

# Erie County Legal Journal

March 8, 2013

Vol. 96 No. 10

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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

### WEDNESDAY, MARCH 20, 2013

*Office of Vocational Rehabilitation*

ECBA Live Seminar

Bayfront Convention Center

12:15 - 1:15 p.m. (11:45 a.m. reg.)

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

\$53 (nonmembers) \$24 (Member Judges)

1 hour 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

### 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

## 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

Richard A. Lanzillo, Second Vice President

Donald F. Fessler, Jr., Past President

Valerie H. Kuntz, Treasurer

Melissa H. Shirey, Secretary

Bradley K. Enterline

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Craig A. Markham

Craig Murphey

Raymond A. Pagliari

Eric J. Purchase

Christopher J. Sinnott

Eugene C. Sundberg, Jr.

Adam J. Williams

Gregory P. Zimmerman

# 10th Annual AKT Kid Konnection Program

## Be a Mentor!



AKT Kid Konnection provides you (and interested family members) with the opportunity to share your time with some great kids.

You can truly make a difference in the life of your mentee by exhibiting and reinforcing the importance of hard work in school, perseverance, positive behaviors, good manners and more.

Many of these young students crave someone to be interested in just them - their interests, hobbies, school, goals and dreams. You will boost their self-esteem and improve their future by simply giving them your undivided attention for a few hours over a few months.

Kid Konnection events are structured educational events with an element of fun. Your enthusiasm can have a life-long impact on them.

The mentees that AKT serves are associated with our local shelters. They have not had an easy life. What better way to give back to the community than to spend time with the future of our community - *the children!*

***AKT Supports the educational needs of students living in homeless situations.***



***Educational Events - Learning is Fun!***



***An Opportunity to be a Role Model!***



## 2013 Schedule of Events

Kick-off Event / Orientation Gannon Univ. Palumbo Ctr. -8th & Peach/3rd Fl.	Thursday, April 4	5:30 - 7:00 p.m.
Claytopia	Thursday, April 18	5:30 - 7:00 p.m.
TREC Nature Event (Tom Ridge Environmental Center)	Thursday, May 9	5:30 - 7:00 p.m.
Chuck E Cheese	Thursday, May 30	5:30 - 7:00 p.m.
Niagara Falls	Friday, June 14	8:00 a.m.-6:00 p.m.
Group Shopping Trip @ Millcreek Mall	Thursday, August 1	5:30 - 7:00 p.m.
Back to School Wrap-up Party SafeNet's "Big Back Yard" (W. 9th St., Erie)	Thursday, August 15	5:30 - 7:00 p.m.

*It is critical to the kids that you attend every event. If you anticipate being unable to attend all events, please form a mentoring "team".*

***To participate in Kid Konnection, please contact the ECBA office at [hmweismiller@eriebar.com](mailto:hmweismiller@eriebar.com) or 459-3111.***

## Office of Vocational Rehabilitation

Wednesday, March 20, 2013

Bayfront Convention Center

*This seminar will provide a general overview of the Commonwealth's Office of Vocational Rehabilitation, its Bureaus, and services to customers with disabilities, employers, and community.*

OVR is a commonwealth agency that serves people who have disabilities that present a substantial impediment to employment. Services are provided to individuals to prepare for, enter into, engage in, or retain employment. OVR has 21 district offices located around the commonwealth and works with thousands of persons who have physical, mental, and emotional disabilities.

**Time:** Registration/Lunch: 11:45 a.m.  
Seminar: 12:15 p.m.-1:15 p.m.

**Cost:** \$35 (ECBA member/  
non-attorney staff)  
\$53 (nonmember)  
\$24 (member Judge)

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

### Our Speaker



**Jack J. Hewitt, M.A.**

PA Department of Labor & Industry | Office of Vocational Rehabilitation

Jack Hewitt has worked for the Pennsylvania Department of Labor & Industry's Office of Vocational Rehabilitation, OVR, since 2002. During this time he was a Vocational Rehabilitation Counselor, Rehabilitation Counselor for the Deaf & Hard of Hearing, Assistant District Administrator, and finally District Administrator of the Erie District Office.

Jack has spent over 30 years working with people with disabilities beginning with his parents. Jack's parents are Deaf and at a young Jack age began advocating for them. This began a desire to continue working with people with hearing impairments. Jack attended Edinboro University of Pennsylvania and obtained a Bachelor's Degree in Speech & Hearing Disorders with the goal of becoming an Audiologist. As a break between his Bachelor's and Master's Degrees Jack began working in the field of Supported Employment which turned his professional career in a new direction. Supported Employment assists persons with intellectual disabilities prepare for, search for, obtain, and maintain employment. After six years, Jack moved on to Case Management, also working with persons with intellectual disabilities. There he coordinated residential and employment services, monitored those services, and provided counseling and guidance. After three years he had the opportunity to work for OVR and returned to Edinboro University for a Master's Degree in Rehabilitation Counseling.

**Reservations due to the ECBA office no later than Friday, March 15.**

**CERTIFICATE OF AUTHORITY**

Notice is hereby given that Smith Fastener Co., Inc. a foreign business corporation, has applied for a Certificate of Authority to do business in the Commonwealth of Pennsylvania under the provisions of the Business Corporation Law of 1988. The corporation is incorporated under the laws of the state of West Virginia. The address of its principal office under the laws of said jurisdiction is 7500 MacCorkle Ave SE., Charleston, WV 25304. The address of its proposed registered office in Pennsylvania is 745 Grant Street, Franklin, PA 16323. Dinsmore & Stahl LLP  
301 Grant Street  
One Oxford Centre, Suite 2800  
Pittsburgh, PA 15219

Mar. 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 February 1, 2013 for Carol's Bread Basket Outlet located at 2315 West 12th Street, Erie, PA 16505. The name and address of each individual interested in the business is Carol M. Lindey, 2213 Midland Drive, Erie, PA 16506. This was filed in accordance with 54 PaC.S.311.

Mar. 8

**FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on January 18, 2013 for Hammerhead Construction, Remodeling And Services located at 3243 Dublin Rd., Waterford PA 16441. The

name and address of each individual interested in the business is Craig S. Lino, 3243 Dublin Rd., Waterford, PA 16441. This was filed in accordance with 54 PaC.S.311.

Mar. 8

**FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on January 23, 2013 for Scott Jones Productions located at 2542 East 43rd Street, Erie, PA 16510. The name and address of each individual interested in the business is Scott E. Jones, 2542 East 43rd Street, Erie, PA 16510. This was filed in accordance with 54 PaC.S.311.

Mar. 8

**INCORPORATION NOTICE**

Notice is hereby given that CORRY COMPANION ANIMAL HOSPITAL, 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 Sixth Street  
Erie, PA 16507

Mar. 8

**INCORPORATION NOTICE**

NOTICE is hereby given that DrivingPal has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Craig A. Zonna, Esq.  
Elderkin Law Firm  
150 E. 8th St.  
Erie, PA 16501

Mar. 8

**INCORPORATION NOTICE**

Notice is hereby given that McDermott Entertainment Enterprises, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. Richard A. Blakely, Esquire  
2701 Evanston Avenue, Suite 100  
Erie, PA 16506

Mar. 8

**ORGANIZATION NOTICE**

A Certificate of Organization for Interchange 26, LLC, a Domestic Limited Liability Company has been filed with the Department of State, Corporation Bureau. Richard E. Filippi, Esquire  
504 State Street, Suite 200  
Erie, PA 16501

Mar. 8

**ORGANIZATION NOTICE**

Notice is hereby given that William Morewood Plumbing & Heating Company has been organized under the Limited Liability Law of Pennsylvania. A Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania on September 14, 2012. Ralph R. Riehl, III, Esquire  
2580 West 8th Street  
Erie, PA 16505

Mar. 8

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2012-12844

NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
PNC Bank, National Association, Plaintiff vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Kathy K. Simon, Deceased, James Simon, Known Heir of Kathy K. Simon, T.J. Simon, Known Heir of Kathy K. Simon, Danny Simon, Known Heir of Kathy K. Simon and Kathy K. Simon, Deceased, Defendants  
TO: Kathy K. Simon, Deceased and Any and All Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Kathy K. Simon, Deceased, Defendant(s), whose last known address is 339 East 2nd Street, Erie, PA 16507.

COMPLAINT IN MORTGAGE FORECLOSURE  
You are hereby notified that Plaintiff, PNC Bank, National Association, has filed a Mortgage

Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie, Pennsylvania, docketed to NO. 2012-12844, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 339 East 2nd Street, Erie, PA 16507, whereupon your property would be sold by the Sheriff of Erie County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or

other rights important to you. YOU SHOULD TAKE THIS PAPER 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 THE 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. Erie County Bar Assoc., 302 W. 9th St., Erie, PA 16502, 814.459.4411. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Kassia Fialkoff, Elizabeth L. Wassall, Agnes Mombrun & Elana B. Flehinger, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400

Mar. 8



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

**MARCH 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

Mar. 1, 8, 15

**SALE NO. 1**

**Ex. #30728 of 2012**

**ERIEBANK, a division of CNB BANK, Plaintiff,**

**v.**

**STEPHEN M. ANDRES, Defendant**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 30728-2012, ErieBank, a division of CNB Bank v. Stephen M. Andres, an individual, owner of the following properties identified below:

1) Situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania at 2240 Powell Avenue, Erie, Pennsylvania 16506

Assessment Map No.:

(33) 45-227-5.01 AND (33) 45-227.0-005.0

Assessed Value Figure: \$337,900.00  
Improvement Thereon: Retail business

Lawrence C. Bolla, Esq.

Pa. I.D. No. 19679

The Quinn Law Firm

2222 West Grandview Boulevard

Erie, PA 16506

(814) 833-2222

Mar. 1, 8, 15

**SALE NO. 2**

**Ex. #30727 of 2012**

**ERIEBANK, a division of CNB BANK, Plaintiff,**

**v.**

**HAROLD R. BERRY, Defendant**  
**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 30728-2012, ErieBank, a division of CNB Bank v. Stephen M. Andres, an individual, owner of the following properties identified below:

1) Situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania at 2240 Powell Avenue, Erie, Pennsylvania 16506

Assessment Map No.: INSERT

ASSESSMENT NO. (33) 45-227-5.01

AND (33) 45-227.0-005.0

Assessed Value Figure: \$337,900.00  
Improvement Thereon: Retail business

Lawrence C. Bolla, Esq.

PA I.D. No. 19679

The Quinn Law Firm

2222 West Grandview Boulevard

Erie, PA 16506

(814) 833-2222

Mar. 1, 8, 15

**SALE NO. 3**

**Ex. #13816 of 2012**

**NORTHWEST SAVINGS BANK, Plaintiff**

**v.**

**CHARLES M. FARRELL and CRISTLE L. FARRELL, Defendants**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being part of Out Lot No. 588, bounded and described

as follows, TO-WIT:

BEGINNING at the point of intersection of the East line of Wallace Street with the South Line of East Tenth Street; thence Southwardly along the East Line of Wallace Street, one hundred (100) feet to a hole in a concrete slab; thence Eastwardly parallel with East Tenth Street, sixty one and five tenths (61.5) feet to a stake; thence Northwardly and parallel with Wallace Street, twenty nine and six tenths (29.6) feet to a point; thence Westwardly and parallel with East Tenth Street, fifteen and one tenth (15.1) feet to an iron pin; thence Northwardly parallel with Wallace Street seventy and four tenths (70.4) to a stake in the South line of East Tenth Street; thence Westwardly along the South line of East Tenth Street, forty six and four tenths (46.4) feet to the place of beginning. Having erected thereon a two story brick house known as 501 East Tenth Street, Erie, Pennsylvania.

BEING the same premises conveyed to Charles M. Farrell and Cristle L. Farrell, his wife, by Deed dated November 1, 2005 and recorded April 4, 2006 with the Erie County Recorder's Office in Erie County, Pennsylvania, at Record Book 1317, Page 461

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

Attorneys for Plaintiff

120 West Tenth Street

Erie, Pennsylvania 16501-1461

(814) 459-2800

Mar. 1, 8, 15

**SALE NO. 4**

**Ex. #13051 of 2012**

**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**

**v.**

**ERIKA M. FREEMAN, also known as ERICKA M. FREEMAN, DECEASED, and JOHN T. FREEMAN, solely in his capacity as heir to ERIKA M. FREEMAN, also known as ERICKA M. FREEMAN, DECEASED, Defendants**

**SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, Erie County, Pennsylvania, having erected thereon a one-story frame dwelling with attached garage being commonly known as 4014 Pennsylvania Avenue, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (18) 5204-209.

BEING the same premises conveyed to Erika M. Freeman by deed dated September 19, 1996 and recorded in the Office of the Recorder of Deeds for Erie County on October 1, 1996 at Deed Book 0464, page 0676. Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones

& Britton LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7760  
Attorneys for Plaintiff

Mar. 1, 8, 15

**SALE NO. 5**

**Ex. #13171 of 2012**  
**FIRST NATIONAL BANK OF PENNSYLVANIA, successor-in-interest to The National Bank of North East, Plaintiff**

v.

**THOMAS W. PECKHAM and PATRICIA A. PECKHAM, Defendants**

**SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Greenfield, County of Erie, and Commonwealth of Pennsylvania located on Williams Road and described as approximately 8.7 acres of vacant land and identified as Erie County Tax Index No. (26) 9-26-5.13.

Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones & Britton LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7760  
Attorneys for Plaintiff

Mar. 1, 8, 15

**SALE NO. 6**

**Ex. #13172 of 2012**  
**FIRST NATIONAL BANK OF PENNSYLVANIA, successor-in-interest to The National Bank of North East, Plaintiff**

v.

**THOMAS W. PECKHAM and PATRICIA A. PECKHAM, Defendants**

**SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Greenfield, County of Erie, and Commonwealth of Pennsylvania located on Williams Road and described as approximately 8.676 acres of vacant land and identified as Erie County Tax Index No. (26) 9-26-5.12.

Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones & Britton LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7760  
Attorneys for Plaintiff

Mar. 1, 8, 15

**SALE NO. 7**

**Ex. #13170 of 2012**  
**FIRST NATIONAL BANK OF PENNSYLVANIA, successor-in-interest to The National Bank of North East, Plaintiff**

v.

**THOMAS W. PECKHAM and PATRICIA A. PECKHAM, Defendants**

**SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Greenfield, County of Erie, and Commonwealth of Pennsylvania located on Williams Road and described as approximately 8.9 acres of vacant land and identified as Erie County Tax Index No. (26) 9-26-5.11.

Susan Fuhrer Reiter, Esq. Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones & Britton LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7760  
Attorneys for Plaintiff

Mar. 1, 8, 15

**SALE NO. 8**

**Ex. #12979 of 2012**  
**MARQUETTE SAVINGS BANK, Plaintiff**

v.

**ALFRED D. COVATTO and JOYCE M. COVATTO and THE UNITED STATES OF AMERICA, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 12979-2012, Marquette Savings Bank vs. Alfred D. Covatto and Joyce M. Covatto, owners of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 1208 St. Mary Drive, Erie, Pennsylvania. 85.11' x 292.41'

Assessment Map Number: (33) 164-619.2-16  
Assessed Value Figure: \$458,430.00  
Improvement Thereon: Residence Eugene C. Sundberg, Jr., Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Mar. 1, 8, 15

**SALE NO. 9**

**Ex. #13254 of 2012**  
**MARQUETTE SAVINGS BANK, Plaintiff**

v.

**JASON C. FENSTERMACHER, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 13254-2012, Marquette Savings Bank vs. Jason C. Fenstermacher, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 240 East 31st Street, Erie, Pennsylvania. 30 x 140

Assessment Map Number: (18) 5083-241  
Assessed Value Figure: \$57,120.00  
Improvement Thereon: Residence Eugene C. Sundberg, Jr., Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Mar. 1, 8, 15

**SALE NO. 10**  
**Ex. #13743 of 2012**  
**MARQUETTE SAVINGS**  
**BANK, Plaintiff**

v.

**PATRICIA J. KEYS, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 13743-2012, Marquette Savings Bank vs. Patricia J. Keys, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 509 East 2nd Street, Erie, Pennsylvania.

40' x 159'

Assessment Map Number:  
(14) 1018-211

Assessed Value Figure: \$79,380.00

Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.

Marsh Spaeder Baur Spaeder  
& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Mar. 1, 8, 15

**SALE NO. 11**  
**Ex. #13750 of 2012**  
**MARQUETTE SAVINGS**  
**BANK, Plaintiff**

v.

**MATTHEW P. SKAL a/k/a**  
**MATTHEW SKAL, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 13750-2012, Marquette Savings Bank vs. Matthew P. Skal a/k/a Matthew Skal, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 709 Payne Avenue, Erie, Pennsylvania.

40' x 120'

Assessment Map Number:  
(14) 1104-115

Assessed Value Figure: \$35,200.00

Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.

Marsh Spaeder Baur Spaeder  
& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Mar. 1, 8, 15

**SALE NO. 12**  
**Ex. #14019 of 2010**  
**HSBC Bank USA, N.A. as**

**Trustee for the registered holders**  
**of the Renaissance Equity Loan**  
**Asset-Backed Certificates, Series**  
**2004-4, Plaintiff**

v.

**FRANCISCO X. CEDENO**  
**MARSHA L. CEDENO,**  
**Defendants**

**SHORT DESCRIPTION FOR**  
**ADVERTISING**

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

BEING KNOWN AS 2901

Raspberry Street, Erie, PA 16508

PARCEL NUMBER: (19) 60-38-322

IMPROVEMENTS: Residential  
Property

PLEASE BE ADVISED THIS  
PROPERTY IS BEING SOLD  
SUBJECT TO A MORTGAGE.

Harry B. Reese, Esquire

PA ID 310501

Attorney for Plaintiff

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

Mar. 1, 8, 15

**SALE NO. 13**  
**Ex. #11851 of 2010**  
**The Bank of New York Mellon,**  
**successor in interest to JPMorgan**  
**Chase Bank, National Association**  
**Trustee for the registered holders**  
**of NovaStar Mortgage Funding**  
**Trust, Service 2004-4 NovaStar**  
**Home Equity Loan Asset-Backed**  
**Certificates, Series 2004-4,**  
**Plaintiff**

v.

**Susan A. Clawson, Defendant(s)**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece  
or parcel of land, situate in the  
Township of North East, County  
of Erie and Commonwealth  
of Pennsylvania, bounded and  
described as follows, to wit:  
BEGINNING at a point on the  
southerly bound or line of the  
highway known as the Lake Road  
and on the west line of land formerly  
owned by Fred Archer, now or  
formerly Lee Stetson; Thence  
southerly along the said Stetson's

west line, ten (10) rods to a stake  
and corner; Thence westerly and  
parallel with the line of said road,  
four (4) rods to a stake and corner;  
Thence northerly and parallel with  
said Stetson's line, ten (10) rods  
to the southerly bounds of said  
Lake Road; Thence easterly along  
the southerly bounds of said Lake  
Road, four (4) rods to the place of  
beginning, containing one-fourth of  
an acre of land, be the same more or  
less, having erected thereon a one-  
story frame dwelling.

ALSO, ALL THAT CERTAIN tract  
or parcel of land, situate in the  
Township of North East, County  
of Erie and State of Pennsylvania,  
BEGINNING at a point in the  
boundary line between lands now or  
formerly of Bertha Smith and Lee  
Stetson and at the southeast corner  
of lands formerly deeded to Almira  
Osborne; Thence south along the  
aforesaid boundary line, thirteen  
hundred feet (1300) to a stake;  
Thence westerly, four (4) rods to a  
stake; Thence northerly and parallel  
to the first line, thirteen hundred feet  
(1300) to lands mentioned above as  
deeded to Almira Osborne; Thence  
easterly, four (4) rods along that  
lands and to the place of beginning,  
containing all within said bounds,  
more or less.

The above described premises  
are commonly known as 12451  
East Lake Road, North East,  
Pennsylvania.

The above described parcel of  
land has been plotted by James N.  
Helffrich, registered surveyor, and  
a copy of said survey was attached  
as Exhibit "A" to Deed recorded in  
Erie County Deed Book 1269 at  
Page 277.

BEING the same premises as  
conveyed in Erie County Deed Book  
1504 at Page 588, and presently  
bearing Erie County Assessment  
Index No. (37) 15-27-4.

Subject to all restrictions, easements,  
rights-of-way, building lines, leases  
and oil and gas leases of record, and  
to all easements and rights-of-way  
visible and discoverable upon an  
inspection of the premises.

BEING KNOWN AS: 12451 East  
Lake Road, North East, PA 16428

PROPERTY ID NO.: (37) 15-27-4  
 TITLE TO SAID PREMISES IS  
 VESTED IN Susan A. Clawson  
 by Deed from Ricky A. Ayers and  
 Jolene M. Ayers, husband and  
 wife dated 08/14/2003 recorded  
 08/14/2003 in Deed Book 1050  
 Page 2034.  
 Elana B. Flehinger, Esq.  
 PA ID 209197  
 Attorney for Plaintiff  
 Udren Law Offices, P.C.  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 856-669-5400

Mar. 1, 8, 15

**SALE NO. 14**

**Ex. #11016 of 2011**

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

**KEVIN M. COOK**

**TINA L. COOK, Defendant(s)**

**SHORT DESCRIPTION FOR**

**ADVERTISING**

ALL THAT CERTAIN LOT OF  
 LAND SITUATE IN TOWNSHIP  
 OF ELK CREEK, ERIE COUNTY,  
 PENNSYLVANIA:  
 BEING KNOWN AS 9410 Fillinger  
 Road, Cranesville, PA 16410  
 PARCEL NUMBER: (13) 2-5-4  
 IMPROVEMENTS: Residential  
 Property  
 Udren Law Offices, P.C.  
 Woodcrest Corporate Center  
 Attorney for Plaintiff  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 856-669-5400

Mar. 1, 8, 15

**SALE NO. 15**

**Ex. #12020 of 2010**

**DEUTSCHE BANK TRUST  
 COMPANY AMERICAS as  
 Indenture Trustee for the  
 Registered Holders of SAXON  
 ASSET SECURITIES TRUST  
 2004-1 MORTGAGE LOAN  
 ASSET BACKED NOTES AND  
 CERTIFICATES, SERIES  
 2004-1, Plaintiff  
 v.**

**LUANNE MARTINO,  
 Defendant(s)**

**SHORT DESCRIPTION FOR**

**ADVERTISING**

ALL THAT CERTAIN LOT  
 OF LAND SITUATE IN CITY  
 OF ERIE, ERIE COUNTY,  
 PENNSYLVANIA:  
 BEING KNOWN AS 617 Raspberry  
 Street, Erie, PA 16502  
 PARCEL NUMBER: (17) 4031-227  
 IMPROVEMENTS: Residential  
 Property  
 Udren Law Offices, P.C.  
 Woodcrest Corporate Center  
 Attorney for Plaintiff  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 856-669-5400

Mar. 1, 8, 15

**SALE NO. 17**

**Ex. #11368 of 2010**

**Wells Fargo Bank N.A., successor  
 by merger to Wells Fargo Bank  
 Minnesota, N.A., as Trustee f/k/a  
 Norwest Bank Minnesota, N.A.,  
 as Trustee for the registered  
 holders of Renaissance Home  
 Equity Loan Asset-Backed  
 Certificates, Series 2003-3,  
 Plaintiff  
 v.**

**PATRICIA D YOST,  
 Defendant(s)**

**SHORT DESCRIPTION FOR  
ADVERTISING**

ALL THAT CERTAIN LOT  
 OF LAND SITUATE IN CITY  
 OF ERIE, ERIE COUNTY,  
 PENNSYLVANIA:  
 BEING KNOWN AS 2750 East  
 30th Street, Erie, PA 16510  
 PARCEL NUMBER: (18) 5149-136  
 IMPROVEMENTS: Residential  
 Property  
 Elana B. Flehinger, Esq.  
 PA ID 209197  
 Attorney for Plaintiff  
 Udren Law Offices, P.C.  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 856-669-5400

Mar. 1, 8, 15

**SALE NO. 18**

**Ex. #13610 of 2012**

**NORTHWEST SAVINGS  
 BANK, Plaintiff,  
 v.  
 CYNTHIA L. WARD-MOORE,**

**Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed at No. 2012-13610, Northwest  
 Savings Bank vs. Cynthia L. Ward-  
 Moore, owner of property situate  
 in the City of Erie, Erie County,  
 Pennsylvania being: 1520 East 35th  
 Street, Erie, Pennsylvania.  
 Approx. 70' X 135.02' X 70' X  
 135.02'  
 Assessment Map Number:  
 (18) 5165-300  
 Assessed Value Figure: \$100,064.00  
 Improvement Thereon: Residence  
 Kurt L. Sundberg, Esq.  
 Marsh Spaeder Baur Spaeder  
 & Schaaf, LLP  
 Suite 300, 300 State Street  
 Erie, Pennsylvania 16507  
 (814) 456-5301

Mar. 1, 8, 15

**SALE NO. 19**

**Ex. #13421 of 2011**

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

**CHRISTOPHER L. YOUNG and  
 SARAH K. YOUNG, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed at No. 2011-13421, Northwest  
 Savings Bank vs. Christopher L.  
 Young and Sarah K. Young, owners  
 of property situate in the Township  
 of Harborcreek, Erie County,  
 Pennsylvania being: 4924 Ebersole  
 Drive, Erie, Pennsylvania.  
 Approx. 95.1' x 256.61' x 95' x  
 253.68'  
 Assessment Map Number:  
 (27) 9-74-11  
 Assessed Value Figure: \$67,550.00  
 Improvement Thereon: Residence  
 Kurt L. Sundberg, Esq.  
 Marsh Spaeder Baur Spaeder  
 & Schaaf, LP  
 Suite 300, 300 State Street  
 Erie, Pennsylvania 16507  
 (814) 456-5301

Mar. 1, 8, 15

**SALE NO. 20**

**Ex. #15063 of 2010**

**Wells Fargo Bank, N.A., as  
 Trustee for First Franklin  
 Mortgage Loan Trust 2002-FF1,  
 Asset-Backed Certificates, Series**

**2002-FF1, Plaintiff,**

**v.**

**Michael A. Lobaugh, Defendant**  
**REAL PROPERTY SHORT**  
**DESCRIPTION FORM**

TO THE SHERIFF OF ERIE COUNTY:

PROPERTY OF: Michael A. Lobaugh

EXECUTION NO: 15063-10  
 JUDGMENT AMT: \$68,332.33

ALL the right, title, interest and claim of: Michael A. Lobaugh Of in and to:

ADDRESS: 613 West 25th Street, Erie, PA 16502

MUNICIPALITY: City of Erie  
 All that certain piece or parcel of land situate in the Sixth Ward in the City of Erie, County of Erie and Commonwealth of Pennsylvania

Tax ID: 19060019010700  
 Commonly known as 613 W 25th Street, Erie, PA, 16502-2525

Chandra M. Arkema, Esquire  
 Attorney ID# 203437

PARKER McCAY P.A.  
 9000 Midlantic Drive, Suite 300  
 P.O. Box 5054

Mount Laurel, NJ 08054-1539  
 (856) 810-5815

Mar. 1, 8, 15

**SALE NO. 21**

**Ex. #14341 of 2006**

**JPMorgan Chase Bank, National Association, Plaintiff**

**v.**

**Kevin A. Dukich and Kimberly M. Dukich, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14341-06 JPMorgan Chase Bank, National Association vs. Kevin A. Dukich and Kimberly M. Dukich, owner(s) of property situated in Borough of Wesleyville Erie County, Pennsylvania being 2114 Eastern Avenue, Erie, PA 16510

0.2204

Assessment Map number: 50-3-24-11

Assessed Value figure: \$91,380.00

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

Mar. 1, 8, 15

**SALE NO. 23**

**Ex. #12748 of 2010**

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

**v.**

**ERIC J. BENDEL Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12748-10

JPMORGAN CHASE BANK,  
 NATIONAL ASSOCIATION,  
 S/B/M TO CHASE HOME  
 FINANCE, LLC vs. ERIC J. BENDEL

Amount Due: \$85,394.43

ERIC J. BENDEL, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1441 PATTERSON AVENUE, ERIE, PA 16508-1448

Dimensions: 40 X 100

Acreage: .0918

Assessment Map number:  
 19062025021000

Assessed Value: 69,860

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

Mar. 1, 8, 15

**SALE NO. 24**

**Ex. #14377 of 2008**

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

**v.**

**CHRISTINA M. CALABRESE  
 MICHAEL CALABRESE,  
 Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14377-08

BANK OF AMERICA, N.A.  
 SUCCESSOR BY MERGER TO  
 BAC HOME LOANS SERVICING,

LP F/K/A COUNTRYWIDE  
 HOME LOANS SERVICING, L.P.  
 vs. CHRISTINA M. CALABRESE  
 and MICHAEL CALABRESE  
 Amount Due: \$65,452.51

CHRISTINA M. CALABRESE,  
 and MICHAEL CALABRESE,  
 owner(s) of property situated in  
 BOROUGH OF WESLEYVILLE,  
 Erie County, Pennsylvania being  
 1909 MARKET STREET, ERIE,  
 PA 16510-1834

Dimensions: 99 X 125 (Irregular)

Acreage: 0.2500

Assessment Map number:  
 50001015001200

Assessed Value: \$64,000.00

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

Mar. 1, 8, 15

**SALE NO. 25**

**Ex. #12784 of 2012**

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

**v.**

**MICHELE L. DESANTIS A/K/A  
 MICHELLE L. DESANTIS,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12784-12

PHH MORTGAGE  
 CORPORATION F/K/A  
 CENDANT MORTGAGE  
 CORPORATION vs. MICHELE L.  
 DESANTIS A/K/A MICHELLE L.  
 DESANTIS

Amount Due: \$95,677.65

MICHELE L. DESANTIS A/K/A  
 MICHELLE L. DESANTIS,  
 owner(s) of property situated  
 in ERIE CITY, Erie County,  
 Pennsylvania being 907 EAST  
 28TH STREET, ERIE, PA 16504-  
 1305

Dimensions: 120 X 135

Acreage: 0.3719

Assessment Map number:  
 18050053022600

Assessed Value: 75,560.00

Improvement thereon: Residential

Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Mar. 1, 8, 15

**SALE NO. 26**

**Ex. #14343 of 2011**

**US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR IN INTEREST  
TO WACHOVIA BANK, N.A.  
(FORMERLY KNOWN AS  
FIRST UNION NATIONAL  
BANK) AS TRUSTEE FOR  
WELLS FARGO ASSET  
SECURITIES CORPORATION,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2002-  
1, Plaintiff**

v.

**WILLIAM DOUGHERTY,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 2011-14343

US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR IN INTEREST  
TO WACHOVIA BANK, N.A.  
(FORMERLY KNOWN AS  
FIRST UNION NATIONAL  
BANK) AS TRUSTEE FOR  
WELLS FARGO ASSET  
SECURITIES CORPORATION,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2002-1  
vs. WILLIAM DOUGHERTY

Amount Due: \$74,018.21

WILLIAM DOUGHERTY,  
owner(s) of property situated in  
TOWNSHIP OF MILLCREEK,  
Erie County, Pennsylvania being  
1811 GARLOCH DRIVE, ERIE,  
PA 16505-2831

Dimensions: 60 X 140

Acreage: .1928

Assessment Map number:  
33040136000102

Assessed Value: \$55,400

Improvement thereon: Residential

Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400

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

Mar. 1, 8, 15

**SALE NO. 27**

**Ex. #12938 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.

**CRAIG A. FARRELL  
LAURIE A. FARRELL,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12938-12

BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP vs. CRAIG A. FARRELL and  
LAURIE A. FARRELL

Amount Due: \$181,377.20

CRAIG A. FARRELL and  
LAURIE A. FARRELL,  
owner(s) of property situated in  
HARBORCREEK TOWNSHIP,  
Erie County, Pennsylvania  
being 8098 BUFFALO ROAD,  
HARBORCREEK, PA 16421-1209

Acreage: 1.1000

Assessment Map number:  
27-031-0301-021.01

Assessed Value: 118,560.00

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

Mar. 1, 8, 15

**SALE NO. 29**

**Ex. #12332 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.

**JEFFREY S. MALONEY  
CATHERINE E. WALSH,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution

filed to No. 12332-12

BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
vs. JEFFREY S. MALONEY and  
CATHERINE E. WALSH

Amount Due: \$88,792.20

JEFFREY S. MALONEY and  
CATHERINE E. WALSH, owner(s)  
of property situated in EDINBORO  
BOROUGH, Erie County,  
Pennsylvania being 102 GIBSON  
LANE, EDINBORO, PA 16412-  
2402

Dimensions: 60x264

Acreage: 0.3567

Assessment Map number:  
11014048002100

Assessed Value: \$79,260.00

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

Mar. 1, 8, 15

**SALE NO. 30**

**Ex. #13145 of 2012**

**US BANK NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR CITIGROUP MORTGAGE  
LOAN TRUST, INC. 2006-NC1,  
ASSET-BACKED PASS-  
THROUGH CERTIFICATES  
SERIES 2006-NC1, Plaintiff**

v.

**PHILIP J. MARNELLA  
DARIA M. MARNELLA,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 13145-12

US BANK NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR CITIGROUP MORTGAGE  
LOAN TRUST, INC. 2006-  
NC1, ASSET-BACKED PASS-  
THROUGH CERTIFICATES  
SERIES 2006-NC1 vs. PHILIP  
J. MARNELLA and DARIA M.  
MARNELLA

Amount Due: \$70,831.71

PHILIP J. MARNELLA and  
DARIA M. MARNELLA, owner(s)  
of property situated in ERIE CITY,

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

## 1. Surprise



## 2. Anxiety



## 3. Desperation



## 4. Anger



## 5. Regret



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  - Faster restores
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## State Security & Investigation Services, Inc

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

Erie County, Pennsylvania being  
810 WEST 3RD STREET, ERIE,  
PA 16507-1104  
Dimensions: 50 x 41.25  
Square Feet: 1696  
Acreage: 0.0471  
Assessment Map number:  
17-040-027.0-226.00  
Assessed Value: \$44,200.00  
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

Mar. 1, 8, 15

**SALE NO. 31**

**Ex. #13181 of 2012**

**NATIONSTAR MORTGAGE,  
LLC, Plaintiff**

v.

**WILLIAM R. MILLER,  
CHERYL G. MILLER,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 13181-12  
NATIONSTAR MORTGAGE LLC  
vs. WILLIAM R. MILLER and  
CHERYL G. MILLER  
Amount Due: \$61,864.47  
WILLIAM R. MILLER  
and CHERYL G. MILLER,  
owner(s) of property situated in  
WASHINGTON TOWNSHIP, Erie  
County, Pennsylvania being 5041  
NEYLAND ROAD, EDINBORO,  
PA 16412-1055  
Dimensions: 100 X 200  
Acreage: 0.4591  
Assessment Map number:  
45007012000702  
Assessed Value: 126,900.00  
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

Mar. 1, 8, 15

**SALE NO. 32**

**Ex. #12669 of 2012**

**CITIFINANCIAL SERVICES,  
INC, Plaintiff**

v.

**SANDRA L. NELSON A/K/A  
SANDRA L. HOWLAND,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12669-12  
CITIFINANCIAL SERVICES, INC  
vs. SANDRA L. NELSON A/K/A  
SANDRA L. HOWLAND  
Amount Due: \$141,779.62  
SANDRA L. NELSON A/K/A  
SANDRA L. HOWLAND,  
owner(s) of property situated in  
MILLCREEK TOWNSHIP, Erie  
County, Pennsylvania being 3515  
WEST 32ND STREET, ERIE, PA  
16506-2748  
Dimensions: 60 X 120  
Acreage: 0.1653  
Assessment Map number:  
33068654000100  
Assessed Value: \$105,800.00  
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

Mar. 1, 8, 15

**SALE NO. 33**

**Ex. #13499 of 2011**

**U.S. BANK NATIONAL  
ASSOCIATION, AS CO-  
TRUSTEE FOR THE  
GOVERNMENT LOAN  
SECURITIZATION TRUST  
2011-FV1, Plaintiff**

v.

**PAUL A. OLSON, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 13499-11  
U.S. BANK NATIONAL  
ASSOCIATION, AS CO-  
TRUSTEE FOR THE  
GOVERNMENT LOAN  
SECURITIZATION TRUST 2011-  
FV1 vs. PAUL A. OLSON  
Amount Due: \$83,684.17  
PAUL A. OLSON, owner(s) of  
property situated in TOWNSHIP  
OF MILLCREEK, Erie County,  
Pennsylvania being 726  
WYOMING AVENUE, ERIE, PA  
16505-3830  
Dimensions: 45 X 136.5  
Acreage: .1410

Assessment Map number:  
33-029-067.0-005.00  
Assessed Value: 76,600  
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

Mar. 1, 8, 15

**SALE NO. 34**

**Ex. #14551 of 2011**

**NATIONSTAR MORTGAGE,  
LLC, F/K/A CENTEX HOME  
EQUITY COMPANY, LLC,  
F/K/A CENTEX HOME  
EQUITY CORPORATION,  
Plaintiff**

v.

**JASON R. SCHELOSKE,  
MICHELLE J. SCHELOSKE,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 14551-11  
NATIONSTAR MORTGAGE,  
LLC, F/K/A CENTEX HOME  
EQUITY COMPANY, LLC,  
F/K/A CENTEX HOME EQUITY  
CORPORATION vs. JASON R.  
SCHELOSKE and MICHELLE J.  
SCHELOSKE  
Amount Due: \$101,699.48  
JASON R. SCHELOSKE and  
MICHELLE J. SCHELOSKE,  
owner(s) of property situated in  
the CITY OF ERIE, Erie County,  
Pennsylvania being 1115 WEST  
10TH STREET, ERIE, PA 16502-  
1140  
Dimensions: 45 X 165  
Acreage: 0.1705  
Assessment Map number:  
16030056021200  
Assessed Value: \$86,350.00  
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

Mar. 1, 8, 15

**SALE NO. 35**

**Ex. #12508 of 2012**

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

**Plaintiff**

v.

**MICHAEL SCHLEY A/K/A  
MICHAEL JUSTIN SCHLEY  
MARY J. SCHLEY A/K/A  
MARY JO SCHLEY,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12508-12

WELLS FARGO BANK, N.A.  
vs. MICHAEL SCHLEY A/K/A  
MICHAEL JUSTIN SCHLEY and  
MARY J. SCHLEY A/K/A MARY  
JO SCHLEY

Amount Due: \$145,227.48

MICHAEL SCHLEY A/K/A  
MICHAEL JUSTIN SCHLEY and  
MARY J. SCHLEY A/K/A MARY  
JO SCHLEY, owner(s) of property  
situated in ERIE CITY, Erie County,  
Pennsylvania being 2524 EAST  
33RD STREET, ERIE, PA 16510-  
2712

Dimensions: 77 x Irregular

Acreage: 0.1581

Assessment Map number:  
18051064030800

Assessed Value: 107,300.00

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

Mar. 1, 8, 15

**SALE NO. 36**

**Ex. #13847 of 2011**

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

v.

**GREGORY A. SILAY,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 13847-11

WELLS FARGO BANK, N.A. vs.  
GREGORY A. SILAY

Amount Due: \$56,521.80

GREGORY A. SILAY, owner(s) of  
property situated in the CITY OF  
ERIE, Erie County, Pennsylvania  
being 2729 LIBERTY STREET,  
ERIE, PA 16508-1623

Dimensions: 40 x 115

Acreage: 1547 sq. ft.

Assessment Map number:

19060041014200

Assessed Value: \$73,310.00

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

Mar. 1, 8, 15

**SALE NO. 37**

**Ex. #12835 of 2012**

**SOVEREIGN BANK, N.A.,  
FORMERLY KNOWN AS  
SOVEREIGN BANK, Plaintiff**

v.

**MICHAEL SOCASH A/K/A  
MICHAEL B. SOCASH  
CHRISTINA SOCASH A/K/A  
CHRISTINA M. SOCASH,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12835-2012

SOVEREIGN BANK, N.A.,  
FORMERLY KNOWN AS  
SOVEREIGN BANK vs.  
MICHAEL SOCASH A/K/A  
MICHAEL B. SOCASH and  
CHRISTINA SOCASH A/K/A  
CHRISTINA M. SOCASH

Amount Due: \$78,102.22

MICHAEL SOCASH A/K/A  
MICHAEL B. SOCASH and  
CHRISTINA SOCASH A/K/A  
CHRISTINA M. SOCASH,

owner(s) of property situated in  
LAKE CITY BOROUGH, Erie  
County, Pennsylvania being 10019  
SMITH STREET, LAKE CITY, PA  
16423-1419

Dimensions: 100 X 169 (Irregular)

Acreage: 0.3868

Assessment Map number:  
28013017000700

Assessed Value: \$89,850.00

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

Mar. 1, 8, 15

**SALE NO. 38**

**Ex. #15639 of 2008**

**DEUTSCHE BANK NATIONAL**

**TRUST COMPANY, AS  
TRUSTEE FOR FFML  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-  
FF11, Plaintiff**

v.

**JOHN K. WILLIAMS  
TINA M. WILLIAMS,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 15639-08

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR FFML MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2006-FF11 vs. JOHN  
K. WILLIAMS and TINA M.  
WILLIAMS

Amount Due: \$93,569.11

JOHN K. WILLIAMS and TINA  
M. WILLIAMS, owner(s) of  
property situate in CORRY CITY,  
Erie County, Pennsylvania being  
419 WRIGHT STREET, CORRY,  
PA 16407-1221

Dimensions: 50 x 234

Acreage: 0.2686

Assessment Map number:  
06015024001000

Assessed Value: \$37,000

Improvement thereon: Residential  
Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban  
Station, Suite 1400

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

(215) 563-7000

Mar. 1, 8, 15

**SALE NO. 39**

**Ex. #11918 of 2012**

**U.S. BANK NATIONAL  
ASSOCIATION ND**

v.

**Blair G. Umlah**

**ADVERTISING DESCRIPTION**

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

BEING KNOWN AS: 819 West  
29th Street, Erie, PA 16508

PARCEL #19-6042-209

Improvements: Residential  
Dwelling

Gregory Javardian, Esquire  
Id. No. 55669

Attorney for Plaintiff

1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

Mar. 1, 8, 15

**SALE NO. 40**

**Ex. #12930 of 2012**

**U.S. Bank National Association  
as Trustee for the registered  
holders of ABFC 2007-WMC1  
Trust Asset Backed Funding  
Corporation Asset Backed  
Certificates, Series 2007-WMC1  
by its Attorney-in-fact, Ocwen  
Loan Servicing, LLC**

**v.**

**Jessica L. Edwards  
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:

BEING Lots Numbered One Hundred Eighty (180) and One Hundred Eighty One (181) as shown on a map or plan of Erie Terrace by A. L. Eliot, Civil Engineer, dated June 19, 1909, and recorded in the Office of Recorder of Deeds for Erie County, Pennsylvania in Map Book, No. 1 at page 378, to which plot reference is made for a further description thereof.

HAVING erected thereon a one and one-half story frame dwelling commonly known as 3422 Devoe Avenue, Erie, Pennsylvania

BEING the same premises which George Lee Rose and Debra Lee Rose, husband and wife, by Special Warranty Deed dated January 26, 2007 and recorded on February 6, 2007 in the office of the Recorder of Deeds in and for Erie County at book 1393 page 1736 granted and conveyed unto Chad A. Leuthold and Jessica L. Edwards, as Joint Tenants with right of survivorship. Chad A. Leuthold departed this life May 12, 2008.

PROPERTY ADDRESS: 3422 Devoe Avenue, Erie, PA 16508

PARCEL (19) 6163-412  
Attorney for Plaintiff:

Kevin P. Diskin, Esquire  
Stern & Eisenberg, PC  
The Pavilion

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

Mar. 1, 8, 15

**SALE NO. 41**

**Ex. #14528 of 2011**

**MIDFIRST BANK, Plaintiff**

**v.**

**MARCIA A. DRIVER, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 14528-11 MIDFIRST BANK, Plaintiff vs. MARCIA A. DRIVER, Defendant

Real Estate: 1727 WEST 14TH STREET, ERIE, PA 16505

Municipality: City of Erie, Third Ward, Erie County, Pennsylvania  
See Deed Book 0885, Page 1786

Tax I.D. (16) 3108-312

Assessment: \$ 5,900. (Land)

\$17,400. (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

Mar. 1, 8, 15

**SALE NO. 42**

**Ex. #15135 of 2010**

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

**v.**

**COLLEEN R. RUSH, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 15135-10 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. COLLEEN R. RUSH, Defendant

Real Estate: 712 PENNSYLVANIA AVENUE, ERIE, PA

Municipality: City of Erie, Erie County, Pennsylvania

Dimensions: 70 ft. x 33 ft. 9 in.

See Deed Book 708, Page 1371

Tax I.D. (14) 1035-201

Assessment: \$ 5,600. (Land)

\$44,300. (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

Mar. 1, 8, 15

**SALE NO. 43**

**Ex. #15033 of 2010**

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

**v.**

**RAY HARRISON, ED  
HARRISON, HANK  
HARRISON, AND CATHY  
HARRISON, KNOWN  
HEIRS OF PATRICIA L.  
WILLIAMS, DECEASED AND  
THE UNKNOWN HEIRS OF  
PATRICIA L. WILLIAMS,  
DECEASED, DEFENDANTS  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 15033-10 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. RAY HARRISON, ED HARRISON, HANK HARRISON, AND CATHY HARRISON, KNOWN HEIRS OF PATRICIA L. WILLIAMS, DECEASED AND THE UNKNOWN HEIRS OF PATRICIA L. WILLIAMS, DECEASED

Real Estate: 1130 WEST 5TH STREET, ERIE, PA 16507

Municipality: City of Erie, Erie County, Pennsylvania

Dimensions: 165 x 32

See Deed Book 780, Page 1046

Tax Index Number: (17) 4035-235

Assessment: \$ 7,300 (Land)

\$39,210. (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

Mar. 1, 8, 15

**SALE NO. 44**

**Ex. #10083 of 2011**

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

**ASSOCIATION, Plaintiff,  
v.  
SAMUEL R. EVERSON,  
Defendant  
SHERIFF'S SALE**

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

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

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

Assess Value figure: \$54,540.00

Improvement thereon: Dwelling

Louis P. Vittit, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Mar. 1, 8, 15

**SALE NO. 46**

Ex. #11535 of 2009

**U.S. BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS  
OF MORTGAGE ASSET-  
BACKED PASS-THROUGH  
CERTIFICATES SERIES 2006-  
NC3, Plaintiff**

v.

**ADNAN ABU-ZEBIBA,**

**Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being the east one-half of In-Lot 474, in Block 76 of the Second Section of the town, now City of Erie, bounded and described as follows, to-wit:

BEGINNING at a point in the South line of Tenth Street, Two Hundred Forty-seven and one-half (247 1/2) feet West of Cascade Street, THENCE South, parallel with Cascade Street, One hundred Sixty-five (165) feet; THENCE West, parallel with Tenth Street, forty-one and one-fourth (41 1/4) feet; THENCE North, parallel with Cascade Street, one hundred sixty-five (165) feet to the South line of

Tenth Street, forty-one and one-fourth (41 1/4) feet to the place of beginning, and having erected thereon a two-story brick house commonly known as 1023 West Tenth Street, Erie, Pennsylvania, and bearing Erie County Assessment Index No. (16) 3051-2141

PROPERTY ADDRESS: 1023 West 10th Street, Erie, PA 16502

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Mar. 1, 8, 15

**SALE NO. 47**

Ex. #13289 of 2012

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

v.

**KENNETH L. PHILLIPS, as  
Administrator of the Estate of  
Kenneth H. Phillips, Deceased,  
Defendant**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Elk Creek, County of Erie and State of Pennsylvania, to-wit:

BEGINNING at the southeast corner of parcel herein described at a point in the centerline of Sherman Road, said point being located North 87° 39' 44" West, a distance of 432.55 feet from the intersection of the centerline of Sherman Road with the original southeast corner of the whole parcel as described in Erie County Record Book 100, page 417;

Thence, North 87° 39' 55" West, continuing along centerline of Sherman Road a distance of 435.31 feet to a point in the southeast corner of Lot 2;

Thence, North 01° 58' 49" East, along the East line of lot 2, a distance of 452.39 feet, to a point in the South line of lot 3;

Thence, along a line common to

Lot 3, the following (2) courses and distances:

1. South 87° 39' 55" East, a distance of 433.16 feet to a point;

2. South 0° West, a distance of 452.40 feet to a point in the centerline of Sherman Road and place of beginning.

BEING Lot 4 of the Replot of the Rory T. and Sharon A. Moore Subdivision as recorded in Erie County Map 1998, Page 323.

Having erected thereon a two story wood frame house and garage. Containing 4.260 acres of land exclusive of the roadway.

PROPERTY ADDRESS: 9500 Sherman Road, Albion, PA 16401

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Mar. 1, 8, 15

**SALE NO. 48**

Ex. #13234 of 2012

**CitiMortgage, Inc.  
v.**

**Lucinda A. Lane  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13234-12 CitiMortgage, Inc. vs. Lucinda A. Lane, owner of property situated in Erie County, Pennsylvania being 1071 Rankine Avenue, Erie, PA 16511

Assessment Map number: (29) 18-59-24

Assessed Value figure: \$50,840.00

Improvement thereon: Residential Dwelling

Patrick J. Wesner, Esquire

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Mar. 1, 8, 15

**SALE NO. 49**

Ex. #13108 of 2012

**CitiFinancial Services, Inc.  
v.**

**Russell Alford Wright  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2012-13108 CitiFinancial Services, Inc. vs. Russell Alford Wright, owner of

property situated in Erie County, Pennsylvania being 11225 Cross Station Road, Girard, PA 16417  
Assessment Map number: 24-20-66-4  
Assessed Value figure: \$50,000.00  
Improvement thereon: Residential Dwelling  
Patrick J. Wesner, Esquire  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Mar. 1, 8, 15

**SALE NO. 50**

**Ex. #10310 of 2012**

**Cenlar FSB, Plaintiff**

**v.**

**Mark J. Edwards and**

**Julia A. Edwards, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10310-12 Cenlar FSB v. Mark J. Edwards and Julia A. Edwards, owners of property situated in the Township of Girard, Erie County, Pennsylvania being 8253 South Creek Road, Girard, Pennsylvania 16417.  
Tax I.D. No. 24015048000605  
Assessment: \$167,021.33  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

Mar. 1, 8, 15

**SALE NO. 51**

**Ex. #11053-12**

**Deutsche Bank National  
Trust Company, as Trustee  
in trust for the benefit of the  
Certificateholders for Ameriquest  
Mortgage Securities Inc.,  
Asset-Backed Pass-Through  
Certificates Series 2003-6 c/o  
American Home Mortgage  
Servicing, Inc.**

**v.**

**Leo J. Hayes, Clare A. Hayes,  
United States of America**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11053-12 Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc., Asset-

Backed Pass-Through Certificates Series 2003-6 c/o American Home Mortgage Servicing, Inc. v. Leo J. Hayes, Clare A. Hayes, United States of America, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3919 West 12th Street, Erie, Pennsylvania 16505.  
Tax I.D. No. 33027160000100  
Assessment: \$ 96,513.04  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

Mar. 1, 8, 15

**SALE NO. 52**

**Ex. #15464 of 2010**

**Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Co of Pennsylvania**

**v.**

**Brian Charles Keinath a/k/a**

**Brian C. Keinath**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15464-10 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co of Pennsylvania v. Brian Charles Keinath a/k/a Brian C. Keinath, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 2710 Greeley Avenue, Erie, Pennsylvania 16506.  
Tax I.D. No. (33) 70-2780-600  
Assessment: \$ 113,560.82  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Mar. 1, 8, 15

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Fax: (814) 838-6172  
Email: [ealthof@LSinsure.com](mailto:ealthof@LSinsure.com)

**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**

**BAUGHMAN, DONNA R., a/k/a  
DONNA BAUGHMAN,  
deceased**

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

*Executrix:* Roberta L. Bowden, 4651 Nash Road, East Springfield, PA 16411

*Attorney:* Grant M. Yochim, Esq., 24 Main Street E., P.O. Box 87, Girard, PA 16417

**BEHRENDT, KATHERINE A.,  
deceased**

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

*Co-Administrators:* Cynthia L. Noyer and Robert L. Ring

*Attorney:* Tibor R. Solymosi, Esquire, Segel & Solymosi, 818 State Street, Erie, Pennsylvania 16501

**BOGDAN, DAVID A.,  
deceased**

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

*Administratrix:* Jeanne M. Bogdan

*Attorney:* Tibor R. Solymosi, Esquire, Segel & Solymosi, 818 State Street, Erie, Pennsylvania 16501

**CARAVAGLIA, KURT T., a/k/a  
KURT THOMAS CARAVAGLIA,  
deceased**

Late of Erie, Erie County, Pennsylvania

*Administrator:* Santangelo B. Caravaglia, c/o Dan W. Susi, Esquire, 714 Sassafra Street, Erie, PA 16501

*Attorney:* Dan W. Susi, Esquire, 714 Sassafra Street, Erie, PA 16501

**DANILOFF, MARGARET,  
deceased**

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

*Executor:* Matthew Gregoroff, c/o 504 State Street, Suite 300, Erie, PA 16501

*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**DeDAD, DOROTHEA LUCILLE,  
a/k/a DOROTHEA L. DeDAD,  
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

*Executrix:* Polly DeDad, 1944 West 34th Street, Erie, PA 16508

*Attorney:* Gary J. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**DILLON, AGNES H.,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Executor:* Charles H. Dillon, 1136 Appletree Lane, Erie, PA 16509

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

**FIGUEIRA, ARLENE K.,  
deceased**

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

*Executrix:* Denise A. Johnston, c/o 2222 West Grandview Blvd., Erie, PA 16506

*Attorney:* Thomas E. Kuhn, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**IRVINE, PATRICIA A., a/k/a  
PAT A. IRVINE,  
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

*Executor:* Jean I. Kindland, 3604 Crestwood Dr., Erie, PA 16510

*Attorney:* None

**KARLE, THOMAS E.,  
deceased**

Late of Erie, PA, Erie County, PA  
*Executrix:* Constance M. Karle, c/o Gregory A. Karle, Esq., 900 State Street, Suite 103, Erie, PA 16501

*Attorney:* Gregory A. Karle, Esquire, 900 State Street, Suite 103, Erie, PA 16501

**KAUFMAN, VIRGINIA M., a/k/a  
VIRGINIA KAUFMAN,  
deceased**

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

*Executor:* Michael Gary Smith, 1122 Guetner Avenue, Erie, PA 16505

*Attorney:* Aaron E. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**LANCE, GLENN R., a/k/a  
GLENN LANCE,  
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania

*Executor:* Dennis L. Lance, 10622 Ridge Road, Girard, PA 16417

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

**MAZZA, ASSUNTA,  
deceased**

Late of the Borough of North East, Erie County, Commonwealth of Pennsylvania

*Executor:* Anthony Mazza, c/o James S. Bryan, Esq., & Leigh Ann Orton, Esq., 11 Park Street, North East, PA 16428

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

**RYAN, ELIZABETH M.,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executrices:* Kelly E. Haist and Melinda A. Favata, 5612 Carla Way, Erie, PA 16509  
*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SAWDEY, HARRIET LEE,  
deceased**

Late of the Township of Millcreek  
*Executrix:* Rebecca C. Himrod, 201 Halley Street, Erie, PA 16511  
*Attorney:* Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SEKULA, JOSEPH P.,  
deceased**

Late of the Township of Lawrence Park, Commonwealth of Pennsylvania  
*Executor:* Larry R. Sekula, 310 Halley Street, Erie, Pennsylvania 16511  
*Attorney:* Joseph P. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SECOND PUBLICATION****COMI, JUDITH A.,  
deceased**

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

**COSNER, ESTHER C.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Susan L. Kindle, 3719 Hampshire Rd., Erie, PA 16506  
*Attorney:* None

**FOGUS, SAMUEL E.,  
deceased**

Late of Greenfield Township, Erie County, Pennsylvania  
*Joint Executors/Trustees:* Cynthia Baker & Nathaniel McClung  
*Attorney:* Barry O. Bohmueller, Esq., Bohmueller Law Offices, P.C., 29 Mainland Road, Harleysville, PA 19438

**GIACOMA, RICHARD F.,  
deceased**

Late of Corry, Pennsylvania  
*Executrix:* Susan L. Glavach, 920 Pollock Store Road, Slipperry Rock, PA 16057  
*Attorney:* Ronald W. Coyer, Esquire, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slipperry Rock, PA 16057

**GOETZ, HOWARD J.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Kenneth J. Goetz, c/o 345 West Sixth Street, Erie, PA 16507  
*Attorney:* Jason R. Owen, Esq., 345 West Sixth Street, Erie, PA 16507

**GROSS, RONALD A.,  
deceased**

Late of Erie City, Erie County, Pennsylvania  
*Executor:* Paul Gross, 919 East 41st Street, Erie, Pennsylvania 16504  
*Attorney:* John R. Falcone, Esq., The Gideon Ball House, 135 East 6th Street, Erie, Pennsylvania 16501

**GWIN, CLARENCE A.,  
deceased**

Late of Harborcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Carol J. Johnson, c/o 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Thomas E. Kuhn, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**HOWARD, ALTA M.,  
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania  
*Administrator:* Theodore J. Parmarter, 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

**KOMO, MICHAEL J.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Richard A. Vendetti, Esq., 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**LACEY, CHARLES A., JR.,  
deceased**

Late of the Township of Springfield, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Leighanne Lacey, c/o 504 State Street, Suite 300, Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**MAJCHRSZAK, MARY T.,  
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania  
*Administrator:* Stephen J. Sawtelle, 4405 Village Street, Erie, Pennsylvania 16506  
*Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**MALANOWSKI, LILLIAN J.,  
deceased**

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

**MANSFIELD, MARY A., a/k/a  
MARY MANSFIELD,  
deceased**

Late of Millcreek Township  
*Executor:* John Swierczewski,  
c/o 332 East 6th Street, Erie, PA  
16507-1610  
*Attorney:* Evan E. Adair, Esq.,  
332 East 6th Street, Erie, PA  
16507-1610

**MONIOT, ARDYS E.,  
deceased**

Late of the City of Erie, County  
of Erie and Commonwealth of  
Pennsylvania  
*Executrix:* Cheryl L. Green, 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

**MORRISON, REGINA G., a/k/a  
REGINA REID MORRISON,  
deceased**

Late of Harborcreek Township,  
Erie County, Pennsylvania  
*Executrices:* Regina M. Sims,  
6510 E. Lake Rd., Erie, PA 16511  
and Patricia Wenger, 4400 Dunn  
Valley Rd., McKean, PA 16426  
*Attorney:* None

**ORTON, OPALA.,  
deceased**

Late of the Township of Venango,  
County of Erie, Commonwealth  
of Pennsylvania  
*Executor:* Robert D. Orton, Jr.,  
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

**OSTROWSKI, WILLIAM PAUL,  
deceased**

Late of the City of Erie  
*Administratrix:* Linda Scholton,  
c/o Attorney Terrence P.  
Cavanaugh, 3336 Buffalo Road,  
Wesleyville, PA 16510  
*Attorney:* Terrence P. Cavanaugh,  
Esq., 3336 Buffalo Road,  
Wesleyville, PA 16510

**REA, NORMA J., a/k/a  
NORMA J. RAY,  
deceased**

Late of the City of Erie, County  
of Erie and Commonwealth of  
Pennsylvania  
*Executor:* Honorable Michael  
Palmasano, c/o 3305 Pittsburgh  
Avenue, Erie, Pennsylvania  
16508  
*Attorney:* Darlene M. Vlahos,  
Esquire, 3305 Pittsburgh Avenue,  
Erie, Pennsylvania 16508

**SCHREIBER, LUCILLE B.,  
deceased**

Late of Millcreek Township, Erie  
County, Pennsylvania  
*Executor:* Keith G. Nevel, c/o  
David W. Bradford, Esq., 731  
French Street, Erie, PA 16501  
*Attorney:* David W. Bradford,  
Esq., 731 French Street, Erie, PA  
16501

**SHAUBERGER, CHARLES F.,  
deceased**

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

**SPALDING, DONALD P., a/k/a  
DONALD P. SPALDING, JR.,  
deceased**

Late of the City of Erie, Erie  
County, PA  
*Co-Executors:* John D. Spalding  
and James A. Spalding, c/o 120  
West Tenth Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure,  
Esquire, Knox McLaughlin  
Gornall & Sennett, P.C., 120 West  
Tenth Street, Erie, PA 16501

**TOTLEBEN, RAYMOND W.,  
deceased**

Late of the Township of  
Fairview, County of Erie and  
Commonwealth of Pennsylvania  
*Executor:* David A. Totleben, c/o  
3305 Pittsburgh Avenue, Erie,  
Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos,  
Esquire, 3305 Pittsburgh Avenue,  
Erie, Pennsylvania 16508

**TREGASKIS, RUSSELL A.,  
a/k/a RUSSELL YOUNG,  
deceased**

Late of the City of Erie  
*Executrix:* Cindy Scalise, c/o  
Attorney Terrence P. Cavanaugh,  
3336 Buffalo Road, Wesleyville,  
PA 16510  
*Attorney:* Terrence P. Cavanaugh,  
Esq., 3336 Buffalo Road,  
Wesleyville, PA 16510

**VOMMERO, JOHN R., SR.,  
deceased**

Late of the City of Erie,  
Commonwealth of Pennsylvania  
*Co-Executors:* Valerie  
MacMurdo, 8435 Old Waterford  
Road, Erie, Pennsylvania 16509  
and Amanda Vendetti, 403  
Ardmore Avenue, Erie, PA 16505  
*Attorney:* Joseph P. Vendetti,  
Esq., Vendetti & Vendetti, 3820  
Liberty Street, Erie, PA 16509

**WADE, DUANE A., a/k/a  
DUANE ALAN WADE,  
deceased**

Late of the Township of  
LeBoeuf, County of Erie and  
Commonwealth of Pennsylvania  
*Administrator:* Todd A. Wade  
*Attorney:* Edward P. Wittmann,  
Esquire, Elderkin Law Firm, 150  
East 8th Street, Erie, PA 16501

**WEISS, LAURENCE A.,  
deceased**

Late of the City of Erie  
*Executrix:* Laurie A. Mikielski  
*Attorney:* Deanna L. Heasley,  
Esq. 333 State Street, Suite 203,  
Erie, PA 16507

**WYGANT, LUELLA I.,  
deceased**

Late of the County of Erie and  
Commonwealth of Pennsylvania  
*Executrix:* Beth A. Starvaggi,  
11405 Ashton Road, North East,  
Pennsylvania 16428  
*Attorney:* None

**ZIEGLER, KARL M.,  
deceased**

Late of the Township of Greene, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* Elaine A. Skladanowski  
*Attorney:* Thomas J. Buseck, Esq., The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507-1216

**THIRD PUBLICATION****BECKMAN, JEAN E.,  
deceased**

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

**BRANTNER, MARJORIE B.,  
deceased**

Late of Harborcreek Township, Erie County, Erie, Pennsylvania  
*Executrix:* Laura J. Brantner, 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

**GOODWIN, KEITH R.,  
deceased**

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

**GOTHAM, PHILIP E., SR.,  
a/k/a PHILIP E. GOTHAM,  
deceased**

Late of the Township of Millcreek  
*Executrix:* Pamela J. Gennuso, 7530 Anchor Drive, Fairview, PA 16415  
*Attorney:* None

**HOOVER, HELEN L., a/k/a  
HELEN LOUISE HOOVER, a/k/a  
HELEN McCURDY HOOVER,  
a/k/a HELEN HOOVER,  
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania  
*Executrix:* Patricia Tuttle, 6011 Pebble Creek Drive, Fairview, Pennsylvania 16415  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**KLEIN, DONALD E.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* David B. Klein, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**KNOLL, DOROTHY M.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Mary Therese Craig, 3847 Parkside Avenue, Erie, Pennsylvania 16508  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**LACEY, ERIN E.,  
deceased**

Late of the Township of Springfield, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Leighanne Lacey, c/o 504 State Street, Suite 300, Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**McELROY, ANN,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Executrix:* Elizabeth M. Geer, 6281 Heidler Road, Fairview, PA 16415  
*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**McKENZIE, SYLVIA, a/k/a  
SYLVIA H. McKENZIE,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executor:* Scott C. McKenzie, 5725 Luna Lane, Erie, PA 16506  
*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**NORRGRAN, DANIEL A.,  
deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Susan L. Norrgran, 4435 Neptune Dr., Erie, PA 16506  
*Attorney:* None

**ROGALA, MARGARET D.,  
deceased**

Late of the City of Erie, County of Erie  
*Executor:* Donald J. Rogala, 3131 Zimmerly Rd., Erie, PA 16506  
*Attorney:* Donald J. Rogala, Esq., 3131 Zimmerly Rd., Erie, PA 16506

**SCHROECK, HAROLD J., SR.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Administrator:* Michelle K. Carneval, c/o 504 State Street, 3rd Floor, Erie, PA 16501  
*Attorney:* Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**SMITH, DENNIS G.,  
deceased**

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

*Executor:* Timothy E. Smith, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507

*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**SMITH, MARGARET M.,  
deceased**

Late of North East Borough, Erie County, Pennsylvania

*Executor:* Stephen F. Smith, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428

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

**STONEWALL, JESSE,  
deceased**

Late of Erie County, Pennsylvania  
*Executrix:* Jacqueline Colbert, c/o E. James Lucht, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

*Attorney:* E. James Lucht, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

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## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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Erie, PA 16507 ----- *lkinter@earthlink.net*

JOHN J. McLAUGHLIN  
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4855 W. Ridge Rd., Apt. 3106  
Erie, PA 16506

JOHN H. MOORE  
1114 West 27th Street  
Erie, PA 16508

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LARRY D'AMBROSIO ----- *LarryDAmbrosio@gmail.com*  
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