2007 at Page 194.

BEARING Erie County Tax Index No. (33) 200-1-35.

BEING the same premises conveyed to Tim Smith by Deed dated November 1, 2007 and recorded on November 1, 2007 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Book 1457, Page 685.

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

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

Aug. 31 and Sept. 7, 14

**SALE NO. 3**

**Ex. #11783 of 2012**

**Marquette Savings Bank  
v.**

**Bradley T. Armstrong  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 11783-2012, Marquette Savings Bank vs. Bradley T. Armstrong, owner of property situate in the City of Erie, Erie

County, Pennsylvania being:  
1001-03 West 6th Street, Erie,  
Pennsylvania.

41 x 41.25

Assessment Map Number:  
(17) 4031-207

Assessed Value Figure: \$52,800.00  
Improvement Thereon: Restaurant/  
Store/Residence

Eugene C. Sundberg, Jr., Esq.  
Marsh Spaeder Baur Spaeder  
& Schaaf, LLP

Suite, 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Aug. 31 and Sept. 7, 14

**SALE NO. 4**

**Ex. #14744 of 2009**

**NORTHWEST SAVINGS  
BANK, Plaintiff,  
v.**

**LARRY W. KINNEY, II and  
SABRA L. KINNEY, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 14744-2009, Northwest Savings Bank vs. Larry W. Kinney, II, and Sabra L. Kinney, owners of property situate in Union Township, Erie County, Pennsylvania being: 10489 Concord Road, Union City, Pennsylvania.

6.96 Acres

Assessment Map Number:  
(43) 17-49-1

Assessed Value Figure: \$159,800.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder  
& Schaaf, LLP

Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Aug. 31 and Sept. 7, 14

**SALE NO. 5**

**Ex. #10516 of 2012**

**NORTHWEST CONSUMER  
DISCOUNT COMPANY,  
Plaintiff,  
v.**

**RALPH C. PORTER and  
PAMULA F. PORTER,  
Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2012-10516, Northwest Consumer Discount Company

vs. Ralph C. Porter and Pamula F. Porter, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 642 West 21st Street, Erie, Pennsylvania.  
110' X 36.17' X 110' X 36.17'  
Assessment Map Number: (19) 6017-221  
Assessed Value Figure: \$61,520.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Aug. 31 and Sept. 7, 14

**SALE NO. 6**

**Ex. #10517 of 2012**  
**NORTHWEST SAVINGS**  
**BANK, Plaintiff,**

**v.**

**ROBERT E. SHREVE and**  
**ANGIE L. SHREVE, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2012-10517, Northwest Savings Bank vs. Robert E. Shreve and Angie L. Shreve, owners of property situate in the City of Corry, Erie County, Pennsylvania being: 234 Wayne Street, Corry, Pennsylvania.  
96' X 251' X 96' X 251'  
Assessment Map Number: (6) 21-15-21  
Assessed Value Figure: \$64,000.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Aug. 31 and Sept. 7, 14

**SALE NO. 7**

**Ex. #13699 of 2009**  
**Bank of America, N.A., s/b/m to**  
**BAC Home Loans Servicing, LP,**  
**Plaintiff**

**v.**

**Gregory S. Bonominio,**  
**Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13699-09 Bank of America, N.A., s/b/m to BAC Home

Loans Servicing, LP vs. Gregory S. Bonominio, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 45 Kellogg Street, Erie, PA 16508  
0.1640  
Assessment Map number: 18-553/132  
Assessed Value figure: \$55,000.00  
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

Aug. 31 and Sept. 7, 14

**SALE NO. 8**

**Ex. #13995 of 2011**  
**CitiMortgage, Inc., Plaintiff**  
**v.**

**Deborah J. Gorman**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13995-2011 CitiMortgage, Inc., Plaintiff vs. Deborah J. Gorman, owner of property situated in Sixth Ward City of Erie, Erie County, Pennsylvania being 1158 West 20th Street, Erie, PA 16502  
Dimensions of parcel: 30x95  
Acreage: 0.0654  
Assessment Map number: 19-6033-107  
Assessed Value figure: \$49,430.00  
Improvement thereon: Two Story Single Family Residential Dwelling  
Craig Oppenheimer, Esquire  
Attorney for Plaintiff  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790

Aug. 31 and Sept. 7, 14

**SALE NO. 10**

**Ex. #15161 of 2008**  
**CITIMORTGAGE, INC., S/B/M**  
**to SOURCE ONE MORTGAGE**  
**SERVICES CORPORATION,**  
**Plaintiff**

**v.**

**Margaret A. Ryan-States a/k/a**  
**Margaret Ryan and**  
**David M. States a/k/a**  
**David States, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of

Execution filed to No. 15161-08 CITIMORTGAGE, INC., S/B/M to SOURCE ONE MORTGAGE SERVICES CORPORATION, Plaintiff vs. Margaret A. Ryan-States a/k/a Margaret Ryan and David M. States a/k/a David States, owners of property situated in Borough of Wesleyville, Erie County, Pennsylvania being 2237 Union Avenue, Erie, PA 16510 a/k/a 2237 Union Avenue, Wesleyville, PA 16510  
Dimensions of parcel: 40x120  
Assessment Map number: 50-4-27-45  
Assessed Value figure: \$47,300.00  
Improvement thereon: Two Story Single Family Residential Dwelling  
Craig Oppenheimer, Esquire  
Attorney for Plaintiff  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790

Aug. 31 and Sept. 7, 14

**SALE NO. 11**

**Ex. #10726 of 2012**  
**CITIMORTGAGE, INC.,**  
**Plaintiff**  
**v.**

**CHERYL I. ADAMS A/K/A**  
**CHERYL ADAMS**  
**JERRY R. ADAMS, JR A/K/A**  
**JERRY ADAMS, JR,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10726-2012 CITIMORTGAGE, INC. vs. CHERYL I. ADAMS A/K/A CHERYL ADAMS and JERRY R. ADAMS, JR A/K/A JERRY ADAMS, JR  
Amount Due: \$96,154.35  
JERRY R. ADAMS, JR A/K/A JERRY ADAMS, JR, owner(s) of property situated in BOROUGH OF UNION CITY, Erie County, Pennsylvania being 27 BROWN STREET, UNION CITY, PA 16438-1402  
Dimensions: 112 X 120  
Acreage: 0.1724  
Assessment Map number: 41-014-060.0-011.00  
Assessed Value: 44,540.00  
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  
Aug. 31 and Sept. 7, 14

**SALE NO. 12**

**Ex. #10737 of 2012**

**US BANK NATIONAL  
ASSOCIATION AS  
SUCCESSOR TRUSTEE  
TO WACHOVIA BANK,  
NATIONAL ASSOCIATION  
F/K/A FIRST UNION  
NATIONAL BANK, AS  
TRUSTEE FOR ACE  
SECURITIES HOME EQUITY  
LOAN TRUST 2001-HE1,  
Plaintiff**

**v.**

**JAMES A. BOLDEN,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10737-2012  
US BANK NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR ACE SECURITIES HOME EQUITY LOAN TRUST 2001-HE1 vs. JAMES A. BOLDEN  
Amount Due: \$38,185.80  
JAMES A. BOLDEN, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 413 EAST 16TH STREET, ERIE, PA 16503-1904  
Dimensions: 40 x 120  
Acreage: 0.1102  
Assessment Map number: 15020025021300  
Assessed Value: \$31,200.00  
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  
Aug. 31 and Sept. 7, 14

**SALE NO. 13**

**Ex. #10480 of 2012**

**CITIMORTGAGE, INC.,  
S/B/M TO CITIFINANCIAL**

**MORTGAGE COMPANY, INC.,  
F/K/A FORD CONSUMER  
DISCOUNT COMPANY,  
Plaintiff**

**v.**

**DAVID J. BRACALENTO  
SANDRA L. BRACALENTO,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10480-12  
CITIMORTGAGE, INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A FORD CONSUMER DISCOUNT COMPANY vs. DAVID J. BRACALENTO and SANDRA L. BRACALENTO  
Amount Due: \$61,704.07  
DAVID J. BRACALENTO and SANDRA L. BRACALENTO, owner(s) of property situated in TOWNSHIP OF LAWRENCE PARK, Erie County, Pennsylvania being 1032 PRIESTLEY AVENUE, ERIE, PA 16511-2806  
Dimensions: 29.26 X 117  
Acreage: 0.0786  
Assessment Map number: 29018055001900  
Assessed Value: 55,320.00  
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  
Aug. 31 and Sept. 7, 14

**SALE NO. 14**

**Ex. #11055 of 2012**

**CITIMORTGAGE, INC.,  
Plaintiff**

**v.**

**GEORGE E. DUNMIRE, JR  
KAREN L. DUNMIRE,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11055-12  
CITIMORTGAGE, INC. vs. GEORGE E. DUNMIRE, JR and KAREN L. DUNMIRE  
Amount Due: \$63,202.66  
GEORGE E. DUNMIRE, JR and KAREN L. DUNMIRE, owner(s) of property situated in TOWNSHIP OF MILLCREEK,

Erie County, Pennsylvania being 1322 ARDMORE AVENUE, ERIE, PA 16505-3308  
Dimensions: 60 X 110  
Acreage: 0.1515  
Assessment Map number: 33026159001100  
Assessed Value: \$89,880.00  
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  
Aug. 31 and Sept. 7, 14

**SALE NO. 15**

**Ex. #11509 of 2010**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE ON BEHALF OF  
THE CERTIFICATEHOLDERS  
OF MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2005-  
WMCI MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2005-WMCI, Plaintiff**

**v.**

**BRENDA S. GELOTTE  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11509-10  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-WMCI MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-WMCI vs. BRENDA S. GELOTTE  
Amount Due: \$79,752.98  
BRENDA S. GELOTTE, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 6012 MERIDIAN DRIVE, ERIE, PA 16509-3436  
Dimensions: 150 x 150  
Acreage: 0.5165  
Assessment Map number: 33188584001800  
Assessed Value: \$74,390.00  
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban

Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Aug. 31 and Sept. 7, 14

**SALE NO. 16**

**Ex. #10637 of 2012**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
S/B/M TO CHASE HOME  
FINANCE LLC, S/B/M TO  
CHASE MANHATTAN  
MORTGAGE CORPORATION,  
Plaintiff**

**v.**

**DANA S. GLANCE  
KATHLEEN M. GLANCE,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10637-12

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
S/B/M TO CHASE HOME  
FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE  
CORPORATION vs. DANA S.  
GLANCE and KATHLEEN M.  
GLANCE

Amount Due: \$114,431.85

DANA S. GLANCE and  
KATHLEEN M. GLANCE,  
owner(s) of property situated in  
CITY OF ERIE, Erie County,  
Pennsylvania being 3001 REED  
STREET, ERIE, PA 16504-1244  
Dimensions: 49 X 65

Acreage: 0.0731

Assessment Map number:  
18050062021900

Assessed Value: \$61,150.00

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

Aug. 31 and Sept. 7, 14

**SALE NO. 17**

**Ex. #10636 of 2012**

**US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR SASCO MORTGAGE  
LOAN TRUST 2002-12, Plaintiff**

**v.**

**BRENDA M. HAMPTON,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10636-12

US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR SASCO MORTGAGE LOAN  
TRUST 2002-12 vs. BRENDA M.  
HAMPTON

Amount Due: \$29,417.41

BRENDAM. HAMPTON, owner(s)  
of property situated in the CITY OF  
ERIE, Erie County, Pennsylvania  
being 524 EAST 10TH STREET,  
ERIE, PA 16503-1314

Dimensions: 29.75 X 160

Acreage: 0.1093

Assessment Map number:  
15020026012300

Assessed Value: \$29,500.00

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

Aug. 31 and Sept. 7, 14

**SALE NO. 18**

**Ex. #11186 of 2012**

**CITIMORTGAGE, INC.,  
Plaintiff**

**v.**

**JAMES R. HENDERSON,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11186-12

CITIMORTGAGE, INC. vs.  
JAMES R. HENDERSON

Amount Due: \$42,750.21

JAMES R. HENDERSON,  
owner(s) of property situated in  
CITY OF ERIE, Erie County,  
Pennsylvania being 2525 REED  
STREET, ERIE, PA 16503-2143

Dimensions: 34 X 90

Acreage: 0.0702

Assessment Map number:  
18050031012500

Assessed Value: \$33,460

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

Aug. 31 and Sept. 7, 14

**SALE NO. 21**

**Ex. #10113 of 2012**

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

**v.**

**SCOTT M. KELSO A/K/A  
SCOTT KELSO**

**KELLY LYNN KELSO A/K/A  
KELLY KELSO, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10113-2012

BANK OF AMERICA, N.A. vs.  
SCOTT M. KELSO A/K/A SCOTT  
KELSO and KELLY LYNN  
KELSO A/K/A KELLY KELSO

Amount Due: \$75,776.13

SCOTT M. KELSO A/K/A SCOTT  
KELSO and KELLY LYNN KELSO  
A/K/A KELLY KELSO, owner(s)  
of property situated in the CITY OF  
ERIE, Erie County, Pennsylvania  
being 3407 ELMWOOD AVENUE,  
ERIE, PA 16508-2467

Dimensions: 40X110

Acreage: 0.1010

Assessment Map number:  
19061027021200

Assessed Value: \$76,540.00

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

Aug. 31 and Sept. 7, 14

**SALE NO. 22**

**Ex. #11248 of 2012**

**BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, L.P. F/K/A  
COUNTRYWIDE HOME  
LOANS SERVICING, L.P.,**

**Plaintiff**

**v.**

**KATHLEEN L. MAISNER  
PAUL C. HANSON, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11248-12

BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
L.P. F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, L.P.  
vs. KATHLEEN L. MAISNER and

PAUL C. HANSON  
Amount Due: \$56,844.71  
KATHLEEN L. MAISNER and  
PAUL C. HANSON, owner(s) of  
property situated in TOWNSHIP  
OF FRANKLIN, Erie County,  
Pennsylvania being 11151  
EUREKA ROAD, EDINBORO, PA  
16412-3727  
Description: EUREKA RD TR 78  
13.45 AC  
Acreage: 13.4500  
Assessment Map number:  
22012022001501  
Assessed Value: 97,000  
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  
Aug. 31 and Sept. 7, 14

**SALE NO. 23**  
**Ex. #10248 of 2012**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**  
**v.**

**STEVEN MARSH, IN HIS**  
**CAPACITY AS EXECUTOR**  
**AND DEVISEE OF THE**  
**ESTATE OF EDWARD P.**  
**MARSH, Defendant(s)**  
**SHERIFF'S SALE**  
By virtue of a Writ of Execution  
filed to No. 10248-12  
WELLS FARGO BANK, N.A.  
vs. STEVEN MARSH, IN HIS  
CAPACITY AS EXECUTOR AND  
DEVISEE OF THE ESTATE OF  
EDWARD P. MARSH

Amount Due: \$99,919.28  
STEVEN MARSH, IN HIS  
CAPACITY AS EXECUTOR AND  
DEVISEE OF THE ESTATE OF  
EDWARD P. MARSH, Owner(s) of  
property situated in BOROUGH OF  
LAKE CITY, ERIE, Pennsylvania  
being 10015 MARTIN AVENUE,  
F/K/A 33 MARTIN AVENUE,  
LAKE CITY, PA 16423-1530  
Dimensions: 70 X 135  
Acreage: .2169  
Assessment Map number:  
28015021100900  
Assessed Value: \$62,560.00  
Improvement thereon: Residential  
Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000  
Aug. 31 and Sept. 7, 14

**SALE NO. 24**  
**Ex. #14432 of 2011**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**  
**v.**

**BRIAN S. MITCHELL**  
**A/K/A BRIAN MITCHELL,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 14432-11  
WELLS FARGO BANK, N.A.  
vs. BRIAN S. MITCHELL A/K/A  
BRIAN MITCHELL  
Amount Due: \$51,497.88  
BRIAN S. MITCHELL A/K/A  
BRIAN MITCHELL, owner(s) of  
property situated in the CITY OF  
ERIE, Erie County, Pennsylvania  
being 1414 EAST 38TH STREET,  
ERIE, PA 16504-3020  
Dimensions: 58 X IRREG  
Acreage: 0.1465  
Assessment Map number:  
18-052-023.0-138.00  
Assessed Value: \$56,000.00  
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  
Aug. 31 and Sept. 7, 14

**SALE NO. 25**  
**Ex. #10463 of 2012**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**  
**v.**

**JOSEPH M. MOTT**  
**JILL N. MOTT A/K/A**  
**JILL KELLY A/K/A**  
**JILL MOTT, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10463-12  
WELLS FARGO BANK, N.A. vs.  
JOSEPH M. MOTT and JILL N.  
MOTT A/K/A JILL KELLY A/K/A  
JILL MOTT  
Amount Due: \$187,641.13

JOSEPH M. MOTT and JILL N.  
MOTT A/K/A JILL KELLY A/K/A  
JILL MOTT, owner(s) of property  
situated in the TOWNSHIP OF  
MILLCREEK, Erie County,  
Pennsylvania being 5532 BONDY  
DRIVE, ERIE, PA 16509-3053  
Dimensions: 77X118  
Acreage: 0.2104  
Assessment Map number:  
33145619500600  
Assessed Value: \$112,680  
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  
Aug. 31 and Sept. 7, 14

**SALE NO. 26**  
**Ex. #13912 of 2011**  
**PHH MORTGAGE**  
**CORPORATION, F/K/A**  
**CENDANT MORTGAGE**  
**CORPORATION, Plaintiff**  
**v.**

**MARC A. POSTERLI**  
**Defendant(s)**  
**SHERIFF'S SALE**  
By virtue of a Writ of Execution  
filed to No. 13912-11  
PHH MORTGAGE  
CORPORATION, F/K/A  
CENDANT MORTGAGE  
CORPORATION vs. MARC A.  
POSTERLI  
Amount Due: \$143,714.04  
MARC A. POSTERLI, owner(s) of  
property situated in the TOWNSHIP  
OF MILLCREEK, Erie County,  
Pennsylvania being 2935 WEST  
23RD STREET, ERIE, PA 16506-  
2309  
Dimensions: 63 X 140.14  
Acreage: 0.1930  
Assessment Map number:  
33052213000400  
Assessed Value: \$83,990.00  
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  
Aug. 31 and Sept. 7, 14



**SALE NO. 27**  
**Ex. #14421 of 2011**  
**PHH MORTGAGE**  
**CORPORATION, Plaintiff**  
**v.**  
**JOSE D. RIBEIRO A/K/A**  
**J. DILMAR RIBEIRO**  
**SANDRA ARESTE FURNE,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14421-11

PHH MORTGAGE CORPORATION, vs. JOSE D. RIBEIRO A/K/A J. DILMAR RIBEIRO and SANDRA ARESTE FURNE

Amount Due: \$167,532.33

JOSE D. RIBEIRO A/K/A J. DILMAR RIBEIRO and SANDRA ARESTE FURNE, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 3560 SASSAFRAS STREET, ERIE, PA 16508-2943  
 Dimensions: 100 X 110.3  
 Acreage: .2525

Assessment Map number: 18053036030000

Assessed Value: \$123,540

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

Aug. 31 and Sept. 7, 14

**SALE NO. 28**  
**Ex. #10766 of 2012**  
**PHH MORTGAGE**  
**CORPORATION, F/K/A**  
**CENDANT MORTGAGE**  
**CORPORATION, Plaintiff**  
**v.**  
**BRANDON S. THOMPSON,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10766-12

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. BRANDON S. THOMPSON

Amount Due: \$35,726.75

BRANDON S. THOMPSON,

owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 2613 COCHRAN STREET, ERIE, PA 16508-1714

Dimensions: 50 X 37.5

Acreage: 0.0430

Assessment Map Dumber: 19060050015200

Assessed Value: \$46,800

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

Aug. 31 and Sept. 7, 14

**SALE NO. 29**  
**Ex. #11261 of 2012**  
**U.S. BANK, NATIONAL**  
**ASSOCIATION, SUCCESSOR**  
**TRUSTEE TO BANK**  
**OF AMERICA, N.A., AS**  
**SUCCESSOR TRUSTEE TO**  
**LASALLE BANK, N.A. AS**  
**TRUSTEE FOR THE MERRILL**  
**LYNCH FIRST FRANKLIN**  
**MORTGAGE LOAN TRUST,**  
**MORTGAGE LOAN ASSET-**  
**BACKED CERTIFICATES,**  
**SERIES 2007-2, Plaintiff**  
**v.**  
**KURT VON ZIERENBERG,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11261-12

U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TRUSTEE TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 vs. KURT VON ZIERENBERG

Amount Due: \$74,966.61

KURT VON ZIERENBERG, owner(s) of property situated in TOWNSHIP OF ERIE City, Erie County, Pennsylvania being 3418 AUBURN STREET, ERIE, PA 16508-2218

Dimensions: 50 X 140

Acreage: 0.1607

Assessment Map number: 19061044010800

Assessed Value: 77,330

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

Aug. 31 and Sept. 7, 14

**SALE NO. 31**  
**Ex. #11313 of 2012**  
**Wells Fargo Bank, N.A., as**  
**Trustee for the Pooling and**  
**Servicing Agreement Dated as of**  
**February 1, 2005 Asset-Backed**  
**Pass-Through Certificates**  
**Series 2005-WHQ1, by its**  
**attorney infact Ocwen Loan**  
**Servicing, LLC**  
**v.**

**Doris M. Morgan**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate, lying and being the Township of Girard, County of Erie and Commonwealth of Pennsylvania being part of Tract 529, bounded and described as follows, to-wit:

BEGINNING at the southeasterly corner of the whole piece, at a tack in the centerline of Elk Park Road, said point being located north twelve degrees, thirty-six minutes, thirty seconds (12° 36' 30") west, one hundred eighty-two and one hundredths (182.01) feet from a spike in the intersection of the Middle Road, also known as Whalen Tannery Road and the centerline of Elk Park Road; said point of beginning being also the northeast corner of land conveyed by Frank Clifford Kindle to James S. Adams and Katherine S. Adams, his wife, by deed recorded August 31, 1965 in Erie County Deed Book 923, page 514;

THENCE north eighty-nine degrees, thirty-nine minutes, thirty-five seconds (89° 39' 35") west passing over an iron survey point at twenty-five and sixty-five hundredths (25.65) feet, a total of

two hundred twenty-five and sixty-five hundredths (225.65) feet to an iron survey point;  
THENCE north twelve degrees, thirty-six minutes, thirty seconds (12° 26' 30") west one hundred (100) feet to a point;  
THENCE south eighty-nine degrees, thirty-nine minutes, thirty-five seconds (89° 39' 35") east two hundred twenty-five and sixty-five hundredths (225.65) feet to the centerline of the Elk Park Road; one hundred (100) feet the point of beginning.

HAVING erected thereon a one-story, one family dwelling commonly known as 4544 Elk Park Road, Lake City, Pennsylvania 16423, and bearing Erie County Tax Index No. (24) 8-26-2.01

BEING the same premises which James R. Morgan and Doris M. Morgan, Husband and Wife by Quit Claim deed dated October 19, 2004 and recorded on December 1, 2004 in the office of the recorder of deeds in and for Erie County at book 1193 page 1518 granted and conveyed unto Doris M. Morgan.

PROPERTY ADDRESS: 4544 Elk Park Road, Lake City, PA 16423-1556

PARCEL # (24) 8-26-2.01

Attorney for Plaintiff:

Kevin P. Diskin, Esquire

Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Aug. 31 and Sept. 7, 14

**SALE NO. 32**

**Ex. #15563 of 2008**

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

**v.**

**DANIELLE M. DIFILIPPO,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 15563-08 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

vs. DANIELLE M. DIFILIPPO, Defendants

Real Estate: 3517 MAPLE STREET, ERIE, PA 16508

Municipality: City of Erie, Erie County, Pennsylvania

See Deed Book 1291, Page 634

Tax I.D. (10) 6106-115

Assessment: \$8,300. (Land)

\$37,050. (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

Aug. 31 and Sept. 7, 14

**SALE NO. 33**

**Ex. #12840 of 2011**

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

**v.**

**BRIAN J. REITZ, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12840-2011 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRIAN J. REITZ, Defendants

Real Estate: 6550 ROUTE 6N, EDINBOBO, PA 16412

Municipality: Township of Washington, Erie County, Pennsylvania

See Instrument No. 2010-5254

Tax I.D. (45) 19-41-7.04

Assessment: \$34,100. (Land)

\$34,800. (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

Aug. 31 and Sept. 7, 14

**SALE NO. 34**

**Ex. #11424 of 2012**

**Deutsche Bank National Trust  
Company as Trustee of the  
Residential Asset Securitization**

**Trust 2006-A7CB, Mortgage  
Pass-Through Certificates, Series  
2006-G under the Pooling and  
Servicing Agreement dated  
May 1, 2006, Plaintiff**

**v.**

**JOHN R. EDWARDS, A/K/A  
SPARKIE EDWARDS**

**PALEMA EDWARDS, A/K/A**

**PAMELA J. EDWARDS**

**JONI C. FLORIDA**

**JORDON M. FLORIDA,**

**Defendant(s)**

**SHORT DESCRIPTION FOR  
ADVERTISING**

ALL THAT CERTAIN lot of land situate in Township of LeBoeuf, Erie County, Pennsylvania:

BEING KNOWN AS 14970 Willey Road, Waterford, PA 16441

PARCEL NUMBER: 30-10-52-6.01

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

Aug. 31 and Sept. 7, 14

**SALE NO. 36**

**Ex. #11036 of 2012**

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

**v.**

**VINCENT LAMONT MADISON  
DEBRA MADISON A/K/A  
DEBRA L. MADISON,  
Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie (formerly Millcreek Township), County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot Numbers One (1), Two (2) and Four (4) in Block 6, in C. K. Riblet Subdivision, a part of Reserve Tract No. 53, a plot of which is recorded in Erie County, Pennsylvania Map



Book No. 1, pages 96 and 97. Having erected thereon a dwelling more commonly referred to as 2507 Pear Street, Erie, Pennsylvania. And being further identified as Erie County Tax Index Numbers (18) 5120-112, (18) 5120-113, and (18) 5120-114.

PROPERTY ADDRESS: 2507 Pear Street, Erie, PA 16510  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000, BNY Independence Center 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

Aug. 31 and Sept. 7, 14

**SALE NO. 37**

**Ex. #10553 of 2012**

**FIRST COMMONWEALTH BANK, Plaintiff**

**v.**

**HOPE REALTY, LLC, and KRISTOFOR L. REDINGER a/k/a KRIS L. REDINGER,**

**Defendants**

**SHORT DESCRIPTION FOR**

**ADVERTISEMENT**

All the right, title, interest and claim of Hope Realty, LLC and Kristofor L. Redinger a/k/a Kris L. Redinger, 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 and being commonly known as 548 E. 22nd Street, Erie, PA 16503. Being Erie County Assessment Index No. 18050021013900, as is further described in the Warranty Deed recorded on June 22, 2006, in Erie County Deed Book Volume 1338, page 1956.

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  
(412) 281-4333

Aug. 31 and Sept. 7, 14

**SALE NO. 38**

**Ex. #10063 of 2011**

**Wells Fargo Bank, N.A.**

**v.**

**Robert G. Smith, Jr.**

**Dawn M. Smith, a/k/a**

**Dawn Smith**

**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 10063-11 Wells Fargo Bank, N.A. vs. Robert G. Smith, Jr.; Dawn M. Smith a/k/a Dawn Smith; owner(s) of property situated in the Township of Millcreek, County of Erie, Pennsylvania being 4816 Foxboro Court, Erie, PA 16510 60.34 X 133.09 = 8030.65 Square feet 0.1791 acre

Assessment Map Number: 33107480401400

Assessed Value figure: \$75,470.00  
Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire  
Kimberly A. Bonner, Esquire  
Joel A. Ackerman, Esquire  
Ashleigh L. Marin, Esquire  
Ralph M. Salvia, Esquire  
Jaime R. Ackerman, Esquire  
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Aug. 31 and Sept. 7, 14



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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, September 24, 2012** and confirmed Nisi.

**October 18, 2012** is the last day on which Objections may be filed to any of these accounts.

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

**2012 ESTATE**

**ACCOUNTANT**

**ATTORNEY**

206. Frederick B. Gray

a/k/a Fredrick B. Gray ..... Elizabeth A. Stoffan, Executrix ..... James R. Steadman, Esq.

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Clerk of Records  
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Sept. 14, 21

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**ESTATE NOTICES**

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

**FIRST PUBLICATION**

**AHLGREN, MARTHA A.,**

**deceased**

Late of Harborcreek Township, County of Erie, Pennsylvania  
*Executrix:* Deborah S. Gorny, c/o 150 West Fifth St., Erie, PA 16507  
*Attorney:* Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**BOSSART, GREGORY JOSEPH,**  
**deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Co-Administrators:* Joseph Francis Bossart & Debra Ann Bossart, 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

**CAYLOR, RAYMOND E.,**  
**deceased**

Late of Harborcreek Township  
*Executrix:* Lana L. Leppert, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510  
*Attorney:* Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**CRISCIONE, ANGELO J.,**  
**deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Dana L. Larson  
*Attorney:* John B. Enders, Esquire, Elderkin, Law Firm, 150 East 8th Street, Erie, PA 16501

**DICKSON, HERBERT E.,**  
**deceased**

Late of the Township of Millcreek  
*Administrator:* Joseph S. Kujawa, 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

**GROCHOWICZ, RONALD E.,**  
**a/k/a RONALD EDWARD GROCHOWICZ,**  
**deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executor:* Carl J. Grochowicz, c/o 150 West Fifth St., Erie, PA 16507  
*Attorney:* Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**HEMPHILL, BERTHA, a/k/a**  
**BERTHA BEAM HEMPHILL,**  
**a/k/a BERTHA A. HEMPHILL,**  
**a/k/a BERTHA A. BEAM,**  
**deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Sharan M. Danowski, c/o Ritchie T. Marsh, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**MOISHER, CLARA M.,**  
**deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Vichy Sue Brooks, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**PAULEY, VICTORIA J.,**  
**deceased**

Late of Erie County, Pennsylvania  
*Co-Administrators:* Kristen N. Pauley, Megan A. Pauley and Jillian V. Pauley, c/o David W. Bradford, Esq., 731 French Street, Erie, PA 16501  
*Attorney:* David W. Bradford, Esq., 731 French Street, Erie, PA 16501

**REICHERT, RONALD L., a/k/a**  
**RONALD REICHERT,**  
**deceased**

Late of Millcreek Township, Erie  
*Executor:* Scott Reichert  
*Attorney:* Bruce W. Bernard, Esquire, Bernard Stuczynski & Barnett, 234 West Sixth Street, Erie, PA 16507-1319

**ROSTHAUSER, KENNETH A.,**  
**a/k/a KEN ROSTHAUSER,**  
**deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* James W. Rosthauser, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**YURCHAK, MARGARET P.,**  
**deceased**

Late of the Township of Waterford, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Timothy Yurchak  
*Attorney:* Gery T. Nietupski, Esq., The Law Offices of Gery T. Nietupski, Esquire LLC, 818 State Street, Erie, Pennsylvania 16501

**SECOND PUBLICATION**

**CALDWELL, ROBERT J.,  
deceased**

Late of Erie Borough, Erie County, PA

*Executrix:* Jennifer L. Caldwell, 6470 Kelly Drive, McKean, PA 16426

*Attorney:* Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

**DYLEWSKI, DORIS L., a/k/a  
DORIS DYLEWSKI, a/k/a  
DORIS LUCILLE DYLEWSKI,  
deceased**

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

*Executor:* Gary F. Kuffer, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**EGGESTON, ROBERT R.,  
deceased**

Late of the City of Erie

*Administrator:* Christine M. McShane, c/o 332 East 6th Street, Erie, PA 16507

*Attorney:* Evan E. Adair, Esq., Williams and Adair, 332 West 6th Street, Erie, PA 16507-1610

**GAMBLE, MARVEL M., a/k/a  
MARVEL MARIE GAMBLE,  
deceased**

Late of the City of Erie

*Administrator:* Robert J. Gamble  
*Attorney:* Norman A. Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**HANNA, LORETTA L., a/k/a  
LORETTA HANNA,  
deceased**

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

*Co-Executors:* John A. Hanna, 1900 W. Getz Road, Fairview, Pennsylvania 16415 and Faith E. Heath, 8420 Edinboro Road, Erie, Pennsylvania 16509

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

**HESS, JEAN M.,  
a/k/a JEAN HESS,  
deceased**

Late of the City of Corry, Erie County, Pennsylvania

*Executor:* Charles W. Hess c/o Paul J. Carney, Jr., Esquire, 224 Maple Avenue, Corry, Pennsylvania 16407

*Attorney:* Paul J. Carney, Jr., Esquire, 224 Maple Avenue, Corry, Pennsylvania 16407

**LOREI, JOHN M.,  
deceased**

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

*Executrix:* Amber M. Reed, c/o 900 State Street, Suite 104, Erie, PA 16501

*Attorney:* Summer E. Nichols, II, Esquire, Nichols & Myers, P.C., 900 State Street, Suite 104, Erie, PA 16501

**MacKRELL, JOSEPH F.,  
deceased**

Late of the City of Erie

*Executrix:* Elizabeth A. MacKrell, 2905 Greengarden Boulevard, Erie, PA 16508

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

**MUSONE, PATSY L., a/k/a  
PAT MUSONE,  
deceased**

Late of the Borough of North East, Erie County, Pennsylvania  
*Executor:* Jason Musone, 39 West Lexington #1104, Baltimore, MD 21201

*Attorney:* Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**SAYERS, GUY SCOTT,  
deceased**

Township of Washington, Erie County, Pennsylvania

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

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

**WELLS, GARY LEE, SR., a/k/a  
GARY LEE WELLS, SR.,  
deceased**

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

*Executor:* Denise A. Wells, c/o 820 Hess Ave., Erie, PA 16503

*Attorney:* None

**THIRD PUBLICATION**

**CARSON, BRADLEY R.,  
deceased**

Late of the City of Erie, PA

*Executor:* Brian J. Carson, 941 West 36th Street, Erie, PA 16508

*Attorney:* None

**DYLEWSKI, CASIMER A.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Helen Ann Gangemi, 240 Locust Street, Erie, Pennsylvania 16508

*Attorney:* Richard A. Vendetti, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**JOHNSON, EDNA M.,  
deceased**

Late of Conneaut Township,  
County of Erie and  
Commonwealth of Pennsylvania  
*Executrix:* June Peacock  
*Attorney:* Edward P. Wittmann,  
Esquire, Elderkin Law Firm, 150  
East 8th Street, Erie, PA 16501

**KAPSANIS, JOANNE,  
deceased**

Late of the City of Erie, County  
of Erie, Pennsylvania  
*Executor:* David N. Kapsanis,  
c/o 150 West Fifth St., Erie, PA  
16507  
*Attorney:* Colleen C. McCarthy,  
Esq., McCarthy, Martone &  
Peasley, 150 West Fifth St., Erie,  
PA 16507

**KLAN, MARGARET H.,  
deceased**

Late of Millcreek Township,  
County of Erie, Commonwealth  
of Pennsylvania  
*Executor:* Edward J. Klan, 3226  
Berkeley Road, Erie, PA 16506  
*Attorney:* Michael P. Robb,  
Esquire, Savinis, D'Amico,  
& Kane, LLC, 707 Grant  
Street, Suite 3626 Gulf Tower,  
Pittsburgh, PA 15219

**KUNZ, ALFRED NORBERT,  
a/k/a ALFRED N. KUNZ,  
deceased**

Late of Millcreek Township,  
County of Erie and  
Commonwealth of Pennsylvania  
*Co-Executors:* Alfred Jerome  
Kunz and Jerome Michael Kunz  
*Attorney:* Thomas J. Minarcik,  
Esquire, Elderkin Law Firm, 150  
East 8th Street, Erie, PA 16501

**NEUBAUER, LAWRENCE J.,  
deceased**

Late of the City of Erie, County  
of Erie, Pennsylvania  
*Executor:* Lawrence S. Neubauer,  
c/o 6350 Meadowrue Lane, Erie,  
PA 16505  
*Attorney:* Scott E. Miller,  
Esquire, 6350 Meadowrue Lane,  
Erie, PA 16505

**SKITKA, GEORGE,  
deceased**

Late of Millcreek Township  
*Executrix:* Jill M. Hunt, 10904 Rt.  
97 North, Waterford, PA 16441  
*Attorney:* Jerome C. Wegley,  
Esq., Knox McLaughlin Gornall  
& Sennett, P.C., 120 West Tenth  
Street, Erie, PA 16501

**STELLMACK, MARTHA A.,  
a/k/a MARTHA ANN  
STELLMACK,  
deceased**

Late of the City of Wellton,  
County of Yuma, and State of  
Arizona  
*Executor:* James Grygier, P.O.  
Box 252, Wellton, AZ 85356  
*Attorney:* Robert E. McBride,  
Esquire, 32 West Eighth Street,  
Suite 600, Erie, Pennsylvania  
16501

**ZEBROWSKI, EDWARD,  
deceased**

Late of Millcreek Township, Erie  
County, Pennsylvania  
*Executrix:* Martha K. Zebrowski,  
c/o 900 State Street, Suite 215,  
Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond,  
Esquire, 900 State Street, Suite  
215, Erie, PA 16501





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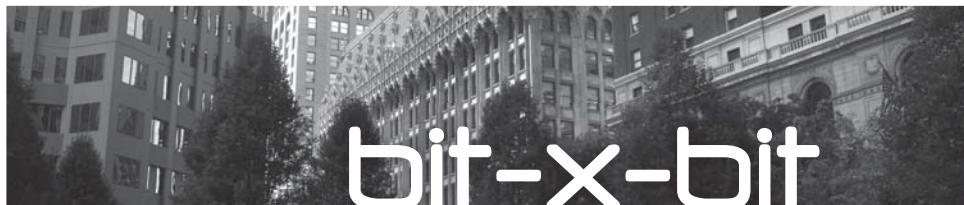
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