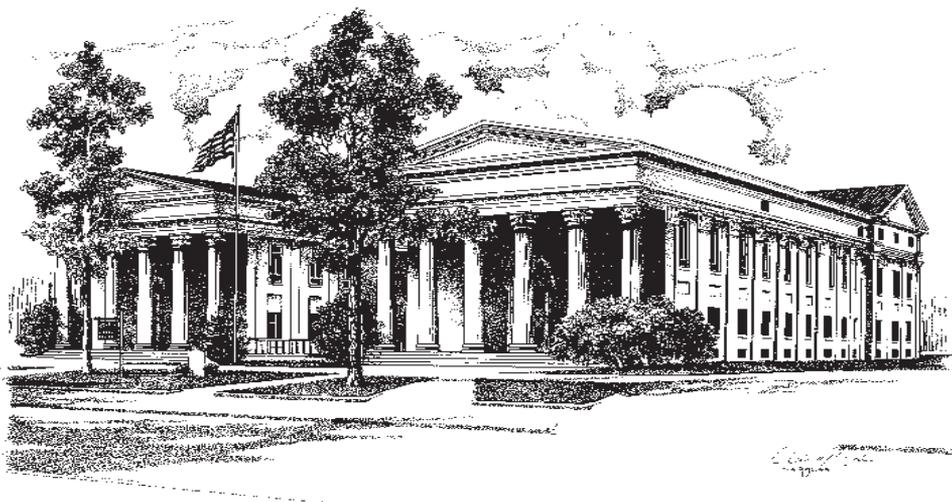


*Erie
County
Legal
Journal*

January 11, 2013

Vol. 96 No. 2

USPS 178-360



In the United States District Court for the Western District of Pennsylvania
Jacobs, et al. v. The Center for Organ Recovery and Education, et al.

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 LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2013©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association Calendar of Events and Seminars

WEDNESDAY, JANUARY 16, 2013

How to Work with the IRS on Business Valuation Issues

ECBA Live Seminar

Bayfront Convention Center

3:00 p.m. - 5:00 p.m. (2:30 p.m. reg.)

\$35 (ECBA member/non-attorney staff)

\$53 (nonmember) \$24 (member Judge)

2 hour substantive

MONDAY, FEBRUARY 4, 2013

ECBA Special Membership Meeting

Judicial Candidates to Speak

Bayfront Convention Center

Noon

\$20/ECBA member



Erie County Bar
Association



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RE: JUDICIAL PLEBISCITE

Please find below the Resolution regarding judicial elections that was passed by the membership. Note that any potential judicial candidate must submit a resume to the Executive Director of the Erie County Bar Association no later than February 1, 2013 and will be given the opportunity to address the membership at the February membership meeting to be held on February 4, 2013 at noon.

RESOLUTION

Be it resolved as follows:

- I. In any year in which there is an election for initial terms as Common Pleas Judges, the Erie County Bar Association will conduct a plebiscite whereby candidates shall be rated by members of the Bar Association as:

HIGHLY RECOMMENDED; RECOMMENDED; NOT RECOMMENDED; NO OPINION

- II. The evaluation of prospective candidates should be directed primarily to professional qualifications, i.e., competence, integrity and temperament.

Professional competence encompasses such qualities as intellectual capacity; judgment; legal writing and analytical ability; industry; knowledge of the law; scholarship and academic talent; professional contributions; professional experience, including such areas as years in practice, trial experience, work with administrative agencies and arbitration boards, law school teaching and public service.

Temperament encompasses such qualities as compassion; decisiveness; open-mindedness; sensitivity; courtesy; patience; freedom from bias and commitment to justice.

Ratings' Definitions

Highly Recommended

The candidate possesses the highest reputation for competence, integrity and temperament, and would be capable of outstanding performance as judge.

Recommended

Based on competency, integrity, and temperament, the candidate would be able to perform satisfactorily as a judge.

Not Recommended

Based on competence, integrity, or temperament, or any combination thereof, at the present time, the candidate is inadequate to perform satisfactorily as a judge.

If a voting member does not know a candidate well enough to evaluate his or her competence, integrity or temperament, then he or she should indicate **NO OPINION**.

III. The procedure for the conduct of the plebiscite shall be as follows:

1. The Erie County Bar Association shall publish in each edition of the *Erie County Legal Journal* during the month of January, a notice inviting prospective judicial candidates to submit a resume of not more than two 8 1/2 x 11 typewritten pages. The resumes will be submitted to the Erie County Bar Association Executive Director no later than the first day of February.
2. Each potential candidate who has submitted a resume shall be given the opportunity to address the Erie County Bar at a membership meeting to be scheduled in February with each candidate being allocated an equal amount of time.
3. The resumes and appropriate ballots will be distributed to the active membership within three days of the February meeting and shall be returned by mail postmarked no later than fifteen days after the date of distribution.
4. A two-envelope system shall be used. Each voting member shall sign the outer envelope and shall leave the inner envelope unsigned. An accounting firm shall act as teller.
5. Each candidate who agrees not to release the plebiscite results until such time the Erie County Bar Association releases the plebiscite results shall be privately advised of their own results in the plebiscite by the President of the Erie County Bar Association before the end of February.
6. If more than 50% of the February plebiscite ballots have been returned, and if there are any candidates after the last day for filing petitions who did not participate, then a separate ballot as to those persons only shall be distributed to the active membership of the Bar accompanied by ballots to be returned within ten days and tabulated in the same manner as the February plebiscite.
7. The results of any plebiscite for which more than 50% of the ballots are returned shall be published through a press release to be issued as soon as possible after the receipt of the results of the second plebiscite. In the event that a second plebiscite is not necessary, the results of the February plebiscite will be published as soon as possible after the last date for filing petitions for judicial office. Publication of the results shall also be in the form of a paid advertisement to be run on the two Sundays immediately preceding the primary election.
8. There shall be no publication of the results of the February plebiscite as to any person who is not a candidate for judicial office at the time of the publication.
9. The press release and the paid advertisement shall contain raw data only without comment on individual candidates. Raw data shall be actual count and actual percentage of ballots returned. The press release and paid ad shall specify that the results are based on ballots received, not total active membership. However, the publication shall specifically identify those candidates who were found to be "Highly Recommended", "Recommended" or "Not Recommended" by more than 50% of the membership returning ballots. For the purpose of determining whether a candidate has been found to be "Recommended" by more than 50% of the membership returning ballots, votes received by candidates in the category "Highly Recommended", shall be added to the votes received by a candidate in the category "Recommended". The press release and the paid advertisement shall also set forth the definitions of the categories as set forth above.

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**MICHAEL B. JACOBS, Individually and as Administrator of the ESTATE OF
GREGORY JACOBS, et al., Plaintiffs**

v.

**THE CENTER FOR ORGAN RECOVERY AND
EDUCATION, et al., Defendants**

IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF
PENNSYLVANIA Case No. 1:09-cv-48-SJM

Appearances: Dennis E. Boyle, Esq., Attorney for the Plaintiffs
Richard W. Hosking, Esq., Attorney for The Center for Organ Recovery
and Education, et al.
Melissa J. Tea, Esq., Attorney for The Center for Organ Recovery and
Education, et al.
Paul K. Vey, Esq., Attorney for Defendant Jonathan Coleman
Francis J. Klemensic, Esq., Attorney for Defendants The Hamot Medical
Center of the City of Erie, Pennsylvania, et al.

MEMORANDUM ORDER

McLAUGHLIN, SEAN J., District J.,

Presently pending before me is a joint motion [215] and supporting brief [216] by the parties requesting leave to file under seal the Plaintiffs' petition for court approval of the settlement reached in the above-captioned matter. On September 11, 2012 this Court granted the motion of Times Publishing Company ("TPC") to intervene [217]. TPC subsequently filed a brief in opposition to the parties' joint motion to seal [218]. Defendant Coleman has filed a reply to TPC's brief in opposition [222], and TPC has responded to Coleman's reply brief [226]. This Court has subject matter jurisdiction pursuant to 28 U.S.C. §1332 due to the parties' diverse citizenship.

Because the settlement of this case involves the resolution and/or compromise of claims filed on behalf of the decedent's estate, court approval of the settlement is statutorily required. *See* 20 Pa. C.S.A. §3323. Accordingly, the petition for court approval of the settlement will have to be filed as part of the official court record.¹

Our Court of Appeals has recognized a right of access to judicial proceedings and judicial records which is "beyond dispute." *Pansy v. Borough of Stroudsburg*, 23 F.3d 772, 780-81 (3d Cir. 1994) (quoting *Littlejohn v. Bic Corp.*, 851 F.2d 673, 677-78 (3d Cir. 1988)). "The common law right of access antedates the Constitution, and its purpose is to "promote[] public confidence in the judicial system by enhancing testimonial

¹ In *Bank of American Nat. Trust and Sav. Ass'n v. Hotel Rittenhouse Associates*, 800 F.2d 339 (3d Cir. 1986), the Third Circuit Court of Appeals held that "the court's approval of a settlement or action on a motion are matters which the public has the right to know about and evaluate." 800 F.2d at 344. "[S]ettlement documents can become part of the public component of a trial" in one of two ways: (1) "when a settlement is filed with a district court" (as is anticipated in this case), and (2) "when the parties seek interpretative assistance from the court or otherwise move to enforce a settlement provision." *Leap Systems, Inc.*, 638 F.3d at 220 (citing *Enprotech Corp. v. Renda*, 983 F.2d 17, 20 (3d Cir. 1993)).

trustworthiness and the quality of justice dispensed by the court." *Leap Systems, Inc. v. Moneytrax, Inc.*, 638 F.3d 216, 220 (3d Cir. 2011) (quoting *Littlejohn, supra*, at 677-78) (alteration in the original). Thus, there is a "'strong presumption' in favor of accessibility [which] attaches to almost all documents created in the course of civil proceedings." *Id.* (citing authority).

Despite this strong presumption in favor of accessibility of judicial records, our circuit permits the sealing of documents in appropriate circumstances "when justice so requires." *Leap Systems, Inc.*, 638 F.3d at 221. However, "[t]he burden is on the party who seeks to overcome the presumption of access to show that the interest in secrecy outweighs the presumption." *Id.* at 221-22 (quoting *In re Cendant Corp.*, 260 F.3d 183, 190 (3d Cir.2001)).

The movants concede that they bear the burden of establishing "good cause" for filing the subject petition under seal. See *Pansy v. Borough of Stroudsburg*, 23 F.3d 772, 786 (3d Cir. 1994)("[W]hether an order of confidentiality is granted at the discovery stage or any other stage of litigation, including settlement, good cause must be demonstrated to justify the order."). See also *E.E.O.C. v. Kronos Inc.*, 620 F.3d 287, 302 (3d Cir. 2010) ("The burden of justifying confidentiality remains at all times on the party seeking the order.") (citation omitted). "Good cause is established on a showing that disclosure will work a clearly defined and serious injury to the party seeking closure. The injury must be shown with specificity." *Pansy*, 23 F.3d at 786 (quoting *Publicker Indus., Inc. v. Cohen*, 733 F.2d 1059, 1071 (3d Cir. 1984)). See also *Leap Systems, Inc.*, 638 F.3d at 222 ("(B)road allegations of harm, bereft of specific examples or articulated reasoning,' are insufficient, on their own, to establish a strong interest in maintaining confidentiality.") (quoting *In re Cendant Corp.*, 260 F.3d at 194).

In determining whether good cause exists to seal the petition to approve the settlement agreement, this Court "must balance the requesting party's need for information against the injury that might result if uncontrolled disclosure is compelled." *Pansy, supra*, at 787 (quoting *Confidentiality, Protective Orders, and Public Access to the Courts*, 105 Harv. L. Rev. 427, 432-33 (1991)). Our Court of Appeals has recognized numerous factors that may be considered as part of the "good cause balancing test," namely:

- 1) whether disclosure will violate any privacy interests;
- 2) whether the information is being sought for a legitimate purpose or an improper purpose;
- 3) whether disclosure of the information will cause a party embarrassment;
- 4) whether confidentiality is being sought over information important to public health and safety;
- 5) whether the sharing of information among litigants will promote fairness and efficiency;
- 6) whether a party benefitting from the order of confidentiality is a public entity or official; and
- 7) whether the case involves issues important to the public.

E.E.O.C. v. Kronos Inc., 620 F.3d at 302 (citing *Glenmede Trust Co. v. Thompson*, 56 F.3d 476, 483 (3d Cir.1995)).

These factors are neither mandatory nor exhaustive. *Glenmede Trust*, 56 F.3d a 483. Rather, a district court has the discretion "to evaluate the competing considerations [of private versus public interests] in light of the facts" of its particular case. *Id.* (quoting *Pansy*, *supra*, at 789). "Under the good cause balancing test," however, "there is a strong presumption against entering an order of confidentiality whose scope would prevent disclosure of information that would otherwise be accessible under a relevant freedom of information law." *Kronos Inc.*, 620 F.3d at 299 (citing *Pansy*, 23 F.3d at 791).

Based on the record before me, I conclude that the movants have failed to establish good cause for the sealing of the settlement approval petition.

The movants contend that sealing the settlement petition is in the Plaintiffs' best interests in order to ensure that the decedent's family has time to heal and recover from the trauma of the decedent's death without the necessity of dealing with invasive media inquiries. Notwithstanding the Plaintiffs' quite legitimate desire to achieve emotional closure, however, this Court (like TPC) questions whether disclosure of the settlement petition would actually tend to invite "invasive media inquiries" beyond those which would otherwise result if the settlement terms were sealed. As of this writing, this litigation has been pending some three and one-half years, and the details of each sides' claims and theories have been spelled out in the expansive judicial record which is already available to the public. Disclosure of the petition for settlement approval will essentially reveal only the amount of settlement and the apportionment of that figure as it relates to the wrongful death and survival claims, as well as counsel fees and certain expenses. It is therefore unclear that disclosure of the settlement terms would subject the decedent's family to any more media scrutiny or attention than has already occurred over the last several years.

Moreover, the Plaintiffs' privacy concerns must be viewed in the overall context of this case. From the beginning, this lawsuit has engendered considerable publicity, largely as the result of Plaintiff's own allegations that the Defendants had engaged in conduct - vigorously denied by Defendants - which (if proven) could fairly be described as shocking, sinister, and macabre. As TPC also points out, in March of 2009 (around the time this case was filed), the Plaintiffs and their legal counsel provided an interview to CBS, to be broadcast nation-wide, concerning their claims against the Defendants. Accordingly, much of the wide-spread media attention in this matter has been generated by the Plaintiffs themselves, and their stated desire for closure, even though understandable, cannot outweigh the public's considerable interest in disclosure of the terms of settlement. We agree with TPC that the possibility of additional media inquiries relative to the terms of settlement does not represent the type or degree of harm that can justify denying public access to an official court record.

The movants further contend that filing the settlement petition under seal will be in the best interests of the other parties as well because of "the complex medical determinations made, the sensitive nature of organ donation and the susceptibility of misunderstandings and mischaracterizations about organ donation that would have a chilling effect on such donations." (Jt. Br. in Supp. of Mot. for Leave [216] at p. 4.) No elaboration is provided by the parties concerning how disclosure of the settlement terms might achieve such a chilling effect. To the extent the parties are suggesting that the settlement might be misperceived

as an admission of liability on the part of the Defendants, we simply note that the case has been vigorously defended and the Defendants have repeatedly and vociferously denied that they engaged in any tortious or wrongful conduct relative to the treatment of the decedent.²

Although relevant considerations may include the possibility that disclosure of the settlement information will cause a party embarrassment, this factor does not weigh in favor of the parties' request to seal the settlement petition in this case. Because the "release of information not intended by the writer to be for public consumption will almost always have some tendency to embarrass ... [one] must demonstrate that the embarrassment will be particularly serious." *Cipollone v. Liggett Group*, 785 F.2d 1108, 1121 (3d Cir. 1986). General allegations of injury to reputation... or embarrassment... [are] insufficient." *Glenmede Trust Co. v. Thompson*, 56 F.3d at 484. Here, no showing has been made that, if the petition for settlement approval is unsealed, the Defendants will be subject to embarrassment beyond that which normally occurs when a defendant settles a case.

Consideration of the other relevant factors also favors disclosure of the petition for approval of settlement. For example, there is no allegation by the movants, nor is there any basis for assuming, that TPC seeks information concerning the settlement for an improper or abusive purpose. Furthermore, because this case involves allegations of wrongful conduct in connection with organ donation, the contents of the judicial record - including the terms of settlement - contain information over which the public has a legitimate interest from a public policy perspective.

Another factor courts consider is whether resolution of the case is dependent upon the issuance of a court order keeping the terms of settlement under seal. The parties have confirmed that such is not the case in the pending litigation.

Defendant Coleman insists that, in actuality, the parties are not voluntarily submitting their Petition to Approve the Settlement with the Court because they are compelled to do so by virtue of 20 Pa. C.S.A. §3323. Coleman contends that, "[i]nasmuch as the parties are not *voluntarily* submitting the settlement amount to the Court, but rather are doing so under compulsion of statute, this should be another factor considered in favor of granting the Joint Motion to Seal." (Jonathan Coleman's Reply to Br. of Intervenor in opp. to Jt. Mot. for Leave to File Pet. Under Seal [222] at pp. 7-8.)

This Court disagrees. The statutory requirement that court approval be obtained for the settlement of survival claims reflects a public policy concern that the decedent's estate, and any creditors and beneficiaries thereof, be protected. *See In re Estate of Merryman*, 669 A.2d 1059, 1060 n.1 (Pa. Commw. Ct. 1995); *Moore v. Gates*, 580 A.2d 1138, 1141 (Pa. Super. 1990). Although Coleman contends that this protection can be adequately accomplished without disclosure of the settlement terms, I do not concur. The same public policy concerns which make court approval of the settlement necessary also counsel in favor of disclosure of the settlement terms because the public has the right to ensure that the court is fulfilling its statutorily mandated role and exercising sufficient oversight. I therefore agree with TPC's assertion that Pennsylvania's requirement of court approval of

² The Court notes that it is not uncommon for a defendant or defendants, as part of a settlement petition or agreement, to make clear that the payment of settlement proceeds is not an admission of liability.

this settlement actually heightens the public interest in access to the subject documents.

Finally, the Court recognizes that the parties to this settlement are private litigants as opposed to public officials and, in cases involving a private settlement, the need for public disclosure is ordinarily less weighty. However, I find that this factor, and the parties' asserted privacy concerns, are outweighed by all of the other previously discussed factors which counsel in favor of full disclosure. Accordingly, I conclude that the movants have failed to establish good cause for the sealing of the petition for settlement approval, particularly in light of the substantial public interest that has been generated as a result of the nature of the allegations in this case, the fact that the alleged wrongdoing arises in the context of organ harvesting — an issue of broad public concern, and (most importantly) the fact that the settlement petition must be submitted to the court for approval and will thereby become part of the judicial record. Based upon the foregoing reasons, the following order is entered:

AND NOW, to wit, this 6th Day of November, 2012, for the reasons previously discussed herein,

IT IS ORDERED that the parties' Joint Motion for Leave to File Petition Under Seal [215] shall be, and hereby is, DENIED.

/s/ Sean J. McLaughlin
United States District Judge

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 10021-13

In re: Tarah Kathleen McLaughlin
Notice is hereby given that a Petition was filed in the above named Court requesting an order to change the name of Tarah Kathleen McLaughlin to Tarah Kathleen Karle.

The Court has fixed the 1st day of February, 2013, at 8:45 a.m. in Courtroom 213 C on the 2nd floor at the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the date and time for the hearing on said petition, when and where all parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 11

INCORPORATION NOTICE

Angelo's Roofing & Construction, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988.

Colleen R. Stumpf, Esquire

Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.

2222 West Grandview Boulevard
Erie, Pennsylvania 16506-4508

Jan. 11

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Department of State and the Commonwealth of Pennsylvania, on July 30, 2012 for the purpose of incorporating Flagship Free Will Baptist Church, Inc., under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. Flagship Free Will Baptist Church is a nonprofit corporation established under the laws of the Commonwealth of Pennsylvania and the purposes for which the Corporation is organized and shall be are religious, charitable and educational within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986, as amended.

Jan. 11

INCORPORATION NOTICE

Notice is hereby given that JB Off-Road, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Darlene M. Vlahos, Esquire, P.C.
3305 Pittsburgh Avenue
Erie, PA 16508

Jan. 11

INCORPORATION NOTICE

Notice is hereby given that Northstar Equine Foundation, Inc. has been incorporated under the Nonprofit Corporation Law of 1988 for the purpose of providing care to critically injured animals and related matters. The Articles of Incorporation were filed with the Department of State of October 26, 2012.

Gery T. Nietupski, Esquire
Law Offices of Gery T. Nietupski, Esquire, LLC
818 State Street, Suite A
Erie, PA 16501

Jan. 11

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION
NO. 37 IN ADOPTION - 2012

IN THE MATTER OF THE ADOPTION OF BABY GIRL "A" TO: ALEX CORREA-VELEZ

At the instance of Adoption By Choice, the petitioner in the above case, you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphans' Court of Erie County, Pennsylvania, at the Erie County Court House, Court Room No. 220-F, the Hon. Daniel J. Brabender Jr., City of Erie on Tuesday, February 5, 2013 at 2:00 p.m., and then and there show cause, if any you have, why your parental rights to Baby Girl A, born on May 11, 2012 to Jessica A at UPMC Hamot, Erie, Pennsylvania should not be terminated, in accordance with the Petition for Involuntary Termination of Parental Rights to a Child Under the Age of 18 Years heretofore filed to the above term and number. The

Petition alleges that you, by conduct continuing for a period of at least six (6) months either have evidenced a settled purpose of relinquishing parental claim to the child or have failed or refused to perform parental duties. You are hereby notified that the Confirmation of Consent Hearing of the Natural Mother of Baby Girl A and the Confirmation of Consent Hearing of the Husband of Baby Girl A will take place on Tuesday, February 5, 2013 at 1:30 p.m. before the Hon. Daniel J. Brabender, Jr.

If it is your intention to contest these proceedings you, or your attorney, are further directed to immediately notify the Family/Orphans' Court Administrator, Room 205, Erie County Court House, Erie, PA 16501 or at (814) 451-6251.

Herein fail not under penalty of the law.

A Petition has been filed asking the Court to put an end to all rights you have to your child, Baby Girl A. The Court has set a hearing to consider ending your rights to your child. That hearing will be held before the Honorable Daniel J. Brabender, Jr., a Judge of the Orphans' Court Division at the Erie County Court House, Erie Pennsylvania on the date and at the time set forth above.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present and if you fail to file a written objection to such termination with the court prior to the hearing.

You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or can not afford one, go to or telephone the office set forth below to find out where you can get legal help. Lawyers' Referral Service, P.O. Box 1792, Erie, Pennsylvania 16507, (814) 459-4411.

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S. Sections 2731-2741. This is to inform you of an important option that may be available to you under

Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child. The agreement must be signed and approved by the court to be legally binding. You have the right to consult an attorney concerning your post adoption contract rights. If you do not have an attorney, you can ask for assistance through the Lawyers' Referral Service or Family/Orphans' Court Administrator as set forth above.

James R. Steadman, Esquire
24 Main Street East
Girard, PA 16417
(814) 774-2628

Jan. 11

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

CIVIL ACTION - LAW

BANK OF AMERICA, N.A.,

Plaintiff

vs.

CHERYL MITCHELL, ET AL.,

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

ERIE COUNTY

No. 12133-12

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ALOYSIUS J.
RINDERLE, DECEASED:

You are hereby notified that on June 12, 2012, Plaintiff, BANK OF AMERICA, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ERIE County Pennsylvania, docketed to No. 12133-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 13021 UNION ROAD, WATERFORD, PA 16441-8139

whereupon your property would be sold by the Sheriff of ERIE County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Notice to Defend:
Lawyer Referral &
Information Service
P.O. Box 1792
Erie, PA 16507
(814) 459-4411

Jan. 11

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

**JANUARY 18, 2013
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

Dec. 28 and Jan. 4, 11

SALE NO. 1

Ex. #12774 of 2012

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-5, Asset-Backed Certificates, Series 2005-5, Plaintiff

v.

SUSIE JO DALE, Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 2006 Fairmont Parkway, Erie, PA 16510
PARCEL NUMBER: 18-051-031.0-218.00
IMPROVEMENTS: Residential

Property
Kassia Failkoff, Esquire
PA ID 310530
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 2

Ex. #11417 of 2010

U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as Successor By Merger to LaSalle Bank National Association, as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-5, Plaintiff

v.

AMANDA HUBBARD

SHAWN HUBBARD,

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF NORTH EAST, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 208 Freeport Road, North East, PA 16428
PARCEL NUMBER: (37) 6-6-35
IMPROVEMENTS: Residential
Property
Kassia Failkoff, Esquire
PA ID 310530
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 3

Ex. #10293 of 2012

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

v.

DAVID W. KUHN

TERRIE A. KUHN A/K/A

**TERRIE ANN KUHN A/K/A
TERRIE ANN VOORHIS,
Defendant(s)**

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF CONNEAUT, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 11635 Crouch Road, (Conneaut Township), Albion, PA 16401
PARCEL NUMBER: 4-28-63-1
IMPROVEMENTS: Residential
Property
Stuart Winneg, Esquire
PA ID 45362
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 4

Ex. #14328 of 2010

Bank of America, N.A., Plaintiff

v.

JOHN MARFINETZ,

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF GIRARD, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 5535 Westgate Drive, Girard, PA 16417
PARCEL NUMBER: (24) 24-36-1.52
IMPROVEMENTS: Residential
Property
Elana B. Flehinger, Esquire
PA ID 209197
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 5

Ex. #12997 of 2012

PNC Bank, National Association, Plaintiff

v.

CHRISTY K. MCCASLIN

RYAN K. MCCASLIN,

Defendant(s)
SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MCKEAN, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 9862 Edinboro Road, McKean, PA 16426 PARCEL NUMBER: 31-19-70.1-9.05 IMPROVEMENTS: Residential Property Elana B. Flehinger, Esquire PA ID 209197 Attorney for Plaintiff Udren Law Offices, P.C. Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 6
Ex. #13852 of 2008
HSBC Bank USA, Plaintiff
v.

Dennis Roberts a/k/a Dennis L. Roberts, Defendant(s)
LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being part of Block "W" of West Track Subdivision, U.S. Housing Corporation Project No. 10 as per plot recorded in Erie County Map Book 2 page 302 and 321, bounded and described as follows, to-wit: BEGINNING at the monument and point of intersection of the north line of Fifteenth Street with the East line of Kahkwa Avenue, also known as Kahkwa Boulevard; Thence north sixty-three (63) degrees, thirty-five (35) minutes, fifteen (15) seconds east along the north line of Fifteenth Street fifty-six and twenty-nine hundredths (56.29) feet to a point; Thence north twenty-six (26) degrees, twenty-four (24) minutes, forty-five (45) seconds west in a line perpendicular to the north line of Fifteenth Street one hundred three and eighty-five hundredths (103.85) feet to a point in the south line of a twelve (12) foot public lane or alley; Thence south sixty-

three (63) degrees, thirty-three (33) minutes, twenty-five (25) seconds west along the south line of said public land forty-nine and two hundredths (49.02) feet to a stake at a point in the east line of Kahkwa Avenue; Thence south twenty-two (22) degrees, twenty-four (24) minutes, forty-five (45) seconds east along the east line of Kahkwa Avenue one hundred four and seven hundredths (104.07) feet to the intersection of the east line of Kahkwa Avenue with the north line of Fifteenth Street, and point of beginning, having erected thereon a one-family dwelling house, being the premise known as 1752 West 15th Street, Erie, Pennsylvania, and further identified as County of Erie Tax Index No. (160) 3108-333. BEING KNOWN AS: 1752 West 15th Street, Erie, PA 16505 PROPERTY ID NO.: 16-3108-333 TITLE TO SAID PREMISES IS VESTED IN Dennis Roberts, being by deed from James W. DiSarro, single, Linda K. DiSarro, single and Lucille Wynne, executrix of the estate of Eail J. DiSarro, deceased dated 10/29/1986 recorded 10/29/1986 in Deed Book 1655 page 482. Elana B. Flehinger, Esquire PA ID 209197 Attorney for Plaintiff Udren Law Offices, P.C. Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 7
Ex. #12803 of 2012
Deutsches Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M2, Plaintiff
v.

DANIEL J. SEMENTILLI
WENDY K. SEMENTILLI,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MCKEAN, ERIE COUNTY,

PENNSYLVANIA: BEING KNOWN AS 5066 Georgetown Drive, McKean, PA 16426 PARCEL NUMBER: 31-23-29-12 IMPROVEMENTS: Residential Property Elizabeth L. Wassall, Esquire PA ID 77788 Attorney for Plaintiff Udren Law Offices, P.C. Woodcrest Corporate Center 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Dec. 28 and Jan. 4, 11

SALE NO. 8
Ex. #12918 of 2010
KEY BANK, NATIONAL ASSOCIATION F/K/A KEY BANK OF NEW YORK, Plaintiff
v.

GENE R. SMITH and CHARLEEN J. SMITH,
Defendants

SHORT DESCRIPTION OF
PROPERTY OF GENE R. & CHARLEEN J. SMITH

By virtue of a Writ of Execution filed to No. 12918-2010 Key Bank, National Association f/k/f Key Bank of New York v. Gene R. Smith and Charleen J. Smith Gene R. Smith and Charleen J. Smith, owner(s) of property situated in Township of Amity, Erie County, Pennsylvania being 15674 Lyons Road, Union City, PA Assessment Map Number: 02011019001100 contains 80 acres of land more or less 02006019001000 contains 101.45 acres of land more or less

Assessed	Value	Figure:
02011019001100	-	\$190,600
/95,000.00	(Clean & Green)	
02006019001000	-	\$ 107,700
/49,200.00	(Clean & Green)	

Improvements thereon: one bedroom cape cod frame dwelling along with various barns, pole building, milk house frame utility shed and double wide mobile home. William T. Morton, Esq. Attorney for Plaintiff 3213 West 26th Street Erie, PA 16506 (814) 520-8700

Dec. 28 and Jan. 4, 11

SALE NO. 9
Ex. #13122 of 2012
FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.
GEORGE A. HUFF, JR.,
Defendant

SHORT DESCRIPTION

ALL THAT CERTAIN property situated in the City of Corry, County of Erie, and Commonwealth of Pennsylvania, being known and numbered as 13370 West Washington Street, Corry, Pennsylvania 16407. Erie County Tax Parcel No. (3) 3-6-3 HAVING ERECTED THEREON a single family dwelling. Susan Fuhrer Reiter, Esq. 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
 Dec. 28 and Jan. 4, 11

SALE NO. 10
Ex. #12089 of 2011
FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.
JOHN D. PANETTA
DAWN M. PANETTA, and
THE UNITED STATES OF AMERICA, Defendants

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, having erected thereon a one-story single family dwelling commonly known as 4141 Conrad Road, Erie, Pennsylvania 16510, and being further identified as Erie County Tax Index No. (18) 52-36-521 Susan Fuhrer Reiter, Esq. 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
 Dec. 28 and Jan. 4, 11

SALE NO. 11
Ex. #12005 of 2012
FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.
SUSAN L. SNYDER, also
known as SUSAN L. NELSON,
Defendant

SHORT DESCRIPTION

ALL THAT CERTAIN property situated in the City of Corry, County of Erie, and Commonwealth of Pennsylvania, being known and numbered as 261 Essex Street, Corry, Pennsylvania 16407. Erie County Tax Parcel No. 7-26-70-2. Susan Fuhrer Reiter, Esq. 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
 Dec. 28 and Jan. 4, 11

SALE NO. 12
Ex. #11524 of 2012
NORTHWEST SAVINGS BANK, Plaintiff,

v.
JASON A. MARTIN, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11524-2012, Northwest Savings Bank vs. Jason A. Martin, owner of property situate in the City of Corry, Erie County, Pennsylvania being: 647 South Center Street, Corry, Pennsylvania. 150' x 136 1/2' x 92.25' s 145' Assessment Map Number: (8) 38-159-10 Assessed Value Figure: \$25,110.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301
 Dec. 28 and Jan. 4, 11

SALE NO. 13
Ex. #12487 of 2012
NORTHWEST SAVINGS BANK, Plaintiff,

v.
ARCHIE L. POWERS and

CONNIE R. POWERS,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2012-12487, Northwest Savings Bank vs. Archie L. Powers and Connie R. Powers, owners of property situate in the City of Corry, Erie County, Pennsylvania being: 573 East Columbus Avenue, Corry, Pennsylvania. Approx: 3.528 Acres Assessment Map Number: (6) 7-7-12 Assessed Value Figure: \$26,500.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301
 Dec. 28 and Jan. 4, 11

SALE NO. 14
Ex. #11122 of 2012
NORTHWEST SAVINGS BANK, Plaintiff

v.
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
BENJAMIN J. CANTONI,
DECEASED, Defendants
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, State of Pennsylvania, being Lot Number One hundred thirty (130) in the plan of lots of Geo. A. Tupper, as recorded in the Erie County Map Book No. 1, Page 337, said lot having a frontage on the northerly side of Platt Avenue, now Thirty second Street, of Forty (40) feet, and extending back therefrom northerly of the same width, One hundred (100) feet to an alley shown on said plan. BEARING Erie County Tax Index Number (19) 6225-121 and being more commonly known as 1438 West 32nd Street, Erie, Pennsylvania 16508. BEING that same land conveyed to Benjamin J. Cantoni by Deed

recorded on September 13, 2001 with the Erie County Pennsylvania Recorders Office in Erie, Pennsylvania at Book 808, Page 2037. Benjamin J. Cantoni having died September 18, 2011.
 Mark G. Claypool, Esquire
 Knox McLaughlin Gornall & Sennett, P.C.
 Attorneys for Plaintiff
 120 West Tenth Street
 Erie, Pennsylvania 16501-1461
 (814) 459-2800

Dec. 28 and Jan. 4, 11

SALE NO. 15

Ex. #12891 of 2012
NORTHWEST SAVINGS BANK, Plaintiff
 v.

MARK L. LINDBERG and DEBORAH L. BAINBRIDGE-LINDBERG, Defendants
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, and being known as Lot Numbered 25 of the ROYAL ACRES SUBDIVISION, as shown upon plats recorded in Erie County Map Book 5, Page 377 and Map Book 6, Page 67.

SAID premises have erected thereon a dwelling commonly known as 3115 West 53rd Street, Erie, Pennsylvania and are further identified by Erie County Assessment Index No. (33) 124-579-4.

BEING the same premises conveyed to Mark L. Lindberg and Deborah L. Bainbidge-Lindberg by deed recorded October 19, 1998 in Erie County Deed (or Record) Book 594, page 1284.

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

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

Dec. 28 and Jan. 4, 11

SALE NO. 16

Ex. #12805 of 2012
Springleaf Financial Services of Pennsylvania, Inc., successor

by merger to American General Financial Services, Inc., Plaintiff
 v.

Jon D. Ackerman, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12805-12 Springleaf Financial Services of Pennsylvania, Inc., successor by merger to American General Financial Services, Inc. vs. Jon D. Ackerman, owner(s) of property situated in Township of Franklin, Erie County, Pennsylvania being 8468 Francis Road, Girard, PA 16417
 17.5 acres

Assessment Map number: 22-1-1-7
 Assessed Value figure: \$95,280.00
 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

Dec. 28 and Jan. 4, 11

SALE NO. 18

Ex. #12966 of 2012
PHH Mortgage Corporation, Plaintiff
 v.

James M. Johnson and Elisabeth M. Johnson, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No 12966-12 PHH Mortgage Corporation vs. James M. Johnson and Elisabeth M. Johnson, owner(s) of property situated in Township of McKean, Erie County, Pennsylvania being 9780 Old Rt 99, McKean, PA 16426

1.1520
 Assessment Map number: 31-19-701-9.04
 Assessed Value figure: \$129,500.00
 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

Dec. 28 and Jan. 4, 11

SALE NO. 19

Ex. #11639 of 2010
SUNTRUST MORTGAGE INC., Plaintiff
 v.

RALPH CHAMBERLAIN, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11639-2010
 SUNTRUST MORTGAGE INC. vs. RALPH CHAMBERLAIN
 Amount Due: \$78,307.58
 RALPH CHAMBERLAIN, owner(s) of property situated in ELK CREEK TOWNSHIP, Erie County, Pennsylvania being 10241 WHITTAKER ROAD, ALBION, PA 16401-9467

Acreage: 33.2400
 Assessment Map number: 13027043000200
 Assessed Value: \$103,900.00
 Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 20

Ex. #12207 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.

BETH M. FAIRFIELD DANIEL M. FAIRFIELD, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12207-12
 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. BETH M. FAIRFIELD and DANIEL M. FAIRFIELD
 Amount Due: \$65,707.48

BETH M. FAIRFIELD and DANIEL M. FAIRFIELD, owner(s) of property situated in

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Gerald Nichols
30 Years - FBI

Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM

THE CITY OF ERIE, Erie County, Pennsylvania being 3101 MARVIN AVENUE, ERIE, PA 16504-1137
 Dimensions: 39.5 X 149.35
 Acreage: 0.1354
 Assessment Map number: 18050074010900
 Assessed Value: \$55,430.00
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 22

Ex. #11506 of 2010
CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC., Plaintiff

v.

GALE Y. JORDAN, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11506-10
 CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC. vs. GALE Y. JORDAN
 Amount Due: \$117,187.03
 GALE Y. JORDAN, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 408-410 WEST 6TH STREET, ERIE, PA 16507-1216
 Dimensions: 58 X 135
 Acreage: 0.1798

Assessment Map number: 17-040-014.0-126.00
 Assessed Value: \$83,080.00
 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

Dec. 28 and Jan. 4, 11

SALE NO. 23

Ex. #12132 of 2012
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, THE SUCCESSOR IN INTEREST FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL

BANK, Plaintiff

v.

THOMAS L. KESSELRING
DOROTHY E. BUREK,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12132-12
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, THE SUCCESSOR IN INTEREST FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK vs. THOMAS L. KESSELRING and DOROTHY E. BUREK

Amount Due: \$77,967.57
 THOMAS L. KESSELRING and DOROTHY E. BUREK, owner(s) of property situated in BOROUGH OF UNION CITY, 1ST WARD, Erie County, Pennsylvania being 45 BRIDGE STREET, UNION CITY, PA 16438-1302

Dimensions: 66 X 372.27
 Acreage: 0.2121
 Assessment Map number: 41-013.049.0-003.00
 Assessed Value: \$80,300.00
 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

Dec. 28 and Jan. 4, 11

SALE NO. 24

Ex. #11677 of 2012
WELLS FARGO BANK, N.A., Plaintiff

v.

ARTHUR A. LEOPOLD
SUSAN M. LEOPOLD,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11677-12
 WELLS FARGO BANK, N.A. vs. ARTHUR A. LEOPOLD and SUSAN M. LEOPOLD
 Amount Due: \$142,341.53
 ARTHUR A. LEOPOLD and SUSAN M. LEOPOLD, owner(s) of property situated in the BOROUGH OF FAIRVIEW, Erie County, Pennsylvania being 3519 DENNIS AVENUE, F/K/A 43 DENNIS

AVENUE, FAIRVIEW, PA 16415-1140
 Dimensions: 75 X 136.64
 Acreage: 0.2698
 Assessment Map number: 21077009000500
 Assessed Value: \$106,990.00
 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

Dec. 28 and Jan. 4, 11

SALE NO. 25

Ex. #12000 of 2012
WELLS FARGO FINANCIAL PENNSYLVANIA, INC, Plaintiff

v.

TERRENCE MCQUAID,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12000-12
 WELLS FARGO FINANCIAL PENNSYLVANIA, INC vs. TERRENCE MCQUAID
 Amount Due: \$176,587.14
 TERRENCE MCQUAID, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 146 FIELDSTONE WAY A/K/A 146 FIELDSTONE WAY, UNIT 1R-146, ERIE, PA 16505-5802

Acreage: 0
 Assessment Map number: 33007019028253
 Assessed Value: \$128,730.00
 Improvement thereon: CONDOMINIUM UNIT Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 28 and Jan. 4, 11

SALE NO. 26

Ex. #12020 of 2012
JP MORGAN CHASE BANK N.A. S/B/M TO CHASE HOME FINANCE, LLC, Plaintiff
 v.
KATHY SEITZ A/K/A
KATHY COUNCE A/K/A

**KATHY A. SEITZ
ROBERT SEITZ, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12020-12

JP MORGAN CHASE BANK N.A. S/B/M TO CHASE HOME FINANCE, LLC vs. KATHY SEITZ A/K/A KATHY COUNCE A/K/A KATHY A. SEITZ and ROBERT SEITZ

Amount Due: \$115,112.39

KATHY SEITZ A/K/A KATHY COUNCE A/K/A KATHY A. SEITZ and ROBERT SEITZ, owner(s) of property situated in TOWNSHIP OF VENANGO, Erie County, Pennsylvania being 11380 BACKUS ROAD, WATTSBURG, PA 16442-9748

Dimensions: 1820 square feet
Acreage: 1.4000

Assessment Map number: 44017019000800

Assessed Value: \$111,170.00

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

Dec. 28 and Jan. 4, 11

SALE NO. 27

**Ex. #11958 of 2012
WELLS FARGO BANK, N.A.,
Plaintiff**

v.

**DANIEL E. SMITH
JENNIFER L. SMITH,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11958-2012

WELLS FARGO BANK, N.A. vs. DANIEL E. SMITH and JENNIFER L. SMITH

Amount Due: \$68,418.84

DANIEL E. SMITH and JENNIFER J. SMITH, owner(s) of property situated in SPRINGFIELD TOWNSHIP, Erie County, Pennsylvania being 12826 WEST LAKE ROAD, EAST SPRINGFIELD, PA 16411-9304

Assessment Map number: 39009026001300

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

Dec. 28 and Jan. 4, 11

SALE NO. 28

**Ex. #14492 of 2011
PHH MORTGAGE
CORPORATION F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff**

v.

**WILLIAM J. SMITH
TAMRA D. SMITH, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14492-11

PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION vs. WILLIAM J. SMITH and TAMRA D. SMITH

Amount Due: \$107,698.70
WILLIAM J. SMITH and TAMRA D. SMITH, owner(s) of property situated in TOWNSHIP OF VENANGO, Erie County, Pennsylvania being 13499 MUNSEE ROAD, WATTSBURG, PA 16442-9519

Acreage: 1.0700
Assessment Map number: 44020052000101

Assessed Value: \$76,590.00
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

Dec. 28 and Jan. 4, 11

SALE NO. 29

**Ex. #11936 of 2012
PHH MORTGAGE
CORPORATION, Plaintiff**

v.

**DAVID M. SOUTH A/K/A
DAVID SMITH
JEANNIE M. SOUTH,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11936-12

PHH MORTGAGE

CORPORATION vs. DAVID M. SOUTH A/K/A DAVID SOUTH and JEANNIE M. SOUTH
Amount Due: \$172,767.43

DAVID M. SOUTH A/K/A DAVID SOUTH and JEANNIE M. SOUTH, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 7473 GARFIELD AVENUE, HARBORCREEK, PA 16421-1404

Acreage: 6.1100
Assessment Map number: 27036126002600

Assessed Value: \$127,000.00
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

Dec. 28 and Jan. 4, 11

SALE NO. 31

**Ex. #10328 of 2007
THE BANK OF NEW YORK,
AS TRUSTEE FOR THE
REGISTERED HOLDERS OF
THE CENDANT MORTGAGE
CORPORATION MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2000-A, Plaintiff**

v.

**DEBORAH A. WALKER
F/K/A DEBORAH A. HULICK,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10328-07

THE BANK OF NEW YORK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE CENDANT MORTGAGE CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2000-A vs. DEBORAH A. WALKER F/K/A DEBORAH A. HULICK
Amount Due: \$54,622.18

DEBORAH A. WALKER F/K/A DEBORAH A. HULICK, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1417 EAST 31ST STREET, ERIE, PA 16504

Assessment Map number: 18-051-053.0-108.00

Assessed Value: \$71,140
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

Dec. 28 and Jan. 4, 11

SALE NO. 32

Ex. #12802 of 2012

**Reliance Savings Bank, Plaintiff,
v.**

**Patrick P. Patalon and
Kerri Patalon,
Defendants**

**SHORT PROPERTY
DESCRIPTION**

ALL that certain piece or parcel of land situate in Township of Venango, County of Erie and Commonwealth of Pennsylvania at 10540 Phillipsville Road, Wattsburg, PA 16442, being identified as Parcel Number 44-001-004.0-006.10.

Erin P. Dyer, Esquire
PA ID Number: 52748
Attorney for Plaintiff
5743 Centre Avenue
Pittsburgh, PA 15206
(412) 361-1000

Dec. 28 and Jan. 4, 11

SALE NO. 33

Ex. #10906 of 2012

**THE BANK OF NEW YORK
MELLON F/K/A THE
BANK OF NEW YORK,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES
2005-16**

v.

**Robert J. Wethy
Cherie L. Wethy**

ADVERTISING DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania.

BEING known as 1022 Shenley Avenue, Erie, PA 16505
PARCEL #16-3137-301
Improvements: Residential Dwelling
Gregory Javardian, Esquire
ID No. 55669

Attorneys for Plaintiff
1310 Industrial Boulevard
2nd Floor, Suite 201
Southampton, PA 18966
(215) 942-2090

Dec. 28 and Jan. 4, 11

SALE NO. 34

Ex. #10905 of 2012

**BANK OF AMERICA, N.A.
S/B/M BAC HOME LOANS
SERVICING, L.P. F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.**

v.

Walter L. Wright III

ADVERTISING DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Fifth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania.

BEING KNOWN AS: 2402 French Street, Erie, PA 16503
PARCEL #18-5003-138

Improvements: Residential Dwelling.

Gregory Javardian, Esquire
ID No. 55669

Attorneys for Plaintiff
1310 Industrial Boulevard
2nd Floor, Suite 201
Southampton, PA 18966
(215) 942-2090

Dec. 28 and Jan. 4, 11

SALE NO. 36

Ex. #12662 of 2012

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, as
Trustee under POOLING AND
SERVICING AGREEMENT
Dated as of May 1, 2006**

**MORGAN STANLEY HOME
EQUITY LOAN TRUST SERIES
2006-3, by its attorney in fact
Ocwen Loan Servicing LLC**

v.

**Armand P. Pommer
Penny L. Pommer**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania being known as Lot No. 5 of the Henry Manney Subdivision as shown in Erie County Map Book 3, page 373.

SAID property is subject to restrictions and obligations as recorded in a deed dated and recorded April 19, 1947 in Erie County Deed Book 488 at page 35. Parties of the First Part hereby convey all the interest obtained in said Deed Book.

HAVING erected thereon a dwelling being more commonly known as 7103 East Lake Road, Erie Pennsylvania and being further identified by Erie County Tax Index No. (27) 25-31-6

BEING the same premises which Armand P. Pommer and Penny L. Koynoski, now by marriage, Penny L. Pommer, husband and Wife by Quit Claim Deed dated August 9, 2004 and recorded on August 18, 2004 in the office of the recorder of deeds in and for Erie County at book 1165 page 0334 granted and conveyed unto Armand P. Pommer and Penny L. Pommer, husband and wife.

PROPERTY ADDRESS: 7103 East Lake Road, Erie, PA 16511

PARCEL # (27) 25-31-6
Attorney for Plaintiff:
Kevin P. Diskin, Esquire
Stern & Eisenberg, PC
The Pavilion

261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Dec. 28 and Jan. 4, 11

SALE NO. 37

Ex. #12609 of 2012

**U.S. Bank, National Association,
as Trustee under the Pooling
and Servicing Agreement dated
as of October 1, 2006, GSAMP
Trust 2006-HE7, Mortgage
Pass-Through Certificates, Series
2006-HE7, by its Attorney-in-fact
Ocwen Loan Servicing LLC**

v.

**Jessica M. Wellman
Michael Wellman**

LEGAL DESCRIPTION

THAT CERTAIN PIECE or parcel of land situate in the Commonwealth of Pennsylvania County of Erie, Township or Greene bounded and described as follows, to wit BEING parcel # "1" as identified on a Subdivision map prepared

by Lynn S. Hofius, Surveyor on January 13, 2000 and recorded in the office of the Erie County, Pennsylvania Recorder of Deeds at Map Book 2000, Page 39 on February 9, 2000, and containing 0.82 acres gross, more or less, and 0.65 acres net, more or less, and being more commonly known as 9671 Wattsburg Rd., Erie, PA 16509.

BEING the same premises which Thomas Chambers by Special Warranty Deed dated August 4, 2006 and recorded on September 25, 2006 in the office of the recorder of deeds in and for Erie County at book 1363 page 1304 granted and conveyed unto Michael Wellman and Jessica M. Wellman, his wife.

PROPERTY ADDRESS: 9671 Wattsburg Road, Erie, PA 16509

PARCEL # (25) 7-023-027

Attorney for Plaintiff:

Kevin P. Diskin, Esquire

Stern & Eisenberg, PC

The Pavilion

261 Old York Road, Suite 410

Jenkintown, PA 19046

(215) 572-8111

Dec. 28 and Jan. 4, 11

SALE NO. 38

Ex. #12845 of 2012

**JPMORGAN CHASE BANK,
National Association, Plaintiff,**

v.

**KATE E. DIBBLE, Defendant
LONG FORM DESCRIPTION**

ALL that certain tract of land situate in Lawrence Park Realty Company Plot of portions of Tracts No. 246 and 247 in Lawrence Park Township, Erie County, Pennsylvania, as recorded in Erie County Map Book No. 3, pages 39, 40 and 41, bounded and described as follows, to wit:

BEGINNING at point "D" the Southeast corner of Lot No. 3 in Block No. 155; thence Northeastwardly by and along the Southeast line of said Lot No. 3, 123.40 feet, more or less, to point "A," the Northeast corner of said Lot No. 3; said point "A" being located on the South line of a sixteen (16) foot alley; thence Westwardly by and along the

South line of said alley and along the North line of said Lot No. 3, 34.10 feet to point "B;" thence from point "B," Southwestwardly parallel with the line AD, 103.93 feet to point "C," which point "C" is located on the North line of Iroquois Avenue; thence from point "C" Southeastwardly by and along the North line of Iroquois Avenue, twenty-eight (28) feet to point "D," the place of beginning. The line BC passes through the center of the party wall which divides the building located upon the premises hereby conveyed and the premises located immediately West thereof and party of the second part, her heirs and assigns, upon the acceptance of this deed, hereby agrees not to remove or in any way interfere with the use of said party wall. This stipulation being a covenant running with the land. Having erected thereon a one-half (1/2) of a duplex brick dwelling house, being known and numbered as 4204 Iroquois Avenue, Erie, Pennsylvania 16511. Bearing Erie County Assessment Index Number (29) 11-40-14.

BEING the same premises which Billie J. Dibble, by deed dated and recorded on July 29, 2008 in the Office of the Recorder of Deeds of Erie County, at Deed Book Volume 1511, Page 1713, granted and conveyed unto Kate E. Dibble.

Grenen & Birsic, P.C.

Kristine M. Anthon, Esquire

Attorneys for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

Dec. 28 and Jan. 4, 11

SALE NO. 39

Ex. #12907 of 2012

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

v.

**DANIELE L. GRABOWSKI,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12907-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DANIELE L. GRABOWSKI, Defendants
Real Estate: 552 EAST 24TH STREET, ERIE, PA 16503
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 128 x 40
See Deed Book 969, Page 1047
Tax I.D. (18) 5022-136
Assessment: \$5,200. (Land)

\$26,820. (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

Dec. 28 and Jan. 4, 11

SALE NO. 41

Ex. #11922 of 2012

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

v.

**DAWN A. LEHMAN and MARK
A. LEHMAN, SR., Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 11922-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DAWN A. LEHMAN and MARK A. LEHMAN, SR., Defendants

Real Estate: 346-346 1/2 WEST 20TH STREET, ERIE, PA 16502

Municipality: City of Erie, Erie County, Pennsylvania

See Deed Book 607, Page 677

Tax I.D. (19) 6009-113

Assessment: \$ 9,400. (Land)

\$34,190. (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

Dec. 28 and Jan. 4, 11

SALE NO. 42
Ex. #11399 of 2012
MIDFIRST BANK, Plaintiff
v.
DAVID F. MATTERN, SR. AND
VICTORIA L. THAYER N/K/A
VICTORIA L. MATTERN,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 11399-12 MIDFIRST BANK, Plaintiff vs. DAVID F. MATTERN, SR. AND VICTORIA L. THAYER N/K/A VICTORIA L. MATTERN, Defendants
 Real Estate: 2906 REED STREET, ERIE, PA 16504
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 05879, Page 1792
 Tax I.D. (18) 5065-106
 Assessment: \$12,900. (Land)
 \$33,750. (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
 Dec. 28 and Jan. 4, 11

SALE NO. 43
Ex. #14134 of 2011
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
MELISSA E. PARMENTER,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 14134-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MELISSA E. PARMENTER, Defendant
 Real Estate: 930 WYOMING AVENUE, ERIE, PA 16505
 Municipality: Township of Millcreek, Erie County, Pennsylvania
 Reference: Lot 194, Kelso Park Subdivision (part of Reserve Tract 8) Map Book 2, Page 234
 See Deed Book: 888, Page 893

Tax I.D.: (33) 29-67-17
 Assessment: \$16,500. (Land)
 \$53,760. (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
 Dec. 28 and Jan. 4, 11

SALE NO. 44
Ex. #12444 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
COLEEN M. RACKOW,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 12444-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. COLEEN M. RACKOW, Defendant
 Real Estate: 916 WEST 21ST STREET, ERIE, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 888, Page 1122
 Tax I.D.: (19) 6026 233
 Assessment: \$ 9,000. (Land)
 \$50,810. (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
 Dec. 28 and Jan. 4, 11

SALE NO. 45
Ex. #12187 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
COURTNEY L. SWEED and
ADAM M. SWEED, Defendants
SHERIFF'S SALE
 By virtue of a Writ of Execution No.

12187-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. COURTNEY L. SWEED and ADAM M. SWEED, Defendants
 Real Estate: 10089 SMITH STREET, LAKE CITY, PA 16423
 Municipality: Borough of Lake City (formerly Village of North Girard) Erie County, Pennsylvania
 See Deed Book 1505, Page 2353.
 Tax I.D.: (28) 13-16-2
 Assessment: \$10,600. (Land)
 \$35,240. (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
 Dec. 28 and Jan. 4, 11

SALE NO. 46
Ex. #11920 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
ALAN THOMPSON and
RACHAEL THOMPSON,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 11920-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALAN THOMPSON and RACHAEL THOMPSON, Defendants
 Real Estate: 2722 WEST 14TH STREET, ERIE, PA 16505
 Municipality: Township of Millcreek, Erie County, Pennsylvania
 See Deed Book 1273, Page 1571
 Tax I.D.: (33) 33-187-7
 Assessment: \$14,800. (Land)
 \$39,980. (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

Dec. 28 and Jan. 4, 11

SALE NO. 47

Ex. #11814 of 2012

**THE HUNTINGTON
NATIONAL BANK, S/B/M/T
SKY BANK, Plaintiff**

v.

**WILLIAM SNOW, JR AND
JACQUILIN J. SNOW,**

Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11814-12 THE HUNTINGTON NATIONAL BANK, S/B/M/T SKY BANK, vs. WILLIAM SNOW, JR AND JACQUILIN J. SNOW, owner(s) of property situated in BOROUGH OF PLATEA, Erie County, Pennsylvania being 8558-8562 MEADVILLE ROAD A/K/A 8562 ROUTE 18 GIRARD, PA 16417 WITH AN AFFIXED MOBILE HOME

ACREAGE: 3.0; 8562 ROUTE 18 A/K/A 8558-8562 MEADVILLE RD; SQ. FEET: 1999; HOUSE AND 28 x 51 DOUBLE WIDE MOBILE HOME

Assessment Map number: 38014016000500

Assessed Value figure: \$119,000.00
Improvement thereon: DWELLING WITH AFFIXED MOBILE HOME
Lori Gibson, Esquire
1400 Koppers Bldg.
436 Seventh Avenue
Pittsburgh, PA 15219
412-434-7955

Dec. 28 and Jan. 4, 11

SALE NO. 48

Ex. #12928 of 2010

**CITIMORTGAGE, INC.,
Plaintiff**

v.

**JASON H. WORCHESTER AND
BRIANNE J. WORCHESTER,**

Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12928-10 CITIMORTGAGE, INC. vs. JASON H. WORCHESTER AND BRIANNE J. WORCHESTER, owner(s) of property situated in

CITY OF ERIE, Erie County, Pennsylvania being 913 WALNUT STREET, ERIE, PA 16502

ACREAGE: 0.0568; 913 WALNUT STREET 30 X 82.5; SQUARE FEET 1756

Assessment Map number: 16030025012600

Assessed Value figure: \$31,800.00
Improvement thereon: SINGLE FAMILY DWELLING

Lori Gibson, Esquire
1400 Koppers Bldg.
436 Seventh Avenue
Pittsburgh, PA 15219
412-434-7955

Dec. 28 and Jan. 4, 11

SALE NO. 50

Ex. #10943 of 2012

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

v.

**KELLY A. BERIE F/K/A
KELLY A. DANN, Defendant(s)
DESCRIPTION**

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

BEGINNING at an iron stake in the easterly line of Church Street, distant thereon, North 25° 03' West, 187.75 feet from an iron stake at an angle in said street; said point also being the northwest corner of land now or formerly of William T. Ryman; thence by the margin of Church Street, North 25° 03' West, 87.95 feet to the southwest corner of land now or formerly of James P. Barker; thence by said Barker land, North 53° 32' East, 253.62 feet to a stake at the northwest corner of land now or Formerly of Carl M. Drury and continuing an additional distance of 107.25 feet to an iron pipe; thence along land now or formerly of M.E. Ellis, South 25° 00' East, passing through a spike in the north side of a large Cherry tree at distance of 86.5 feet, a total

distance of 196.4 feet to an iron pipe; thence South 52° 42' West, 107.58 feet to an iron pipe at the southeast corner of land now or formerly of W.T. Ryman; thence along said Ryman land, North 25° 00' West, a distance of 108.4 feet to an old stone monument at the northeast corner of said Ryman land; thence South 53° 37' West, 253.22 feet to an iron stake at the place of beginning. More commonly known as 115 Church Street, Erie, Pennsylvania and being Erie County Tax Index No. (23) 13-41-9.

PROPERTY ADDRESS: 115 Church Street, Girard, PA 16417

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence Center

701 Market Street
Philadelphia, PA 19106

(215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 51

Ex. #12771 of 2012

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST
TO WASHINGTON MUTUAL
BANK F/K/A WASHINGTON
MUTUAL BANK F.A., Plaintiff**

v.

**FRANCO CORSI
MICHELE H. CORSI,**

Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. 7 in Block No. 8 in what is known as NICHOLSON HEIGHTS ADDITION to the City of Erie as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Map Book No. 1 at pages 416-7.

Said premises having erected thereon a dwelling commonly known as 1457 Nicholson Street, Erie, Pennsylvania and are further identified as Erie County Index Number (33) 100-432-3.

PROPERTY ADDRESS: 1457

Nicholson Street, Erie, PA 16509
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence
 Center
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 52

Ex. #10220 of 2012

**JPMORGAN CHASE BANK,
 NATIONAL ASSOCIATION,
 SUCCESSOR IN INTEREST
 BY PURCHASE FROM THE
 FDIC AS RECEIVER OF
 WASHINGTON MUTUAL
 BANK F/K/A WASHINGTON
 MUTUAL BANK, FA, Plaintiff**

v.

**KAREN KEILCH, As
 Administratrix of the Estate
 of Helen M. Keilch, Deceased,**

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Fairview, County of Erie and State of Pennsylvania, being part of Lots Nos. 523 and 524 of the Lake Shore Golf Club District Subdivision, part of Tract No. 284, as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 3, pages 176 and 177, and more particularly bounded and described as follows, to-wit: BEGINNING at the southwest corner of Lot No. 524 on the west line of Bogey Way; thence north eighty-two (82) degrees nine (09) minutes west along the south line of said Lot No. 524; sixty-one and sixty-eight hundredths (61.68) feet to a point; thence north twenty-two (22) degrees fifty-six (56) minutes thirty (30) seconds west, ninety-six and ninety-two hundredths (96.92) feet to the northwest corner of said Lot No. 524 and the southwest corner of Lot No. 523; thence north fourteen (14) degrees forty-six (46) minutes thirty (30) seconds west along the west line of Lot No. 523, forty-three (43) feet to an angle point in said Lot line; thence north seventeen (17) degrees, eighteen (18) minutes thirty (30) seconds

east along the west line of said Lot No. 523 seventeen (17) feet to an iron pin ten (10) feet south of the north line of Lot No. 523; thence south seventy-three (73) degrees, forty-two (42) minutes, thirty (30) seconds east, one hundred thirty-nine and forty-six (139.46) feet to an iron pin in the west line of Bogey Way; thence southwardly along the west line of Bogey Way, one hundred twenty (120) feet more or less to the place of beginning. Being premises numbered and known as 6022 Bogey Way, Erie, PA 16505 and bearing Erie County Index No. (21) 39-49-7.

PROPERTY ADDRESS: 6022 Bogey Way, Erie, PA 16505
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence
 Center
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 53

Ex. #14988 of 2009

**DEUTSCHE BANK NATIONAL
 TRUST COMPANY, AS
 TRUSTEE IN TRUST FOR
 THE BENEFIT OF THE
 CERTIFICATEHOLDERS
 FOR ARGENT SECURITIES
 TRUST 2005-W3, ASSET-
 BACKED PASS-THROUGH
 CERTIFICATES SERIES
 2005-W3, Plaintiff**

v.

**KELLY A. MCGEE
 BRYAN T. MCGEE,
 Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lots 448 and 449 and East 17 feet of Lot 450 of INDUSTRIAL HOMESITES SUBDIVISION, a part of Tract 249, as recorded in Map Book 2, pages 330 and 331. Said premises having a frontage of 88.49 feet on the south side of 32nd Street and a uniform depth of 101 feet.
 Having erected thereon a one story one-family frame dwelling with

one-car attached garage and being commonly known as 2771 East 32nd Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (18) 5150-103.
 PROPERTY ADDRESS: 2771 East 32nd Street, Erie, PA 16509
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence
 Center
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 28 and Jan. 4, 11

SALE NO. 54

Ex. #12909 of 2012

**DEUTSCHE BANK NATIONAL
 TRUST COMPANY, AS
 TRUSTEE FOR THE
 CERTIFICATEHOLDERS
 OF THE FIRST FRANKLIN
 MORTGAGE LOAN TRUST
 2006-FF4, MORTGAGE PASS-
 THROUGH CERTIFICATES,
 SERIES 2006-FF4, Plaintiff**

v.

**JEFFREY D. MOUNTAIN,
 Defendant(s)
DESCRIPTION**

All that certain piece or parcel of land situate in the Fourth Ward of the City of Erie, County of Erie, and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the south side of Seventh Street, one hundred twenty-three and three-fourths (123 3/4) feet east of the east line of Plum Street; thence Southwardly parallel with Plum Street, Ninety-four (94) feet; thence Westwardly parallel with Seventh Street; Twenty-eight (28) feet; thence Northwardly parallel with Plum Street ninety-four (94) feet to the south line of Seventh Street; thence Eastwardly along the south line of Seventh Street, twenty-eight (26) [sic] feet to the place of beginning, and having erected thereon a two-story frame dwelling house and being known as 823 West 7th Street in the City of Erie, Pennsylvania.
 PROPERTY ADDRESS: 823 West 7th Street, Erie, PA 16502
 KML Law Group, P.C.
 Attorney for Plaintiff

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Dec. 28 and Jan. 4, 11

SALE NO. 55

Ex. #12383 of 2010
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING, LP,
Plaintiff

v.

LORRAINE RAVEN
JERRY D. RAVEN II,
Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
COMMENCING at a point in the northerly line of Brown Avenue, 34 feet West of the westerly line of Poplar Street;
THENCE Westwardly, along the northerly line of Brown Avenue, 33 feet;
THENCE Northwardly, parallel with Poplar Street, 108 feet to the south line of a piece of land conveyed to Zion Lutheran Church of Erie, Pennsylvania, by deed recorded in Erie County Deed Book 121, Page 247 (erroneously referred to as Deed Book 1105, Page 1945 in prior deed);
THENCE Eastwardly, along the South line of land conveyed to said church, 33 feet;
THENCE Southwardly, parallel with Poplar Street, 109 feet more or less to the place of beginning.
SAID premises being commonly known as 706 Brown Avenue, Erie, Pennsylvania, 16502.
PROPERTY ADDRESS: 706 Brown Avenue, Erie, PA 16502
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center
701 Market Street

Philadelphia, PA 19106
(215) 627-1322
Dec. 28 and Jan. 4, 11

SALE NO. 56

Ex. #12189 of 2012
BANK OF AMERICA, N.A.,
Plaintiff
v.
CHRISTOPHER L.
ROSENBERG, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being the west half of Lot No. 1157 in Square fifty-nine (59) as originally laid out and numbered in the Second Section of the Town (now City) of Erie and more particularly bounded and described as follows, to-wit:
BEGINNING at a point in the north line of West Ninth Street, 165 feet east of the east line of Cascade Street; thence northwardly parallel with Cascade Street, 165 feet; thence eastwardly parallel with West Ninth Street, 41 1/4 feet; thence southwardly parallel with Cascade Street, 165 feet to the north line of West Ninth Street; thence westwardly along the north line of West Ninth Street, 41 1/4 feet to the place of beginning. More commonly known as 946 W. 9th Street, Erie, Pennsylvania and being further identified with Erie County Tax Index Number (15) 3047-231.
TOGETHER with rights under and subject to a joint driveway agreement recorded March 18, 1957 in Erie County Contract Book 60, page 129, wherein and whereby the easterly 4.9 feet of the above described property is to be used in conjunction with the westerly 3.1 feet of the adjacent property to the east as a joint or common drive for ingress and egress to the rear of the respective properties.
PROPERTY ADDRESS: 946 West 9th Street, Erie, PA 16502
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center
701 Market Street

Philadelphia, PA 19106
(215) 627-1322
Dec. 28 and Jan. 4, 11

SALE NO. 57

Ex. #12932 of 2009
Citibank, National Association
as Trustee for Wachovia Loan
Trust 2005-SD1, Asset-Backed
Certificates, Series 2005-SD1
v.

Gordon J. Pruzenski, Original
Mortgagor and Real Owner and
Stephanie A. Pruzenski Original
Mortgagor
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12932-09 Citibank, National Association as Trustee for Wachovia Loan Trust 2005-SD1, Asset-Backed Certificates, Series 2005-SD1 vs. Gordon J. Pruzenski, Original Mortgagor and Real Owner and Stephanie A. Pruzenski Original Mortgagor, owner of property situated at 5th Ward, City of Erie, Erie County, Pennsylvania being 2914 Florence Avenue, Erie, PA 16504
Assessment Map number: 18-5105-207
Assessed Value figure: \$55,990.00
Improvement thereon: Residential Dwelling
Patrick J. Wesner, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NY 08002
(856) 482-1400
Dec. 28 and Jan. 4, 11

SALE NO. 59

Ex. #12111 of 2012
LNV Corporation
v.
Brian K. Wroblewski
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12111-12 LNV Corporation vs. Brian K. Wroblewski, owner of property situate in Erie County, Pennsylvania being 14156 Weeks Valley Road, Wattsburg, PA 16442
Assessment Map number: (44) 12-30-4
Assessed Value figure: \$83,720.00
Improvement thereon: Residential Dwelling
Patrick J. Wesner, Esquire
220 Lake Drive East, Suite 301

Cherry Hill, NY 08002
(856) 482-1400

Dec. 28 and Jan. 4, 11

SALE NO. 60

Ex. #10000 of 2012
MERCER COUNTY STATE BANK

v.

**MICHAEL C. VOGEL AND
KIMBERLY A. VOGEL
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10000-12 MERCER COUNTY STATE BANK vs. MICHAEL C. VOGEL AND KIMBERLY A. VOGEL, Owners of property situated in Waterford Township, Erie County, Pennsylvania being 12798 State Route 19, Waterford, PA 16441
1.674 Acres
Assessment Map Number: 47025060001600
Assessed Value figure: \$323,700.00
Improvement thereon: apartment building 4-19 units
Robert S. Bernstein, Esquire
Bernstein-Burkley, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219
(412) 456-8100

Dec. 28 and Jan. 4, 11

SALE NO. 61

Ex. #10574 of 2011
JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC

v.

**Barry A. Brumett;
Melissa A. Brumett
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 10574-2011 JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC vs. Barry A. Brumett; Melissa A. Brumett, owner(s) of property situated in the Borough of Wattsburg, County of Erie, Pennsylvania being 14405-14407 Church Street, Wattsburg, PA 16442
3290 square feet 0.25 acre
Assessment Map Number: 48001005000300
Assessed Value figure: 67,440.00
Improvement thereon: Two Family Dwelling
Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500

Dec. 28 and Jan. 4, 11

SALE NO. 62

Ex. #11381 of 2012
M&T Bank, Plaintiff

v.

**Sean J. Badaracco, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2012-11381 M&T Bank vs. Sean J. Badaracco, owner of property situated in the Second Ward of the City of Erie, Erie County, Pennsylvania being 913 Ash Street, Erie, Pennsylvania 16503.
Tax I.D. No. 15-020-031.0-123.00
Assessment: \$ 23,220.19
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 63

Ex. #11771 of 2012
M&T Bank, Plaintiff

v.

**Michael B. Hamrick, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2012-11771 M&T Bank v. Michael B. Hamrick, owners of property situated in the First Ward of the Borough of Union City, Erie County, Pennsylvania being 32 Putnam Street, Union City, Pennsylvania 16438.
Tax ID. No. 41 006 012.0 002.00
Assessment: \$ 52,110.95
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 64

Ex. #12382 of 2012
U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A. as Trustee for the Holders of Merrill Lynch Mortgage Investors Trust,

Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, Plaintiff

v.

**Violet C. Hill, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12382-12 U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A. as Trustee for the Holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 v. Violet C. Hill, owners of property situated in the City of Erie, Erie County, Pennsylvania being 930 West 20th Street, Erie, Pennsylvania 16502.
Tax I.D. No. 19-6025-113
Assessment: \$ 30,338.25
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 65

Ex. #12296 of 2012
The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15, Plaintiff

v.

**Teresa L. Pawluk, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12296-12 The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-15 v. Teresa L. Pawluk, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1401 East 35th Street, Erie, Pennsylvania 16504.
Tax I.D. No. 18-5223-306
Assessment: \$ 137,966.95
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 28 and Jan. 4, 11

SALE NO. 66
Ex. #12342 of 2012
THE BANK OF NEW YORK
MELLON FKA THE BANK
OF NEW YORK, AS TRUSTEE
FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF
THE CWABS INC., ASSET-
BACKED CERTIFICATES,
SERIES 2005-BC4, Plaintiff

v.

Sandra J. Witosky, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12342-12 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC4 v. Sandra J. Witosky, owners of property situated in the Sixth Ward of the City of Erie, Erie County, Pennsylvania being 956 West 35th Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19-6113-214
 Assessment: \$100,896.81
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109
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FIRST PUBLICATION**DILL, ANN M.,
deceased**

Late of the Township of Summit, County of Erie, Pennsylvania
Executor: Michael J. Dill, c/o Robert C. Brabender, Esq., 2741 West 8th Street, Suite 16, Erie, PA 16505
Attorney: Robert C. Brabender, Esquire, 2741 West 8th Street, Suite 16, Erie, PA 16505

**INGALDI, CATHERINE E.,
deceased**

Late of the City of Erie, County of Erie
Executor: Ronald Ingaldi, 1434 West 33rd Street, Erie, Pennsylvania 16508
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**MAGOON, LOIS ANN,
deceased**

Late of the City of Erie, County of Erie
Executor: Janet Welton
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16505

**MINOR, ELWIN E.,
a/k/a RED MINOR,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executors: Barbara A. Miller, 840 East 35th Street, Erie, Pennsylvania 16504 and John E. Minor, 8181 Stafford Drive, Wattsburg, Pennsylvania 16442
Attorneys: MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**MOLLER, DOROTHEA M.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Gretchen Ekstrom, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: James F. Toohey, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**MURPHY, HERLIES O.,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Co-Executrices: Anice C. Banks and Almeta Murphy, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, Esq., Brydon Law Office, 78 Main Street, North East, PA 16428

**RAFFERTY, IMOGENE L.,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania
Executors: Gary L. Rafferty, 4234 Station Road, Erie, Pennsylvania 16510 and Henry J. Rafferty, 17110 Lincolnville, Union City, Pennsylvania 16438
Attorney: John R. Falcone, Esq., The Gideon Ball House, 135 East 6th Street, Erie, Pennsylvania 16501

**SCHREKENGOST, BETTY J.,
deceased**

Late of the Township of Harborcreek, County of Erie, State of Pennsylvania
Executor: Gary Ross Schrekengost, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**SILVER, ABRAHAM ARTHUR,
a/k/a ABRAHAM A. SILVER,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Administrator: Scott Silver, c/o Robert C. Brabender, Esq., 2741 West 8th Street, Suite 16, Erie, PA 16505
Attorney: Robert C. Brabender, Esquire, 2741 West 8th Street, Suite 16, Erie, PA 16505

SECOND PUBLICATION**FLANAGAN, ELEANOR
ELIZABETH, a/k/a
BETTY FLANAGAN,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Betsy A. Frank
Attorney: Edward P. Wittmann, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**MEERHOFF, JEREMY M.,
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania
Executrix: Carol A. Meerhoff
Attorney: Peter D. Friday, Esquire, 1405 McFarland Road, Pittsburgh, PA 15216

**SANKO, ROBERT S.,
deceased**

Late of McKean Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Mary K. DeDomenico
Attorney: Craig A. Zonna, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

THIRD PUBLICATION

**BRENNAN, ALICE C.,
deceased**

Late of the City of Erie
Executrix: Barbara A. Brennan,
 114 East 35th Street, Erie, PA
 16504
Attorney: None

**KREITLER, FRANK C., JR.,
deceased**

Late of Millcreek Township,
 County of Erie and
 Commonwealth of Pennsylvania
Executrix: Charles D. Kreitler
Attorney: David J. Rhodes,
 Esquire, Elderkin Law Firm, 150
 East 8th Street, Erie, PA 16501

**KUBIAK, CHRISTINE M.,
deceased**

Late of the Township of Girard
Executrix: Donna L. Karotko
Attorney: Joseph M. Walsh, III,
 Esq., Shapira, Hutzelman, Berlin,
 Ely, Smith and Walsh, 305 West
 6th Street, Erie, PA 16507

**NOYD, ROBERT MELVIN, a/k/a
ROBERT M. NOYD,
deceased**

Late of the Township of
 Millcreek, County of Erie, State
 of Pennsylvania
Executrix: Michael L. Hoover-
 Buzzard, 2439 West 37th Street,
 Erie, PA 16507
Attorney: None

**ROWE, JAMES R.,
deceased**

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

**SANZO, FRANCES,
deceased**

Late of the Township of
 Millcreek, County of Erie, State
 of Pennsylvania
Executrix: Vincent Sanzo, c/o 78
 East Main Street, North East, PA
 16428
Attorney: John C. Brydon, Esq.,
 Brydon Law Office, 78 East Main
 Street, North East, PA 16428

**SCAVONA, WILLIAM J.,
deceased**

Late of Lawrence Park
 Township, County of Erie and
 Commonwealth of Pennsylvania
Executrix: Shirley M. Scavona
Attorney: Craig A. Zonna,
 Esquire, Elderkin Law Firm, 150
 East 8th Street, Erie, PA 16501

**SHAFFER, GARY L., a/k/a
GARY LEE SHAFFER,
deceased**

Late of the Township of
 Waterford, County of Erie,
 Commonwealth of Pennsylvania
Administratrix: Alice A. Cowley,
 1015 North Drive, Waterford, PA
 16441
Attorney: Rebecca Herman, Esq.,
 Herman & Herman, 412 High
 Street, Waterford, PA 16441

**SODER, ALBERT C.,
deceased**

Late of the Township of
 Greene, County of Erie and
 Commonwealth of Pennsylvania
Executrix: Joseph Soder, c/o
 3305 Pittsburgh Avenue, Erie,
 Pennsylvania 16508
Attorney: Darlene M. Vlahos,
 Esquire, 3305 Pittsburgh Avenue,
 Erie, Pennsylvania 16508

**WRIGHT, NEAL E.,
deceased**

Late of the Township of
 Fairview, County of Erie, State of
 Pennsylvania
Executors: Mark D. Wright, 6498
 South Creek Road, Girard, PA
 16417 and Miriam R. Youschak,
 9370 Miller Road, Cranesville,
 PA 16410
Attorney: James R. Steadman,
 Esq., 24 Main St. E., P.O. Box 87,
 Girard, PA 16417

**YOUNG, CLARA M.,
deceased**

Late of the Borough of Lake City,
 County of Erie
Executrix: Lorie J. DeLeo, c/o
 Thomas A. Testi, Esq., P.O. Box
 413, Fairview, PA 16415
Attorney: Thomas A. Testi, Esq.,
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Erie, PA 16501 ----- *kjennings@eriecountygov.org*

THOMAS D. BRASCO, JR. ----- (814) 452-6800
Shapira, Hutzelman, Ely, Berlin, Smith & Walsh ----- (f) (814) 456-2227
305 W. 6th Street
Erie, PA 16507 ----- *tbrasco@shapiralaw.com*

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7 West State Street, Suite 100
Sharon, PA 16146 ----- *RJP@Pietragallo.com*

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900 State Street, Suite 103 ----- (f) (814) 454-2743
Erie, PA 16501 ----- *jmead85@aol.com*

NORMAN "BUD" STARK ----- (814) 456-5301
Marsh Spaeder Baur Spaeder & Schaaf, LLP ----- (f) (814) 456-1112
300 State Street, Suite 300
Erie, PA 16507 ----- *nstark@marshspaeder.com*

JOHN B. FESSLER ----- (814) 833-2222
Quinn Buseck Leemhuis Toohey & Kroto, Inc. ----- (f) (814) 833-6753
2222 West Grandview Blvd.
Erie, PA 16506 ----- *jfessler@quinnfirm.com*

THOMAS E. KUHN ----- (814) 833-2222
Quinn Buseck Leemhuis Toohey & Kroto, Inc. ----- (f) (814) 833-6753
2222 West Grandview Blvd.
Erie, PA 16506 ----- *tkuhn@quinnfirm.com*

MICHAEL A. BRAYMER ----- (814) 332-6077
Department of Environmental Protection
230 Chestnut Street
Meadville, PA 16335-3481 ----- *mbraymer@pa.gov*

DAVID F. DIETEMAN ----- (814) 451-1145
1001 State Street, Suite 1400 ----- (f) (814) 451-1150
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