

# Erie County Legal Journal

February 8, 2013

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96 ERIE

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# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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# Erie County Bar Association

## Calendar of Events and Seminars

### 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

### WEDNESDAY, FEBRUARY 27, 2013

*Juvenile Delinquency Practice in Erie County*  
ECBA Live Lunch-n-Learn  
The Erie Club  
12:15 - 1:45 p.m. (11:45 a.m. lunch/reg.)  
\$53 (ECBA members/non-attorney staff)  
\$80 (nonmembers) \$37 (Member Judges)  
1.5 hours substantive

### THURSDAY, APRIL 11, 2013

*The Sunshine Act, the Right-to-Know Law, and the New  
Borough Code*  
ECBA Live Seminar  
Bayfront Convention Center  
8:30 - 11:45 a.m. (8:00 a.m. reg.)  
\$105 (ECBA members/non-attorney staff)  
\$158 (nonmembers) \$73 (Member Judges)  
3 hours substantive

### THURSDAY, APRIL 11, 2013

*A Workshop on Estates - Beyond the Basics*  
ECBA Live Seminar  
Bayfront Convention Center  
8:30 - 11:45 a.m. (8:00 a.m. reg.)  
\$105 (ECBA members/non-attorney staff)  
\$158 (nonmembers) \$73 (Member Judges)  
3 hours substantive



Erie County Bar  
Association



@eriepabar

## ATTENTION ALL ATTORNEYS

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

— YOU ARE FAR FROM BEING ALONE! —

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

### 2013 BOARD OF DIRECTORS

John M. Quinn, Jr., President

Edwin W. Smith, First Vice President

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# NOTICE

The Summit Township Industrial & Economic Development Authority (S.T.I.E.D.A.) is petitioning proposals for solicitor services in 2013. Proposals are to be submitted to S.T.I.E.D.A. c/o Summit Township, 8900 Old French Road, Erie, PA 16509, by February 23, 2013. For additional information please contact the undersigned at mcgowanlaw@verizon.net.

Brian M. McGowan  
S.T.I.E.D.A. Chairman

Feb. 8, 15



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



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Dennis Lagan  
27 Years - PSP

Gerald Nichols  
30 Years - FBI

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Jennifer Mazur  
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## State Security & Investigation Services, Inc

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

**CERTIFICATE OF  
AUTHORITY**

Notice is hereby given that TRADESOURCE SPECIALTY SERVICES, INC., a foreign business corporation, has applied for a Certificate of Authority to do business in the Commonwealth of Pennsylvania under the Business Corporation Law of 1988. The corporation is incorporated in the State of Delaware. The address of its principal office under the laws of said jurisdiction is 205 Hallene Road Unit #211, Warwick, RI 02886, and the address, including street and number, if any, of its registered office in Pennsylvania is Corporate Creations Network Inc., 1001 State Street #1400, Erie, PA 16501, Erie County, (814) 209-0328.

Feb. 8

**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**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on January 7, 2013 for The Lunchbox Express located at 1002 West 8th Street, Erie, PA 16502. The name and address of each individual interested in the business is Michelle Conboy, 1002 West 8th Street, Erie, PA 16502. This was filed in accordance with 54 PaC.S. 311.

Feb. 8

**INCORPORATION NOTICE**

NOTICE is hereby given that Abundant Life Counseling Ministries has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended.

James R. Steadman, Esquire

Steadman Law Office  
24 Main Street East  
P.O. Box 87  
Girard, PA 16417

Feb. 8

**INCORPORATION NOTICE**

Notice is hereby given that MINDEK BROS., INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Randy L. Shapira, Esquire  
Shapira, Hutzelman, Berlin, Ely,  
Smith & Walsh  
305 West 6th Street  
Erie, PA 16507

Feb. 8

**INCORPORATION NOTICE**

NORTHEAST CRAZY QUILTERS GUILD has been incorporated under the provisions of the Pennsylvania Non Profit Corporation Law of 1988, as amended.

Orton & Jeffery, P.C.  
33 East Main Street  
North East, Pennsylvania 16428

Feb. 8

**LEGAL NOTICE**

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

RBS CITIZENS, N.A. F/K/A  
CITIZENS BANK, N.A. S/B/M  
TO CITIZENS MORTGAGE  
CORPORATION, Plaintiff  
vs.

MICHELLE CLARK, IN  
HER CAPACITY AS CO-  
ADMINISTRATOR OF THE  
ESTATE OF CHARLES J.  
SCHAUERMAN  
ROBERT FOLEY, IN  
HIS CAPACITY AS CO-  
ADMINISTRATOR OF THE  
ESTATE OF CHARLES J.  
SCHAUERMAN

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER CHARLES  
J. SCHAUERMAN, DECEASED,

Defendants  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
ERIE COUNTY  
No. 12758-12

**NOTICE**

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

You are hereby notified that on August 8, 2012, Plaintiff, RBS CITIZENS, N.A. F/K/A CITIZENS BANK, N.A. S/B/M TO CITIZENS MORTGAGE CORPORATION, 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. 12758-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2203 WAGNER AVENUE, ERIE, PA 16510-1551 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

Feb. 8

**LEGAL NOTICE**

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

CIVIL ACTION – LAW

WELLS FARGO BANK N.A.,  
Plaintiff

vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER ELIZABETH  
L. BRANDON, DECEASED,

Defendant

COURT OF COMMON PLEAS  
CIVIL DIVISION  
ERIE COUNTY  
No. 12678-2012

**NOTICE**

To DONNA TOBIN and  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER ELIZABETH  
L. BRANDON, DECEASED

You are hereby notified that on August 2, 2012, Plaintiff, WELLS FARGO BANK 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. 12678-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3914 TUTTLE AVENUE, ERIE, PA 16504-2538 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

Feb. 8



**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. 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**  
**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

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## 2. Anxiety



## 3. Desperation



## 4. Anger



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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,  
Oewen 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 unremarried, 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 M. 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. 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 file 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 file 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  
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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  
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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

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**FIRST PUBLICATION**

**BOYD, BONNIE J.,  
deceased**

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

**CAGE, ANNE M., a/k/a  
ANNE MARIE CAGE,**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Gary W. Cage, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507  
*Attorney:* Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**DONN, THERESA A.,  
deceased**

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

**GRYGO, RAYMOND A.,  
deceased**

Late of the County of Erie and State of Pennsylvania  
*Executor:* Michael Grygo, c/o Edward J. Niebauer, Esquire, 558 West 6th Street, Erie, Pennsylvania 16507  
*Attorney:* Edward J. Niebauer, Esquire, Talarico & Niebauer, 558 West 6th Street, Erie, Pennsylvania 16507

**MILLER, ANNETTE T.,  
deceased**

Late of Millcreek Twp., Erie County, PA  
*Administratrix:* Margarita Hoag, 8919 Old French Rd., Erie, PA 16509  
*Attorney:* John B. Zonarich, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101-2039

**MOORE, HOPE J.,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Executor:* Russell W. Moore, c/o McCarthy, Martone & Peasley 150 West Fifth Street, Erie, Pennsylvania 16507  
*Attorney:* Joseph P. Martone, Esquire, McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**MOORE, JAMES W.,  
deceased**

Late of the Township of North East, County of Erie, Commonwealth of Pennsylvania  
*Executrices:* Fran G. Jones, 6700 W. Augusta Blvd., Yorktown, IN 47396 and Grace A. Carter, 11742 E. Main Rd., North East, PA 16428  
*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**PLUMB, BEATRICE M., a/k/a  
BEATRICE M. BARDO,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Sharon P. Sparacino, 1099 Maple Ave., Verona, PA 15147  
*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**SARNOWSKI, EDWARD J.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Ernest Kisiel, 1237 East Gore Road, Erie, PA 16504  
*Attorney:* Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**TARASOVITCH, ELEANOR M.,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Executor:* Joseph Tarasovitch, 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

**TAYLOR, PAUL H.,  
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania  
*Executor:* 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



**WAKLEY, HAZEL H., a/k/a  
HAZEL HELEN HOGUE  
WAKELY,  
deceased**

Late of North East Borough, Erie County, Pennsylvania  
*Co-Executors:* Raymond S. Wakley & Jeffrey L. Wakley, c/o Leigh Ann Orton, Esq., 11 Park Street, North East, PA 16428  
*Attorney:* Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**SECOND 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. Schonthalder, 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

**THIRD 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 Aciri, 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, 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

**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

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Erie, PA 16503 ----- *stbeckman@pa.gov*

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