

Erie County Legal Journal

February 1, 2013

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Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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Erie County Bar Association

Calendar of Events and Seminars

MONDAY, FEBRUARY 4, 2013

ECBA Special Membership Meeting
Judicial Candidates to Speak
Bayfront Convention Center
Noon
\$20/ECBA member

TUESDAY, FEBRUARY 5, 2013

Mock Trial Competition
Erie County Court House
1:00 p.m., 3:00 p.m. & 5:00 p.m. trials

WEDNESDAY, FEBRUARY 6, 2013

Mock Trial Competition
Erie County Court House
1:00 p.m. & 3:00 p.m. trials

THURSDAY, FEBRUARY 7, 2013

Mock Trial Competition
Erie County Court House
1:00 p.m. & 3:00 p.m. trials

FRIDAY, FEBRUARY 15, 2013

Young Lawyer Division
Lunch with the Judicial Candidates
The Erie Club
11:30 a.m. - 1:30 p.m.
\$10/ECBA member



Erie County Bar
Association



@eriepabar

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF
PENNSYLVANIA'S LEGAL JOURNALS?



- ▶ Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.
- ▶ It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

2013 BOARD OF DIRECTORS

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2013

Mock Trial Competition

Sponsored by the Erie County Bar Association 

ATTENTION ECBA MEMBERS

The Erie County Bar Association is again sponsoring the 2013 District Level Competition of the PBA Mock Trials. We have a record number of teams - 20 teams competing in 20 trials - and **WE NEED YOUR PARTICIPATION AS JURORS** to continue the success of the program!

Trial Schedule (please allot 2 hours for each trial)

Tuesday, February 5

1:00 p.m.

3:00 p.m.

5:00 p.m.

Wednesday, February 6

1:00 p.m.

3:00 p.m.

Thursday, February 7

1:00 p.m.

3:00 p.m.

Please contact Paula or Heidi at the ECBA office at (814) 459-3111 or pjgregory@eriebar.com or hmweismiller@eriebar.com with the specific dates and times when you are available to participate.



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

814-455-7007
ERIE, PENNSYLVANIA

877-99-LAGAN
(TOLL-FREE)

www.laganpi.com

Dennis Lagan
27 Years- PSP

Gerald Nichols
30 Years - FBI

Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM

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

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

FEBRUARY 2013 NOTICE

The following is a list of *February 2013, March 2013 and April 2013* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: www.pawb.uscourts.gov. *The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.*

ERIE CH. 13 AND CH. 7 CASES

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

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

Wednesday, February 27, 2013
Thursday, March 14, 2013
Wednesday, March 27, 2013
Wednesday, April 24, 2013

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

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

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

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

Thursday, February 7, 2013
Thursday, February 21, 2013
Thursday, March 7, 2013
Thursday, March 21, 2013
Thursday, April 4, 2013
Thursday, April 18, 2013

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

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

ERIE CHAPTER 11 CASES

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

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

John J. Horner
Clerk of Court

Feb. 1

CHANCELLOR OF THE BAR NOMINATIONS

The Erie County Bar Association is accepting nominations for Chancellor of the Bar, properly endorsed by at least five members in good standing and confirming that the nominee has practiced at the Erie County Bar for more than 30 years. Chancellor of the Bar is an honorary position; the Chancellor serves on the Association's Nominating Committee.

The ECBA's Law Day Committee and Board of Directors will review the nominations and evaluate each nominee's contributions with respect to ethical practice, attitude toward the Courts and fellow lawyers, participation in civic affairs, community life and activities involving the Erie County Bar Association.

Nominations should be sent to the ECBA office and received/postmarked no later than Friday, February 8, 2013.

Jan. 25, Feb. 1



Types of Investigations:

- **Accident Scene Investigations for Insurance Companies**
- **Missing Person** • **Surveillance** • **Background Checks**
- **Workers Compensation Fraud** • **Process Service**

State Security & Investigation Services, Inc

1001 State Street, Suite 1208, Erie, PA 16501
(814) 454-4800

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

1. Fictitious Name: duce TWO Custom Design
 2. Principal Business Address: 5606 Swanville Road, Erie, PA 16506
 3. Name/Address of Registrant: Cory Malpiedi, 5606 Swanville Road, Erie, PA 16506
 4. The Fictitious Name Registration was filed with the Department of State on December 14, 2012.
- James J. Bruno, Esq.
3820 Liberty Street
Erie, PA 16509

Feb. 1

LEGAL NOTICE

Involuntary Title Transfer
87 Ford Dump Truck, white
VIN# 1FDYK80U1HVA65528
At Court of Common Pleas, Erie,
PA on 2/15/2013 at 8:45 a.m.

Feb. 1

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
NO. 10322-12

WELLS FARGO BANK, N.A.
Vs.

LUE BERTHA TATE, IN HER
CAPACITY AS HEIR OF JOHN
W. BUSH, JR., DECEASED,
TOMMIE DUNLAP, IN HIS
CAPACITY AS HEIR OF JOHN
W. BUSH, JR., DECEASED
and UNKOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER JOHN W.
BUSH, JR., DECEASED

NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER JOHN W.
BUSH, JR, DECEASED

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Being Premises: 4146 PAGE
STREET, ERIE, PA 16510-3570
Being in the City of Erie, County
of ERIE, Commonwealth of
Pennsylvania, Tax Parcel#

18052033040000

Improvements consist of residential
property.

Sold as the property of LUE
BERTHA TATE, IN HER
CAPACITY AS HEIR OF JOHN
W. BUSH, JR., DECEASED,
TOMMIE DUNLAP, IN HIS
CAPACITY AS HEIR OF JOHN
W. BUSH, JR., DECEASED
and UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER JOHN W.
BUSH, JR, DECEASED

Your house (real estate) at 4146
PAGE STREET, ERIE, PA 16510-
3570 is scheduled to be sold at
the Sheriff's Sale on 04/19/2013
at 10:00 AM, at the ERIE County
Courthouse, 140 W. 6th Street,
Room 18, Erie, PA 16501-1077,
to enforce the Court Judgment of
\$68,049.60 obtained by, WELLS
FARGO BANK, N.A. (the
mortgagee), against the above
premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

Feb. 1



Jamie is a principal with the Mead Law Firm

Jamie is a 1980 graduate of Princeton University and a 1983 graduate
of the University of Pittsburgh School of Law

Jamie Mead has 30 years of diverse legal experience, including

- Former Federal Prosecutor
- Criminal Defense (Currently Serves as County-Appointed Homicide Defense Counsel)
- Civil Law
- Municipal Law (Currently Serves as Assistant Erie Solicitor)

Paid for by the Committee to Elect Jamie Mead

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

**FEBRUARY 22, 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

Feb. 1, 8, 15

SALE NO. 1

Ex. #31810 of 2012

**SUKHDEV S. THIND and
PARMINDER K. THIND,
Plaintiffs**

v.

**MANJINDER SINGH,
Defendant**

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of North East, Erie County, Pennsylvania, having erected thereon a truck stop being commonly known as 12214 East Main, North East, Pennsylvania, and bearing Erie County Tax Parcel Nos. (37) 16-0340-00100 and (37) 16-0350-00900.

BEING the same premises conveyed

to Manjinder Singh by deed dated November 27, 2007 and recorded in the Office of the Recorder of Deeds for Erie County on November 27, 2007 at Deed Book 1462, page 1218.

Nicholas R. Pagliari
Pa. Supreme Court ID No. 87877
MacDonald Illig Jones &
Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7754
Attorneys for Plaintiff

Feb. 1, 8, 15

SALE NO. 2

Ex. #13320 of 2012

**NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**ERIKA K. ADIUTORI,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2012-13320, Northwest Savings Bank vs. Erika K. Adiutori, owner of property situate in the Township of Fairview, Erie County, Pennsylvania being: 1300 Morrison Drive, Erie, Pennsylvania.

130' X 165.3' X 140' X 165.6'
Assessment Map Number:
(21) 39-55-3

Assessed Value Figure: \$154,410.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

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

Feb. 1, 8, 15

SALE NO. 3

Ex. #13353 of 2012

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**DONALD D. MANDAVILLE
MARY E. MANDAVILLE,
Defendants**

LEGAL DESCRIPTION

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

BEGINNING at the northeastern corner point of land of Joseph B. Snarski, et ux, described in a deed recorded in Erie County Deed Book 1061, page 460; THENCE westerly, parallel with the northern line of Hillside Drive, along the said land of Snarski and continuing along the land of Tanner, 425 feet to a point; THENCE northerly, at right angle, along the land of Tanner, 75 feet, more or less, to the southern line of said land of Howard R. Yost, et ux; THENCE easterly, along the southern line of land of Yost, 475 feet, more or less, to the northwestern corner of land shown in Map Book 7, Page 17, as Hill-Wood Subdivision; THENCE southerly, along the land of Hill-Wood Subdivision, 290.5 feet to the PLACE OF BEGINNING.

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

All of Lot No. 2, described in a Map recorded in Map Book 7, Page 17, in the Erie County Recorder of Deeds Office, Erie County Courthouse, Erie, Pennsylvania, known as Hill-Wood Subdivision.

Prior deed reference: Erie County Record Book 195 at page 665

AND BEARING Erie County Tax Assessment Index # 44-21-28-16 and # 44-21-28-9.08.

Grantees agree for themselves, their heirs and assigns, that they, together with the owners of premises bearing Erie County Assessment Index # 44-21-29-2, being Clair C. Foster and Nancy P. Foster, and together with the owners of premises bearing Erie County Assessment Index # 44-21-28-17, being Clair C. Foster and Nancy P. Foster, and their respective heirs and assigns, shall each be responsible for paying 1/3 of the cost of necessary repairs to the community drain field located on the Harwood property, being located on the easterly side of the Jamestown Road, State Route 74. Being the same premises conveyed to Mary E. Mandaville and Donald D. Mandaville by deed dated March

3, 1998 and recorded on April 5, 1998 in Erie County, Pennsylvania Record Book 546, Page 209.
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Feb. 1, 8, 15

SALE NO. 4

Ex. #13550 of 2012

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**R & R RENTALS OF ERIE,
LLC, Defendant**

LEGAL 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:
BEGINNING at a point in the South line of Tenth Street, one hundred sixty-five (165) feet West of the West line of Peach Street;
THENCE, southwardly and parallel to Peach Street, one hundred sixty five (165) feet to a point;
THENCE, westwardly and parallel to Tenth Street, three (3) feet to a point;
THENCE, southwardly and parallel to Peach Street, one hundred sixty-five (165) feet to a point in the North line of Eleventh Street;
THENCE, westwardly along the North line of Eleventh Street, sixty-six (66) feet to a point;
THENCE, northwardly on a line parallel to Peach Street, one hundred sixty-five (165) feet to a point;
THENCE, eastwardly on a line parallel to Tenth Street, six and seventy-five hundredths (6.75) feet to a point;
THENCE, northwardly on a line to Peach Street, one hundred sixty-five (165) feet to a point in the South line of Tenth Street;
THENCE, eastwardly along the South line of Tenth Street sixty-two and twenty-five hundredths (62.25) feet to the place of beginning.
SAID premises bearing Erie County Tax Index Numbers (16) 3009-203

and (16) 3009-209 and being more commonly known as 119-121 West Tenth Street, Erie, Pennsylvania BEING those same premises as described in that certain deed to R&R Rentals of Erie, LLC dated November 2, 2007 and recorded February 5, 2008 in Erie County Record Book 1474, Page 2327.
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Feb. 1, 8, 15

SALE NO. 5

Ex. #13564 of 2012

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**DAVID W. RUSSELL and AMY
HERP RUSSELL a/k/a AMY
HERP-RUSSELL, Trustees of the
Goodman Trust dated April 21,
1998, Defendants**

LEGAL DESCRIPTION

PARCEL 1

ALL that certain piece or parcel of land situate in the township of LeBeouf, County of Erie and Commonwealth of Pennsylvania, bounded and described as follow, to-wit:
BEGINNING at a point on the center line of Wheelertown Road on the southwest corner of the property owned by George B. Wheeler and Alice R. Wheeler; thence North 20 degrees 32 minutes 23 seconds East a total distance of 2,392.84 feet to an angle iron post; thence South 69 degrees 19 minutes East a distance of 999.92 feet to an iron survey pin; thence South 6 degrees 50 minutes 42 seconds West a distance of 1,123.43 feet to an iron survey pin; thence South 35 degrees 39 minutes 15 seconds West a distance of 96.09 feet to an iron survey pin; thence South 44 degrees 33 minutes 22 seconds West a distance of 237.15 feet to an iron survey pin; thence South 15 degrees 20 minutes West a distance of 240.94 feet to an iron survey pin; thence South 33 degrees 12 minutes 10

seconds West a distance of 243.29 feet to an iron survey pin; thence South 72 degrees 18 minutes 28 seconds West a distance of 88 feet to an iron survey pin; thence South 7 degrees 43 minutes 50 seconds West a distance of 222.49 feet to the centerline of Wheelertown Road; thence West along the centerline of said road along an arc a distance of 97.75 feet to a point in the centerline of said road, (erroneously omitted in deeds in chain of title); thence continuing West along the centerline of said road, North 83 degrees 33 minutes 49 seconds West a distance of 756.21 feet to a point in the centerline of said road; thence continuing West along the centerline of said road along an arc a distance of 259.77 feet (erroneously omitted in deeds in chain of title) to the place of beginning. This property contains a twenty foot right-of-way along the eastern boundary line extending from Wheelertown Road north along said boundary line to the north line of the described property giving access to the property owner to the north and the parcel to the east which was subdivided in 1993 and recorded as map 1993-311 in Erie County, Pennsylvania. The above described property contains 59.268 acres to the centerline of Wheelertown Road or 58.560 acres to the northern right-of-way of Wheelertown Road by measure. Said property being further identified as bearing Erie Count Tax ID No. (30) 6-34-14.
BEING the same premises conveyed to David W. Russell and Amy Herp Russell, Trustees of the Goodman Trust dated April 21, 1998 by Deed dated January 3, 2001 and recorded January 4, 2001 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Book 746, Page 834.

PARCEL 2

ALL that certain piece or parcel of land situate in the Township of Summit, County of Erie, and Commonwealth of Pennsylvania, now particularly bounded and describe as follow, to-wit:
BEGINNING at a point located at the point of intersection of the center

line of Jackson Station Road with the west line of the Conrail right-of-way; thence South 64 degrees west, 512.96 feet to a point in the center line of Jackson Station Road; thence north 23 degrees 31' 35" west, 1,221 feet to a point; thence North 64 degrees 09' 14" East, 575.33 feet to a point located in the west line of the Conrail right-of-way; thence along an arc extending from said point in a southerly direction to the center line of Jackson Station Road and the place of beginning, a distance of 1,224 feet, containing 15.00 acres of land, more or less, and more particularly described in a survey dated June 2, 1984, prepared by Lynn S. Hofius, a Professional Land Surveyor, a registered Commonwealth of Pennsylvania Surveyor, No. 19368-E, and recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, on the 24th day of December, 1984, in Map Book 27 at page 116.

BEING the same premises conveyed to David W. Russell and Amy Herp Russell, Trustees of the Goodman Trust dated April 21, 1998 by Deed dated April 21, 1998 and recorded on June 11, 1998 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Book 567, Page 153.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Feb. 1, 8, 15

SALE NO. 7

Ex. #12987 of 2011

**FIRST NATIONAL BANK OF
PENNSYLVANIA successor
by merger with PARKVALE
SAVINGS BANK, Plaintiff,
v.
JOSEPH J. BOCIANOWSKI,
JR., Defendant**

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 12987-2011.
FIRST NATIONAL BANK OF
PENNSYLVANIA successor

by merger with PARKVALE SAVINGS BANK v. JOSEPH J. BOCIANOWSKI, JR., owner of the following properties identified below:

1) Situate in the CITY of ERIE, County of ERIE, and Commonwealth of Pennsylvania at 4310 Melrose Avenue, Erie, PA 16509:

Assessment Map No.: (19) 6175-103
Assessed Value Figure: \$78,540.80
Improvement Thereon: 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:

BEING Lot No. 7 in the Pleasant Valley Subdivision No. 3 as shown on a Plot of said subdivision recorded November 26, 1954 in the Office of the Recorder of Deeds of Erie County, Pennsylvania, on Map Book 5, at Pages 108 and 109 to which plot reference is hereby made for a further description of said property.

HAVING erected thereon a one and one-half story frame dwelling with brick front and being more commonly known as 4310 Melrose Avenue, Erie, Pennsylvania. Bearing Erie County Index No. (19) 6175-103.

Michael P. Kruszewski, Esq.
Pa. I.D. No. 91239
2222 West Grandview Boulevard
Erie, PA 16506-4508
(814) 833-2222, Ext. 238
mkruszewski@quinnfirm.com
Attorneys for Plaintiff, First National Bank of Pennsylvania, successor by merger with Parkvale Savings Bank

Feb. 1, 8, 15

SALE NO. 8

Ex. #13641 of 2011

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

**CHRISTINA MARIE
PATERNITI A/K/A CHRISTINA
M. PATERNITI
RONALD JAMES PATERNITI
A/K/A RONALD J. PATERNITI,
Defendant(s)**

SHORT DESCRIPTION FOR

ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MILLCREEK, ERIE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 3234 Willis Street (Millcreek Township), Erie, PA 16506

PARCEL NUMBER: (33) 70-272-13
IMPROVEMENTS: Residential Property

Harry B. Reese, Esquire
PA ID 310501
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Feb. 1, 8, 15

SALE NO. 9

Ex #13471 of 2012

**PNC Mortgage, a division of
PNC Bank NA, Plaintiff
v.**

**Jack V. Vanchieri, Jr.
Jeanne M. Vanchieri,
Defendant(s)**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being Lot Number Eleven (11) of Replot No. 3 of parts of Blocks "A", "B" and "D" of Oakdale Subdivision, part of Reserve Tract No. 81, as shown on a map of said replot recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 6 at Page 92 and 93, to which map reference is hereby made for a further description of said property, having erected thereon premises commonly known as 3305 Stoughton Road, Township of Millcreek, County of Erie and State of Pennsylvania. Erie County Tax Index No. (33) 68-344-14.

Being Known As: 3305 Stoughton Road, Erie, PA 16506

Property ID No.: (33) 68-344-14

TITLE TO SAID PREMISES IS VESTED IN JACK V. VANCHIERI, Jr. and Jeanne M. Vanchieri, his wife, as tenants by the entireties with the right of survivorship by Deed from Walter C. Wilhelm and Mary Lou, his wife dated 08/12/1993 recorded

08/13/1993 in Deed Book 285 page 1568.
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Feb. 1, 8, 15

SALE NO. 10
Ex. #14423 of 2011
Resi Whole Loan IV, LLC,
Plaintiff

v.

MARY K. YOCHIM
SCOTT B. YOCHIM,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MCKEAN, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 10090 Hamot Road, Waterford, PA 16441
PARCEL NUMBER: 31-15-59-6.06
IMPROVEMENTS: Residential Property
Elana B. Flehinger, Esq.
PA ID 209197
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Feb. 1, 8, 15

SALE NO. 11
Ex. #14287 of 2011
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff

v.

MICHAEL D. MCGUIRE,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14287-11, PNC BANK, NATIONAL ASSOCIATION v. MICHAEL D. MCGUIRE, owner(s) of property situated in Erie County, Pennsylvania being 3831 WOOD STREET, ERIE, PA 16509
Assessment Map number: (18) 5308-120
Assessed Value figure: \$58,080.00
Improvement thereon: two-story frame building
Brett A. Solomon, Esquire
Michael C. Mazack, Esquire

1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Feb. 1, 8, 15

SALE NO. 12
Ex. #12947 of 2011
Wells Fargo Bank, N.A., as
Trustee for Option One Mortgage
Loan Trust 2001-D, Asset-Backed
Certificates, Series 2001-D,
Plaintiff,
v.

Richard G. Rohan and
Sheri L. Rohan, Defendants
REAL PROPERTY SHORT
DESCRIPTION FORM

TO THE SHERIFF OF ERIE COUNTY:
PROPERTY OF: Richard G. Rohan and Sheri L. Rohan
EXECUTION NO: 12947-11
JUDGMENT AMT: \$91,085.65
ALL the right, title, interest and claim of: Richard G. Rohan and Sheri L. Rohan
Of in and to:
Address: 2807 Arcadia Avenue, Erie, PA 16506
Municipality: City of Erie
All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania
Tax ID- 33-054-251.0-008.00
Parker McCay P.A.
Chandra M. Arkema, Esquire
Attorney ID# 203437
9000 Midlantic Drive, Suite 300
PO Box 5054
Mount Laurel, New Jersey 08054

Feb. 1, 8, 15

SALE NO. 13
Ex. #13146 of 2012
JPMorgan Chase Bank, National
Association, Plaintiff

v.

Kenneth A. Howard a/k/a
Kenneth Howard, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No 13146-12 JPMorgan Chase Bank, National Association vs. Kenneth A. Howard a/k/a Kenneth Howard, owner(s) of property situated in County of Erie, Erie County, Pennsylvania being 132 West 36th Street, Erie, PA 16508

.1484
Assessment Map number: (15) 5336-117
Assessed Value figure: \$106,280.00
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

Feb. 1, 8, 15

SALE NO. 14
Ex. #12525 of 2012
PHH MORTGAGE
CORPORATION F/K/A PHH
MORTGAGE SERVICES,
Plaintiff

v.

SHERRY A. BLACK
MICHAEL P. BLACK,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12525-12
PHH MORTGAGE CORPORATION F/K/A PHH MORTGAGE SERVICES vs. SHERRY A. BLACK and MICHAEL P. BLACK
Amount Due: \$61,111.54
SHERRY A. BLACK and MICHAEL P. BLACK, owner(s) of property situated in SUMMIT TOWNSHIP, Erie County, Pennsylvania being 280 JACKSON STATION ROAD, WATERFORD, PA 16441-4258
Square Feet: 960
Acreage: 1.6300
Assessment Map number: 40022097000800
Assessed Value: \$84,200.00
Improvement thereon: Residential Phelan Hallinan, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 1, 8, 15

SALE NO. 15
Ex. #12298 of 2012
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE, FOR THE

The Five Stages of the *Typical* e-Discovery Experience

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2. Anxiety



3. Desperation



4. Anger



5. Regret



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FAILURE OR DELAY TO DIAGNOSE | DELAYED SURGERY

**CERTIFICATEHOLDERS
OF MORGAN STANLEY ABS
CAPITAL I, INC., TRUST
2004-NC2, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2004-NC2, Plaintiff**

v.

**JOYCE M. COOPER A/K/A
JOYCE MARGARET COOPER,**

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12298-12

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE, FOR THE
CERTIFICATEHOLDERS OF
MORGAN STANLEY ABS
CAPITAL I, INC., TRUST
2004-NC2, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2004-NC2 vs. JOYCE
M. COOPER A/K/A JOYCE
MARGARET COOPER
Amount Due: \$44,051.92

JOYCE M. COOPER A/K/A
JOYCE MARGARET COOPER,
owner(s) of property situated in
MILLCREEK TOWNSHIP, Erie
County, Pennsylvania being 2746
WEST 24TH STREET, ERIE, PA
16506-3006

Dimensions: 60 X 135.14

Acreage: .1861

Assessment Map number:
33-051-206.0-001.01

Assessed Value: \$73,600

Improvement thereon: Residential
Phelan Hallinan, LLP

One Penn Center at Suburban
Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814

(215) 563-7000

Feb. 1, 8, 15

SALE NO. 16

Ex. #12208 of 2012

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

v.

**WILLIAM V. FREE, SR A/K/A
WILLIAM FREE, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12208-12

PHH MORTGAGE

CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION vs. WILLIAM V.
FREE, SR A/K/A WILLIAM FREE
Amount Due: \$78,757.47
WILLIAM V. FREE, SR A/K/A
WILLIAM FREE, owner(s) of
property situated in WATERFORD
TOWNSHIP, Erie County,
Pennsylvania being 11778 ROUTE
97, A/K/A 11778 ROUTE 97
NORTH, WATERFORD, PA
16441-9172

Dimensions: 293 X 309.8 X 85.9
Acreage: 0.3055

Assessment Map number:
47009025000800

Assessed Value: \$102,300.00

Improvement thereon: Residential
Phelan Hallinan, LLP

One Penn Center at Suburban
Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814

(215) 563-7000

Feb. 1, 8, 15

SALE NO. 17

Ex. #12703 of 2012

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

v.

**ROBIN R. GALBRAITH
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12703-12

BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING,
LP F/K/A COUNTRYWIDE
HOME LOANS SERVICING, LP
vs. ROBIN R. GALBRAITH
Amount Due: \$117,151.12

ROBIN R. GALBRAITH, owner(s)
of property situated in NORTH
EAST TOWNSHIP, Erie County,
Pennsylvania being 11078 WEST
LAW ROAD, NORTH EAST, PA
16428-3873

Dimensions: 100 X 75

Acreage: 576 square feet

Assessment Map number:
37023092003200

Assessed Value: 63,230.00
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

Feb. 1, 8, 15

SALE NO. 19

Ex. #12001 of 2012

**H&R BLOCK BANK, A
FEDERAL SAVINGS BANK,
Plaintiff**

v.

**IDA M. TERIBERY Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 12001-12

H&R BLOCK BANK, A
FEDERAL SAVINGS BANK vs.
IDA M. TERIBERY

Amount Due: \$103,913.95

IDA M. TERIBERY, owner(s) of
property situated in BOROUGH
OF LAKE CITY, Erie County,
Pennsylvania being 10183 ELM
STREET, LAKE CITY, PA 16423-
1317

Dimensions: 65 X 212 IRR

Acreage: .2902

Assessment Map number:
28-014-033.0-002.01

Assessed Value: 49,590

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

Feb. 1, 8, 15

SALE NO. 20

Ex. #11597 of 2012

**FANNIE MAE ("FEDERAL
NATIONAL MORTGAGE
ASSOCIATION"), Plaintiff**

v.

**MELISSA A. TOROK
DAVID A. TOROK, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 11597-12

FANNIE MAE ("FEDERAL
NATIONAL MORTGAGE
ASSOCIATION") vs. MELISSA A.
TOROK and DAVID A. TOROK

Amount Due: \$57,009.17
 MELISSA A. TOROK and DAVID A. TOROK, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 503 EAGLE POINT BOULEVARD, ERIE, PA 16511-1161
 Dimensions: 65.57X Irregular
 Acreage: .1461
 Assessment Map number: 14011026022300
 Assessed Value: \$46,100
 Improvement thereon: Residential
 Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Feb. 1, 8, 15

SALE NO. 21

Ex. #12786 of 2012

U.S. Bank National Association, as Trustee for Salomon Brothers Mortgage Securities VII, Inc. Salomon Home Equity Loan Trust 2001-1, Asset-Backed Pass-Through Certificates, Series 2001-1, by its Attorney- in-fact, Ocwen Loan Servicing LLC.

v.

Estate of Mary M. Dash, c/o Brenda Eggleston, Executor
LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in 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 line of Fourth Street, three hundred fifty-seven and one-half (357 ½) feet west of the west line of Cherry Street, thence southwardly parallel with Cherry Street one hundred sixty-five (165) feet; Thence eastwardly parallel with Fourth Street, twenty-seven and one-half (27 ½) feet; thence northwardly parallel with Cherry Street one hundred sixty-five (165) feet to the south line of Fourth Street; thence westwardly along the south line of Fourth Street, twenty-seven and one-half (27 ½) feet to the place of beginning; having thereon a dwelling commonly known as 633 West 4th Street, Erie, Pennsylvania

and being further Identified as Index No. (17) 4020-214.
 BEING the same premises which Doris M. Delavern, widow and unmarried, by Warranty Deed dated July 1, 1991 and recorded on July 25, 1991 in the office of the recorder of deeds in and for Erie County at book 0170 page 0632 granted and conveyed unto Mary N. Dash.
 PROPERTY ADDRESS: 633 West 4th Street, Erie, PA 16507
 PARCEL (17) 4020-214.
 Attorney for Plaintiff:
 Kevin P. Diskin, Esquire
 Stern & Eisenberg, PC
 The Pavilion
 261 Old York Road, Suite 410
 Jenkintown, PA 19046
 (215) 572-8111

Feb. 1, 8, 15

SALE NO. 22

Ex. #12300 of 2007

EMC MORTGAGE CORPORATION, Plaintiff,
v.

GARY L. BROWN and COLLEEN R. BROWN, Defendants,

LONG FORM DESCRIPTION

ALL those certain parcels of land situated in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being known and designated as Lot 10 and 11 of Block "D," of Bayview Subdivision as shown upon Map of said subdivision recorded in Erie County Map Book 1, Pages 272-273.
 COMMONLY known as 1324 East 31st Street, Erie, Pennsylvania 16504.
 PARCEL No. 18-5110-320
 BEING the same premises which Gary L. Brown, who acquired title incorrectly as Gary L. Brown and Colleen R. Brown, husband and wife, by Deed dated March 2, 2004 and recorded in the Office of the Recorder of Deeds of Erie County on April 23, 2004, at Deed Book Volume 1127, Page 1852, granted and conveyed to Gary L. Brown and Colleen R. Brown, husband and wife, as tenants by the entirety with rights of survivorship.
 Kristine M. Anthou, Esquire

Grenen & Birsic, P.C.
 Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

Feb. 1, 8, 15

SALE NO. 23

Ex. #10415 of 2012

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

v.

AISHA R. MOORE, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 10415-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. AISHA R. MOORE

Real Estate 3506 SASSAFRAS STREET, ERIE, PA 16508

Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 1586, Page 2284

Tax I.D. (18) 5336-308

Assessment: \$32,400 (Land)
 \$46,020 (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

Feb. 1, 8, 15

SALE NO. 24

Ex. #14373 of 2011

PNC BANK, National Association, Plaintiff

v.

ALLORA M. BIEBEL, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14373-11 PNC BANK, National Association, vs. ALLORA M. BIEBEL, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3621 SYCAMORE DRIVE, ERIE PA 16505

ACREAGE: 0.1033;
 SQUARE FOOT: 1680;

DIMENSIONS 32 X 120 IRR
Assessment Map number:
33006024000100
Assessed Value figure: \$89,630.00
Improvement thereon: SINGLE
FAMILY DWELLING
Lori Gibson, Esquire
400 Koppers Building
436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
412-434-7955

Feb. 1, 8, 15

SALE NO. 26

Ex. #11549 of 2012
PNC Bank, National Association
successor by merger to National
City Bank, successor by merger
to National City Mortgage, a
Division of National City Bank
v.

Sylvie Houde Kemery
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11549-12 PNC Bank,
National Association successor
by merger to National City Bank,
successor by merger to National
City Mortgage, a Division of
National City Bank vs. Sylvie
Houde Kemery, owner(s) of
property situated in the City of
Erie, County of Erie, Pennsylvania
being 1128 Brown Avenue, Erie, PA
16502

1404 square feet, 0.0440 acre
Assessment Map Number:
19060035012000
Assessed Value figure: 49,620.00
Improvement thereon: Single
Family Dwelling
Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500

Feb. 1, 8, 15

SALE NO. 27

Ex. #10047 of 2012
US Bank National Association,
as trustee, on behalf of the
holders of the Asset Backed Pass-
Through Certificates, Series NC
2005-HE4
v.

Bruce Martinson; Estate of Carol
Martinson

SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 2012-10047 US Bank
National Association, as trustee,
on behalf of the holders of the
Asset Backed Pass-Through
Certificates, Series NC 2005-
HE4 vs. Bruce Martinson; Estate
of Carol Martinson, owner(s) of
property situated in the City of Erie,
County of Erie, Pennsylvania being
2262 Fairmont Parkway a/k/a 2262
Fairmont Parkway, Erie, PA 16510
63.44X128, 0.1881 acre
Assessment Map Number:
18051034020000

Assessed Value figure: \$74,130.00
Improvement thereon: Single
Family Dwelling
Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500

Feb. 1, 8, 15

SALE NO. 28

Ex. #12294 of 2011
Bank of America, N.A., Plaintiff
v.

Perry D. Klaue and Brenda L.
Klaue, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution
filed to No. 12294-2011 Bank of
America, N.A. v. Perry D. Klaue
and Brenda L. Klaue, owners of
property situated in the Township of
Union, Erie County, Pennsylvania
being 9240 Route 6, Union City,
Pennsylvania 16438.

Tax I.D. No. 43-7-10-30
Assessment: \$32,821.30
Improvements: Residential
Dwelling
McCabe, Weisberg and Conway, P.C
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Feb. 1, 8, 15

SALE NO. 29

Ex. #10975 of 2012
Nationstar Mortgage, LLC,
Plaintiff
v.

Melissa A. Matha and Dale L.
Matha aka Dale L. Matha, Jr.,
Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution
filed to No. 10975-12 Nationstar
Mortgage, LLC v. Melissa A.

Matha and Dale L. Matha aka
Dale L. Matha, Jr., owners of
property situated in the Township
of Millcreek, Erie County,
Pennsylvania being 1642 Biebel
Avenue, Erie, Pennsylvania 16509.
Tax I.D. No. 33-165-609-11

Assessment: \$117,804.77
Improvements: Residential
Dwelling
McCabe, Weisberg and Conway, P.C
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Feb. 1, 8, 15

SALE NO. 30

Ex. #11309 of 2012
The Bank of New York Mellon
FKA The Bank of New York as
Trustee for the Certificateholders
of the CWABS, Inc., Asset-
Backed Certificates, Series
2005-3, Plaintiff
v.

Kevin J. McGregor, Executor of
The Estate of John McGregor,
Deceased Mortgagor and Real
Owner, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution
filed to No. 11309-12 The Bank
of New York Mellon FKA The
Bank of New York as Trustee
for the Certificateholders of the
CWABS, Inc., Asset-Backed
Certificates, Series 2005-3 v.
Kevin J. McGregor, Executor of
The Estate of John McGregor,
Deceased Mortgagor and Real
Owner, owners of property situated
in the Township of Millcreek,
Erie County, Pennsylvania being
3019 Hampshire Road, Erie,
Pennsylvania 16506.

Tax I.D. No. 3-70-288-32
Assessment: \$88,612.99
Improvements: Residential
Dwelling
McCabe, Weisberg and Conway, P.C
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Feb. 1, 8, 15

SALE NO. 31

Ex. #14273 of 2008
U.S. Bank National Association
as Successor Corporate Trustee
to WACHOVIA BANK, N.A.
AS AFORESAID AND NOT

INDIVIDUALLY, Plaintiff

v.

Kimberly S. Raup and Vaughn L. Raup, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 2008-14273 U.S. Bank National Association as Successor Corporate Trustee to WACHOVIA BANK, N.A. AS AFORESAID AND NOT INDIVIDUALLY v. Kimberly S. Raup and Vaughn L. Raup, owners of property situated in the TOWNSHIP OF WASHINGTON, Erie County, Pennsylvania being 5448-5450 Linden Avenue, Edinboro, Pennsylvania 16412.
Tax I.D. No. 45-16-29-3
Assessment: \$ 150,227.78

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Feb. 1, 8, 15

SALE NO. 32

Ex. #11473 of 2011

U.S. Bank, N.A. as Trustee for Vericrest Opportunity Loan Trust 2011-NPL2, Plaintiff

v.

Tammy Rivers and John Rivers, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11473-11 U.S. Bank, N.A. as Trustee for Vericrest Opportunity Loan Trust 2011-NPL2 v. Tammy Rivers and John Rivers, owners of property situated in the Township of Springfield, Erie County, Pennsylvania being 4389 Nye Road, West Springfield, Pennsylvania 16443.
Tax I.D. No. 39-16-51-18
Assessment: \$ 102,028.64

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Feb. 1, 8, 15

SALE NO. 33

Ex. # 12861 of 2012

Bank of America, N.A., Plaintiff

v.

Rodney R. Shumate and Christy M. Shumate, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12861-12 Bank of America, N.A. v. Rodney R. Shumate and Christy M. Shumate, owners of property situated in the Township of Conneaut, Erie County, Pennsylvania being 11540 Crouch Road, Albion, Pennsylvania 16401.
Tax I.D. No. (4)19-64-12.01
Assessment: \$ 160,398.65

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Feb. 1, 8, 15

SALE NO. 34

Ex. #13638 of 2011

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D, Plaintiff

v.

Roy J. Smith and Pamela L. Ryan, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13638-11 Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D v. Roy J. Smith and Pamela L. Ryan owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2328 Woodlawn Avenue, Erie, Pennsylvania 16510.
Tax I.D. No. 18-5138-206
Assessment: \$ 79,389.65

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Feb. 1, 8, 15

SALE NO. 37

Ex. #12297 of 2011

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE (NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE), IN

TRUST FOR REGISTERED HOLDERS OF VCM SERIES 2009-3, Plaintiff

v.

LUZ CORRALES Defendant(s) SHERIFF'S SALE

Description: All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania.
LOCATION OF PROPERTY: 802 Oregon Avenue, Apt #8556, Erie, PA 16505
Pin Number: 33-17-72-64

THE IMPROVEMENTS THEREON ARE: Residential dwelling
SEIZED AND TAKEN IN execution as the property of Luz Corrales

REAL DEBT: \$79,445.16
Thomas M. Federman, Esquire
Federman & Associates, LLC
Attorneys for Plaintiff
305 York Road, Suite 300
Jenkintown, PA 19046
215-572-5095

Feb. 1, 8, 15

AUDIT LIST
NOTICE BY
PATRICK L. FETZNER

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, January 28, 2013** and confirmed Nisi.

February 21, 2013 is the last day on which Objections may be filed to any of these accounts.

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

<u>2013</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
10.	Bertha Lois Dennison a/k/a Bertha Dennison a/k/a Bertha L. Dennison	Laurel Ann Horton, Executrix	Ronald J. Susmarski, Esq.
11.	Irene Chimenti	Rosalie Hale, Executrix	Gary Eiben, Esq.

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ESTATE NOTICES

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

FIRST PUBLICATION**BENSON, P. ALAN, a/k/a****PAUL ALAN BENSON,****deceased**

Late of the City of Erie
Executor: Jeffrey A. Benson
Attorney: Joseph M. Walsh, III, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

FOERSCHNER, MARYBELLE C.,**deceased**

Late of North East Borough, County of Erie and Commonwealth of Pennsylvania
Executrix: Sandra L. Kearney
Attorney: Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

GOODRICH, EVANGELINE,**deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executor: Donald Kienholz
Attorney: John B. Enders, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

GRINOLDS, JAMES A.,**deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Kimberley A. Pieske, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Valerie H. Kuntz, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

HEADLEY, GARY E.,**deceased**

Late of the Township of Fairview, County of Erie, Pennsylvania
Co-Administrators: Douglas R. Headley and Garrett L. Headley, c/o 150 West Fifth Street, Erie, PA 16507
Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

MADRIGALE, SYLVIA J.,**deceased**

Late of Erie City, Erie County, Pennsylvania
Executors: Oliver J. Madrigale, 946 West 35th Street, Erie, Pennsylvania 16508 and John R. Falcone, 135 East 6th Street, Erie, Pennsylvania 16501
Attorney: John R. Falcone, Esq., The Gideon Ball House, 135 East 6th Street, Erie, Pennsylvania 16501

MCCORMICK, ANN S.,**deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Kathleen M. Klebanski, c/o Thomas C. Hoffman, II, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

SMITH, PHYLLIS J., a/k/a**PHYLLIS JEAN SMITH,****deceased**

Late of Erie County, Pennsylvania
Executor: Linda E. Clark, c/o David W. Bradford, Esq., 731 French Street, Erie, PA 16501
Attorney: David W. Bradford, Esq., 731 French Street, Erie, PA 16501

TELL, JEAN M.,**deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Thomas W. Tell, 3829 Cochran Street, Erie, PA 16508
Attorney: Gary K. Schonthaler, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

VICKS, DOROTHY A.,**deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Kathryn A. Kuklinski, c/o Robert G. Dwyer, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

WEAVER, ELIZABETH M.,**deceased**

Late of the City of Erie, County of Erie
Executor: Monsignor Robert G. Barcio, 230 West Tenth Street, Erie, Pennsylvania 16501
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

WIENCZKOWSKI, THOMAS R., deceased

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Karen M. Frantz, 5942 Pinecrest Drive, Erie, PA 16509
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

YUSKO, RICHARD A., a/k/a RICHARD YUSKO, deceased

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executrix: Joan Navecky, 510 Rice Avenue, Girard, PA 16417
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

ZALIK, ANNE M., deceased

Late of the Township of Wayne, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Frank S. Zalik and Joseph Zalik, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

SECOND PUBLICATION

BARRAL, MARYROSE, a/k/a MARY ROSE BARRAL, a/k/a MARIA ROSA BARALE, deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executors: Eileen N. Romeo, 115 Belmont Avenue, Erie, PA 16509-1434; Frank A. Romeo, 115 Belmont Avenue, Erie, PA

16509-1434 and Michael Acri, 605 Ardmore Avenue, Erie, PA 16505-1605
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

BOLLA, HARRY T., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Gary J. Kramer, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

BUSZEK, PATRICIA A., deceased

Late of the City of Erie
Administratrix: Christine M. Buszek, 806 East 43rd Street, Erie, PA 16504
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

CHAKLOS, JULIA W., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: George M. Chaklos
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

FISHEROWSKI, ZIGMONT JOHN, deceased

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Executor: David L. Fisherowski, c/o Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

FITZGERALD, CATHERINE N., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Karen Abate, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

JOHNSON-COLE, YVONNE, deceased

Late of the Township of Millcreek, Erie County
Executor: Stanley G. Berlin
Attorney: Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

LEASURE, MICHOL L., deceased

Late of Millcreek Township
Administratrix: Jean M. Farmer
Attorney: Andrew J. Sisinni, Esquire, 3820 Liberty Street, Erie, PA 16509

MIESEL, WILLIAM P., deceased

Late of the City of Erie
Executrix: Janet M. Bednaro, c/o Jerome C. Wegley, Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

MUYE, THOMAS H., deceased

Late of the City of Erie, County of Erie
Executors: David P. Muye, 411 Snowbury Street, Erie, Pennsylvania 16509 and Anna Higby, 828 Grove Street, Meadville, Pennsylvania 16335
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**NOWAK, GENEVIEVE L.,
deceased**

Late of the City of Erie
Executrix: Kathleen Barnett,
9877 Williams Road, North East,
PA 16428
Attorney: David J. Mack, Esq.,
510 Parade Street, Erie, PA 16507

**SPITMAN, FRANK V.,
deceased**

Late of the City of Corry, County
of Erie, Commonwealth of
Pennsylvania
Executor: Debbi Mastro, c/o
Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

**WRIGHT, EDWIN E.,
deceased**

Late of the City of Erie
Executrix: Kathleen A. Polaski,
5123 South Jarrod Court, Erie,
PA 16506
Attorney: Michael A. Fetzner,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**WURST, LAVINA M.,
deceased**

Late of the City of Erie, County
of Erie, and Commonwealth of
Pennsylvania
Co-Executors: Martha M. Hilbert
and Susan J. DiCara
Attorney: Thomas J. Buseck,
Esq., The McDonald Group,
L.L.P., 456 West Sixth Street,
Erie, PA 16507-1216

THIRD PUBLICATION

**BOBROWICZ, RITA H.,
deceased**

Late of the City of Erie, County
of Erie, State of Pennsylvania
Executrix: Judy Kruszewski, 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

**BONINI, GERTRUDE S.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executrix: Aimee A. Moore,
c/o Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

**GOLLMER, RICHARD T.,
deceased**

Late of the City of Erie, County
of Erie
Executor: Jordan Gollmer, 747
East 33rd Street, Erie, PA 16504
Attorneys: Michael J. Koehler,
Esquire, Nicholas, Perot Smith,
Koehler & Wall, P.C., 2527 West
26th Street, Erie, PA 16506

**HOLLAND, WILLIAM PAUL,
a/k/a WILLIAM P. HOLLAND,
deceased**

Late of Girard Boro, County
of Erie, Commonwealth of
Pennsylvania
Co-Executors: Donald C. Holland
and Cheryl A. Holland, 8504 W.
Lake Road, Lake City, PA 16423
Attorney: None

**JACOBS, GUY W.,
deceased**

Late of the Township of Lawrence
Park, Erie County, Pennsylvania
Executor: Brian E. Jacobs, 8161
33rd Ave. South, Unit 1706W,
Bloomington, MN 55425
Attorney: Christine Hall McClure,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**LaPRICE, RICHARD J.,
deceased**

Late of Millcreek Township,
County of Erie and
Commonwealth of Pennsylvania
Executor: Gary S. Maas
Attorney: Craig A. Zonna,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**PRIEBE, EDWARD P.,
deceased**

Late of Millcreek Township, Erie
County, Erie, Pennsylvania
Executrix: Susan J. Spallino,
c/o Robert J. Jeffery, Esq., 33
East Main Street, North East,
Pennsylvania 16428
Attorneys: Orton & Jeffery, P.C.,
33 East Main Street, North East,
Pennsylvania 16428

**REICHARD, WILLIAM P., a/k/a
WILLIAM P. REICHARD, JR.,
a/k/a WILLIAM P. REICHARD II,
deceased**

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

**SCHAEFER, JULIA, a/k/a
JULIE SCHAEFER,
deceased**

Late of the Township of
Millcreek, County of Erie and
Commonwealth of Pennsylvania
Executor: Steven W. Schaefer,
c/o Kurt L. Sundberg, Esq., Suite
300, 300 State Street, Erie, PA
16507
Attorneys: Marsh, Spaeder,
Baur, Spaeder & Schaaf, LLP,
Attorneys-at-Law, Suite 300, 300
State Street, Erie, PA 16507

**SPAEDER, MARGUERITE A.,
deceased**

Late of the Township of
Millcreek, County of Erie and
Commonwealth of Pennsylvania
Executrix: Mary M. Rinn, c/o
William J. Schaaf, Esq., Suite
300, 300 State Street, Erie, PA
16507
Attorneys: Marsh, Spaeder,
Baur, Spaeder & Schaaf, LLP,
Attorneys-at-Law, Suite 300, 300
State Street, Erie, PA 16507

**WHIPPLE, LEROY H.,
deceased**

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

Executor: Larry L. Whipple,
c/o Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

**ZELAZNY, EDWARD,
deceased**

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

Executrix: Catherine Anne
Zelazny, c/o William J. Schaaf,
Esq., Suite 300, 300 State Street,
Erie, PA 16507
Attorney: Marsh, Spaeder,
Baur, Spaeder & Schaaf, LLP,
Attorneys-at-Law, Suite 300, 300
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