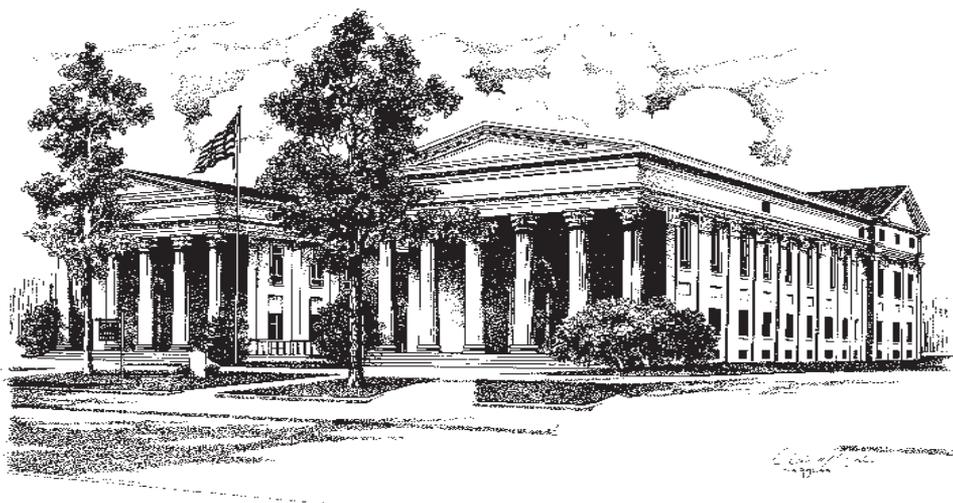


*Erie
County
Legal
Journal*

July 12, 2013

Vol. 96 No. 28

USPS 178-360



96 ERIE 24 - 26
Commonwealth v. Lucas

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

TUESDAY, JULY 23, 2013

Senior Lawyer Event
Pontoon Boat Ride
Boarding at 10:00 a.m.
contact the ECBA for more details

WEDNESDAY, JULY 24, 2013

The Right to Die: The intersection of Case Law, Healthcare Powers of Attorney, Living Wills and Guardianship Law

ECBA Video Replay Seminar
Erie County Bar Association
8:30 a.m. - 9:30 a.m. (8:00 a.m. reg.)
\$35 (ECBA member/non-attorney staff)
\$53 (non-member)
\$24 (member Judge not needing CLE)
1 hour substantive

MONDAY, JULY 29, 2013

The Right to Die: The intersection of Case Law, Healthcare Powers of Attorney, Living Wills and Guardianship Law

ECBA Video Replay Seminar
Erie County Bar Association
12:15 p.m. - 1:15 p.m. (11:45 a.m. lunch/reg.)
\$35 (ECBA member/non-attorney staff)
\$53 (non-member)
\$24 (member Judge not needing CLE)
1 hour substantive

MONDAY, AUGUST 12, 2013

Crossroads of Bankruptcy and Family Law
ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center
12:15 p.m. - 2:15 p.m. (11:45 a.m. lunch/reg.)
\$70 (ECBA member/non-attorney staff)
\$105 (non-member)
\$49 (member Judge not needing CLE)
2 hours substantive

THURSDAY, AUGUST 15, 2013

Plain and Precise Legal Prose
ECBA Live Seminar
Bayfront Convention Center
8:30 a.m. - 12:30 p.m. (8:00 a.m. breakfast/reg.)
\$123 (ECBA member/non-attorney staff)
\$185 (non-member)
\$86 (member Judge not needing CLE)
3.5 hours substantive

MONDAY, AUGUST 19, 2013

Settling Your Case and Sleeping at Night
ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center
12:15 p.m. - 1:45 p.m. (11:45 a.m. lunch/reg.)
\$53 (ECBA member/non-attorney staff)
\$80 (non-member)
\$37 (member Judge not needing CLE)
1.5 hours substantive



Erie County Bar Association



@eriepabar

To view PBI seminars visit the events calendar on the ECBA website
<http://www.eriebar.com/public-calendar>

2013 BOARD OF DIRECTORS

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Judicial Nominations

U.S. Senators Robert P. Casey, Jr. and Patrick J. Toomey invite all persons interested in being considered for appointment to the position of U.S. District Court Judge for the Western District of Pennsylvania to obtain and submit an application that can be found on Senator Casey's website (<http://www.casey.senate.gov/>) or Senator Toomey's website (<http://www.toomey.senate.gov/>). This questionnaire must be completed and returned to both Senators in Microsoft Word or PDF format by email to judicial@casey.senate.gov and judgeappWDPA@toomey.senate.gov no later than 5pm, Friday, August 9, 2013. Applicants should expect that the panel interview process will commence shortly thereafter. Senators Casey and Toomey will be advised and assisted in this process by a Judicial Selection Panel consisting of leading members of the bar and other respected Pennsylvania citizens.

Application

In order to be considered for a U.S. District Court Judge position in the Western District of Pennsylvania, please complete the Questionnaire for Pennsylvania's United States District Court Judicial Applicants, available on Senator Casey's website at <http://www.casey.senate.gov/>.

When submitting your application, please indicate the District to which you are applying in the subject of your email.

Please email questionnaires for the Western District to judicial@casey.senate.gov and judgeappWDPA@toomey.senate.gov.

If you have any questions please send an email to judicial@casey.senate.gov or call our office, (202) 224-6324.

Jul. 12

fresheners hanging from the rearview mirror. (*Id.* at 9:12- 18.) Thereafter, Trooper Padasak gave Defendant a warning for crossing the fog line, but did not issue any citations, and told Defendant that he was free to leave. (*Id.* at 10:15-16, 11:12-14.)

Just moments after telling Defendant he was free to leave, Trooper Padasak reinitiated contact with Defendant and asked him if he could ask a few more questions. (*Id.* at 11:15-12:8.) Trooper Padasak asked if there were any guns or drugs inside the vehicle, to which Defendant responded in the negative. (*Id.* at 12:15-23.) Then, Trooper Padasak asked for consent to search the vehicle and Defendant refused consent. (*Id.* at 12:24-13:7.) Trooper Padasak advised Defendant that he believed that criminal activity was afoot based on Defendant's nervousness, his criminal history, and the air fresheners in his car. (*Id.* at 13:10-17.) Thereafter, Defendant was placed under an investigatory detention¹ to await the arrival of a drug sniffing dog. (*Id.* at 13:21-16.) Corporal Peters arrived with the dog around 12:10 p.m. and proceeded to walk the dog around the vehicle. (*Id.* at 14:10-21.) The dog provided a positive "hit," indicating the presence of narcotics in the vehicle. (*Id.* at 15:2-10.) Ultimately, six gallon-sized bags of marijuana were recovered from Defendant's vehicle. (*Id.* at 16:6-18.)

Defendant has been charged with the following offenses: Possession with Intent to Deliver, 35 Pa.C.S. § 780-113(a)(30), and Possession, 35 Pa.C.S. § 780-113(a)(16). Defendant now brings a Motion to Suppress, seeking the suppression of all evidence obtained as a result of the illegal stop and/or detention of Defendant. Defendant argues the initial stop was made without reasonable suspicion or probable cause that Defendant was operating his vehicle in violation of the motor vehicle code. Defendant further argues he was subjected to an investigatory detention without reasonable suspicion.

II. Discussion

First, this Court finds that the initial traffic stop of Defendant was lawful. With regard to motor vehicle stops, a police officer must only provide a reasonable basis for his belief that a motor vehicle code violation has occurred in order to validate the stop. *Commonwealth v. Anderson*, 753 A.2d 1289, 1293 (Pa. Super. 2000). This standard "is less stringent than probable cause, but the detaining officer must have more than a mere hunch as the basis for the stop." *Id.* (citation omitted). Trooper Padasak testified that he observed Defendant blatantly cross the fog line two times. (Prelim. Hr'g Tr. at 5:11-20.) These movements clearly provided Trooper Padasak with a reasonable basis to believe that a motor vehicle code violation had occurred, and therefore, the initial stop was valid.

However, this Court finds that the investigatory detention of Defendant was unlawful. With regard to Defendant's continued detention after being told he was free to leave, our Supreme Court has explained,

Where the purpose of an initial, valid traffic stop has ended and a reasonable person would have believed that he was free to leave, the law characterizes a subsequent round of questioning by the officer as a mere encounter. Since the citizen is free to leave, he is not detained, and the police are free to ask questions appropriate to a mere encounter, including a request for permission to search the

¹ At the hearing and oral argument on Defendant's Omnibus Motion, the Commonwealth conceded that Defendant was under an investigatory detention at this point. At the preliminary hearing, Trooper Padasak also indicated that from the time he requested the drug sniffing dog, Defendant was not free to leave and was effectively detained. (Prelim. Hr'g Tr. at 43:3-16.)

vehicle. However, where the purpose of an initial traffic stop has ended and a reasonable person would not have believed that he was free to leave, the law characterizes a subsequent round of questioning by the police as an investigative detention or arrest. In the absence of either reasonable suspicion to support the investigative detention or probable cause to support the arrest, the citizen is considered unlawfully detained.

Commonwealth v. By, 812 A.2d 1250, 1255-56 (Pa. 2002) (citations omitted). Moreover, "[f]urtive movements and nervousness, standing alone, do not support the existence of reasonable suspicion." *Commonwealth v. Moyer*, 954 A.2d 659, 670 (Pa. Super. 2008).

Here, Defendant received a warning for crossing the fog lines and was told he was free to leave. However, Defendant was clearly not free to leave after refusing consent to search his vehicle, as testified to by Trooper Padasak and conceded to by the Commonwealth. Therefore, the purpose of the initial stop had ended, and Defendant was placed under an investigative detention, pending the use of a drug sniffing dog, and reasonable suspicion was required in order to so detain him. This Court finds that the reliance on only Defendant's nervousness, furtive movements, and the presence of air fresheners, without more, was insufficient to establish reasonable suspicion to support the investigative detention. Accordingly, Defendant was unlawfully detained, and suppression of the evidence is proper.

IV. Conclusion

For the foregoing reasons, Defendant's Omnibus Pre-Trial Motion for Relief is granted.

ORDER

AND NOW, this 7th day of June, 2013, it is hereby ORDERED, ADJUDGED, and DECREED that Defendant's Omnibus Pre-Trial Motion for Relief is GRANTED.

BY THE COURT:

/s/ **John Garhart, Judge**

MOTION FOR LEAVE TO ENTER NOLLE PROSEQUI

AND NOW, this 25th day of June, 2013, comes the Commonwealth, by and through Chief Deputy District Attorney Elizabeth Hirz, and moves the Honorable Court for leave to enter a Nolle Prosequi in the above-entitled case for the reason stated below:

REASON FOR NOLLE PROSSE:

On June 7, 2013, this Court entered an Order granting the Defendant's motion to suppress evidence. The Commonwealth will not appeal that Order, and therefore has insufficient evidence to prove the charges.

/s/ **Elizabeth Hirz, Esq., Chief Deputy District Attorney**

ORDER

AND NOW, this 1st day of July, 2013, it is hereby ORDERED, ADJUDGED, and DECREED that leave is granted to enter a nolle prosse, with costs upon the Commonwealth.

BY THE COURT:

/s/ **John Garhart, Judge**

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 June 7, 2013 for Bay Harbor Service located at 9393 Route 18, Cranesville, PA 16410. The name and address of each individual interested in the business is Zachery Ryan Pfister, 9393 Route 18, Cranesville, PA 16410. This was filed in accordance with 54 Pa.C.S. 311.

Jul. 12

INCORPORATION NOTICE

Notice is hereby given that The Crayon Club Learning Center, Inc. has been incorporated under the provisions of the 1988 Pennsylvania Business Corporation Law. Jenna Bickford, Esq. MacDonald, Illig, Jones & Britton, LLP
100 State Street, Suite 700
Erie, PA 16507-1459

Jul. 12

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
No. 52 In Adoption 2013
IN THE MATTER OF ADOPTION OF MARISOL ELAINE ESPER-SANCHEZ

NOTICE

TO: John Sanchez
A petition has been filed asking the Court to put an end to all rights you have to your child Marisol Elaine Esper-Sanchez. A Trial has scheduled to determine whether your parental rights should be terminated. That Trial will be held in Courtroom F-220, before Judge Daniel J. Brabender, Jr., Erie County Courthouse, 140 West 6th Street, Erie, PA on October 15, 2013 from 9:30 a.m. until 12:00 p.m.

YOUR PRESENCE IS REQUIRED AT THE HEARING. You are warned that if you fail to appear at the scheduled Trial, the Trial will go on without you and the Court may end your rights to your child without your being present.

You have a right to be represented by an attorney. If you cannot afford an attorney, a court appointed attorney would be assigned to represent you. You will need to contact the office below to file a petition requesting that an attorney be appointed to represent you at Trial. If you have any questions contact the

following office: Family/Orphans Court Administrator, Room 205, Erie County Courthouse, Erie PA (814) 451-6251.

John P. Eppinger, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Attorneys for Petitioners
300 State St., Suite 300
Erie PA 16507
(814) 456-5301

Jul. 12, 19, 26

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SHERIFF SALES

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**JULY 26, 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

Jul. 5, 12, 19

SALE NO. 1

Ex. #12292 of 2011
Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2, Plaintiff

v.

**DAVID H. CUMMINGS
LORETTA K. CUMMINGS,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF WASHINGTON, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 6830 Route 6N, Edinboro, PA 16412
PARCEL NUMBER: (45) 19-41-7.15

IMPROVEMENTS: Residential Property
Udren Law Offices, P.C.
Katherine E. Knowlton, Esq.
PA ID 311713
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jul. 5, 12, 19

SALE NO. 2

Ex. #10767 of 2013
Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2000-3, Mortgage Loan Asset Backed Certificates, Series 2000-3, Plaintiff

v.

**LARAINÉ L. MCCLENAHAN
MARK A. MCCLENAHAN,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN FIRST WARD OF THE BOROUGH OF UNION CITY, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 30 Brown Street, Union City, PA 16438
PARCEL NUMBER: 41-14-62-7
IMPROVEMENTS: Residential Property
Udren Law Offices, P.C.
Nicole LaBletta, Esquire
PA ID 202194
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jul. 5, 12, 19

SALE NO. 3

Ex. #10246 of 2013
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A. f/k/a The Chase Manhattan Bank, as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 1999-1, Plaintiff

v.

BARBARA J. ODOM

JEROME ODOM, Defendant(s)
**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 2112 Pear Street, Erie, PA 16510
PARCEL NUMBER: 18-5113-101
IMPROVEMENTS: Residential Property
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jul. 5, 12, 19

SALE NO. 4

Ex. #12844 of 2012
PNC Bank, National Association, Plaintiff

v.

**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
KATHY K. SIMON, DECEASED
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN FIRST WARD OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 339 East 2nd Street, Erie, PA 16507
PARCEL NUMBER: 14-1012-214
IMPROVEMENTS: Residential Property
Udren Law Offices, P.C.
Nicole LaBletta, Esquire
PA ID 202194
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jul. 5, 12, 19

SALE NO. 5
Ex. #10357 of 2013
ERIEBANK, a Division of CNB
Bank, Plaintiff

v.

HAROLD R. BERRY and
STEPHEN M. ANDRES,
Individuals, Defendants

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 10357-2013, ERIEBANK, a Division of CNB Bank v. Harold R. Berry and Stephen M. Andres, Individuals, owners of the following property identified below:

1) Situate in the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania at: 102 Beach Haven Lane, Erie, PA 16505.

Assessment	Map	No.:
(33) 8-19-274.61		
Assessed	Value	Figure:
\$1,174,390.00		

Improvement Thereon: Two story condominium Unit No. 1 Lawrence C. Bolla, Esquire Pa. I.D. No. 19679 The Quinn Law Firm 2222 West Grandview Boulevard Erie, PA 16506 (814) 833-2222

Jul. 5, 12, 19

SALE NO. 6
Ex. #10562 of 2013
ERIE FEDERAL CREDIT
UNION, Plaintiff,

v.

MICHELLE L. PRZYBYLSKI,
Defendant

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 10562-2013, ERIE FEDERAL CREDIT UNION v. MICHELLE L. PRZYBYLSKI, owner of the following properties identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at: 616 West 23rd Street, Erie, Pennsylvania 16502.

Assessment	Map	No.:
ASSESSMENT NO. 19-060-018.0-		
134.00		

Assessed Value Figure: \$50,600.00
 Improvement Thereon: Single family bungalow
 Michael S. Jan Janin, Esquire

Pa. I.D. No. 38880
 The Quinn Law Firm
 2222 West Grandview Boulevard
 Erie, PA 16506
 (814) 833-2222

Jul. 5, 12, 19

SALE NO. 7
Ex. #10527 of 2013
MARQUETTE SAVINGS
BANK, Plaintiff

v.

JULIO R. RODRIGUEZ,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2013-10527, Marquette Savings Bank vs. Julio R. Rodriguez, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 820 Hess Avenue, Erie, Pennsylvania. 34' X 107.57'

Assessment	Map	Number:
(15) 2049-201		

Assessed Value Figure: \$36,800.00
 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

Jul. 5, 12, 19

SALE NO. 8
Ex. #10500 of 2013
NORTHWEST SAVINGS
BANK, Plaintiff,

v.

RAYMOND L. BENNETT,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 10018-2010, Northwest Savings Bank vs. Raymond L. Bennett, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2757 East 28th Street, Erie, Pennsylvania.

Approx. 59.43' X 123' X 59.43' X 123'	Assessment	Map	Number:
(18) 5149-207			

Assessed Value Figure: \$67,450.00
 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street

Erie, Pennsylvania 16507
 (814) 456-5301
 Jul. 5, 12, 19

SALE NO. 9
Ex. #10423 of 2013
NORTHWEST SAVINGS
BANK, Plaintiff,
 v.
NICHOLAS L. SANFILIPPO,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2013-10423, Northwest Savings Bank vs. Nicholas L. Sanfilippo, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 4226 Harding Drive, Erie, Pennsylvania. Approx. 91.70' x 120' x 70' x 112.5' (IRR)

Assessment	Map	Number:
(19) 6122-206		

Assessed Value Figure: \$91,310.00
 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301

Jul. 5, 12, 19

SALE NO. 10
Ex. #10460 of 2012
NORTHWEST SAVINGS
BANK, Plaintiff

v.

Kelly M. Yenny, Defendant
LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of McKean, County of Erie and Commonwealth of Pennsylvania, being Lot #3 shown on a map entitled "Subdivision of Lands of Bill Danylko Development, LLC" by Robert L. Rabell Surveying and Engineering, dated February 14, 2002 and recorded as Erie County Map Number 2002-160, and being more particularly bounded and described as follows to-wit: BEGINNING at the southeasterly corner of the piece herein described, at a point in the westerly right-of-way line of Old 99 a/k/a Edinboro Road (a 50 foot right-of-way), said point being the northeasterly

corner of lands of George C. & Charlotte R. Hendricks as shown on said subdivision for Bill Danylko Development, LLC at Map No. 2002-160;

THENCE, N. 75° 23' 10" W., along the northerly line of said Hendricks property, 398.27 feet to a point in the northwesterly corner of said Hendricks property;

THENCE, S. 00° 32' 50" E., along the westerly line of said Hendricks property, 406.61 feet to a point at the northeasterly corner of lands of Robert W. & Brenda Dolwick as shown on said Map No. 2002-160;

THENCE, S. 89° 17' 51" W., along the northerly line of said Dolwick property and lands of Thomas A. & Mary E. Mando as shown on said Map No. 2002-160, a distance of 1,319.21 feet to a point;

THENCE, N. 00° 42' 21" W., 304.64 feet to the southwest corner of Lot #2 as shown on said Map No. 2002-160;

THENCE, N. 89° 17' 51" E., along the southerly line of said Lot #2, 1,138.89 feet to a point;

THENCE, N. 42° 53' 00" E., 222.86 feet to a point;

THENCE, S. 75° 23' 10" E. 443.21 feet to a point in the westerly right-of-way line of Old 99 a/k/a Edinboro Road (a 50' right-of-way);

THENCE, S. 18° 40' 00" W., 17.72 feet along the westerly line of Old 99, a/k/a Edinboro Road, to a point;

THENCE continuing along the westerly line of Old 99 a/k/a Edinboro Road along a curve to the left with a delta of 03° 55' 56", a curve radius of 471.37 feet, an arc length of 32.35 feet, and a cord length of 32.34 feet to a point, said point being the point of beginning. Containing 10.080 acres of land, more or less.

SAID premises are further identified by Erie County Assessment Index Number (31) 20-57-32.01.

BEING the same premises conveyed to Kelley M. Yenny by deed recorded December 6, 2007 in Erie County Record Book 1464, Page 1550.

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

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

Jul. 5, 12, 19

SALE NO. 11

Ex. #13688 of 2012
FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.

DONALD D. SCARVEL and DEBORAH E. BISHOP,

Defendants

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Platea, County of Erie, and Commonwealth of Pennsylvania with an address of 9846 Peach Street, Girard, Pennsylvania 16417, having erected thereon a single family dwelling of frame construction, with detached garage and outbuilding, containing approximately 12 acres, more or less.

BEING the same premises conveyed to Donald D. Scarvel and Deborah E. Bishop by deed dated March 6, 1996 and recorded in Erie County Deed Book 0427, page 0494.

Erie County Tax Index No. (38) 8-6-13.03.

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

Jul. 5, 12, 19

SALE NO. 12

Ex. #10363 of 2013
WELLS FARGO BANK, N.A., Plaintiff

v.

DANIEL J. ALICEA A/K/A DANIEL ALICEA, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10363-2013

WELLS FARGO BANK, N.A. vs. DANIEL J. ALICEA A/K/A DANIEL ALICEA

Amount Due: \$92,669.72
DANIEL J. ALICEA A/K/A DANIEL ALICEA, owner(s) of

property situated in the BOROUGH OF UNION CITY, Erie County, Pennsylvania being 26 1ST AVENUE, UNION CITY, PA 16438-1240

Dimensions: 60X224
Acreage: 0.3085

Assessment Map number: 42007024000600

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

Jul. 5, 12, 19

SALE NO. 13

Ex. #11813 of 2008
US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE

LOAN TRUST, INC. 2006-NC2, ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2006-NC2, Plaintiff

v.

CHARLES R. ARKWRIGHT RACHAEL A. ARKWRIGHT

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11813-08

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE

LOAN TRUST, INC. 2006-NC2, ASSET BACKED PASS THROUGH CERTIFICATES

SERIES 2006-NC2 vs. CHARLES R. ARKWRIGHT, RACHAEL A. ARKWRIGHT

Amount Due: \$92,102.87

CHARLES R. ARKWRIGHT, RACHAEL A. ARKWRIGHT,

owner(s) of property situated in WASHINGTON TOWNSHIP, Erie County, Pennsylvania being 11060 EDINBORO ROAD & 11070 EDINBORO ROAD, MCKEAN, PA 16426

Tax Parcel #1: 45001002002200

Dimensions: 54 x 259

Acreage: 0.3211

Assessed Value: 91,230.00

Improvement thereon: Residential dwelling

Tax Parcel #2: 45001002002300



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Dimensions: 98 x 234 (Irr.)
 Acreage: 0.4835
 Assessed Value: 31,700.00
 Improvement thereon: Outbuildings only
 Phelan Hallinan, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jul. 5, 12, 19

SALE NO. 14

Ex. #12678 of 2012
WELLS FARGO BANK N.A.,
Plaintiff

v.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
ELIZABETH L. BRANDON,
DECEASED, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12678-2012
 WELLS FARGO BANK N.A. vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH L. BRANDON, DECEASED
 Amount Due: \$74,233.58
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH L. BRANDON, DECEASED, owner(s) of property situated in ERIE CITY, 5TH WARD, Erie County, Pennsylvania being 3914 TUTTLE AVENUE, ERIE, PA 16504-2538
 Dimensions: 61 X 149.7
 Acreage: 0.2115
 Assessment Map number: 18052019020000
 Assessed Value: \$81,980.00
 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

Jul. 5, 12, 19

SALE NO. 15

Ex. #10263 of 2013
WELLS FARGO BANK, N.A.
S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.
F/K/A NORWEST MORTGAGE,
INC., Plaintiff

v.

MARK S. EMHOFF
KATHRYN G. EMHOFF,
Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 10263-13
 WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

vs.
 MARK S. EMHOFF and KATHRYN G. EMHOFF
 Amount Due: \$58,740.14
 MARK S. EMHOFF and KATHRYN G. EMHOFF, owner(s) of property situated in Erie County, Pennsylvania being 2138 UNION AVENUE, ERIE, PA 16510-1746
 Dimensions: 1882 SQ. FT.
 Acreage: 0.1224
 Assessment Map number: 50-003-025.0-016.00
 Assessed Value: \$93,480.00
 Improvement thereon: Residential Dwelling
 Phelan Hallinan, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jul. 5, 12, 19

SALE NO. 16

Ex. #10342 of 2013
BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP F/K/A
COUNTRY WIDE HOME
LOANS SERVICING, LP,
Plaintiff

v.

NATHAN T. MARINO,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10342-13
 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRY WIDE HOME LOANS SERVICING, LP vs. NATHAN T. MARINO
 Amount Due: \$88,054.93
 NATHAN T. MARINO, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2402 LIBERTY STREET, ERIE, PA 16502-2543
 Dimensions: 26x77
 Acreage: 0.0460
 Assessment Map number: 19060024020700
 Assessed Value: 65,100.00
 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

Jul. 5, 12, 19

SALE NO. 17

Ex. #10326 of 2013
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.

MELISSA J. MOSS,
Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 10326-13
 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. MELISSA J. MOSS
 Amount Due: \$69,863.94
 MELISSA J. MOSS, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 821 EAST 23RD STREET, ERIE, PA 16503-2214
 Dimensions: 40 x 135
 Acreage: 0.1240
 Assessment Map number:

18050034011400
 Assessed Value: \$55,900
 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
 Jul. 5, 12, 19

SALE NO. 18

Ex. #10789 of 2012
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1, Plaintiff

v.

DAVID J. NOWAKOWSKI, JR., DEBORAH S. NOWAKOWSKI, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10789-12
 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 vs. DAVID J. NOWAKOWSKI, JR., DEBORAH S. NOWAKOWSKI
 Amount Due: \$90,539.48
 DAVID J. NOWAKOWSKI, JR., DEBORAH S. NOWAKOWSKI, owner(s) of property situated in the TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 2013 COOK AVENUE, ERIE, PA 16510-2212
 Dimensions: 80 X 120
 Acreage 0.2204
 Assessment Map number: 27045148000400
 Assessed Value: \$93,040.00
 Improvement thereon: Residential

Phelan Hallinan, LLP
 One Penn Center at Suburban
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 1617 John F. Kennedy Boulevard
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 Jul. 5, 12, 19

SALE NO. 19

Ex. #12649 of 2012
WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., Plaintiff

v.

JORGE H. PEREZ RAFAELA CONTRERAS, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12649-12
 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. vs. JORGE H. PEREZ, RAFAELA CONTRERAS
 Amount Due: \$57,973.92
 JORGE U. PEREZ, RAFAELA CONTRERAS, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1335 WEST 22ND STREET, ERIE, PA 16502-2330
 Dimensions: 51 X 135.08
 Acreage: 0.1581
 Assessment Map number: 19062003020600
 Assessed Value: \$46,000
 Improvement thereon: Residential
 Phelan Hallinan, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
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 (215) 563-7000
 Jul. 5, 12, 19

SALE NO. 21

Ex. #10081 of 2013
JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC, Plaintiff

v.

DOROTHY E. PRIOR SIGNE C. PRIOR, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10081-13
 JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC vs. DOROTHY E.

PRIOR, SIGNE C. PRIOR
 Amount Due: \$111,019.50
 DOROTHY E. PRIOR, SIGNE C. PRIOR, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 915 WEST 9TH STREET, ERIE, PA 16502-1130
 Dimensions: 34 X 165
 Acreage: 0.1288
 Assessment Map number: 16-030-047.0-112.00
 Assessed Value: \$97,910.00
 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
 Jul. 5, 12, 19

SALE NO. 22

Ex. #11774 of 2012
WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., Plaintiff

v.

ROBERT G. REXROAD CHRISTINE C. REXROAD, Defendant(s)

SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 11774-12
 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. vs. ROBERT G. REXROAD AND CHRISTINE C. REXROAD
 Amount Due: \$78,915.55
 ROBERT G. REXROAD AND CHRISTINE C. REXROAD, owner(s) of property situated in WAYNE TOWNSHIP, Erie County, Pennsylvania being 12880 CARTER HILL ROAD, CORRY, PA 16407-8306
 Dimensions: Acreage: 10.0100
 Assessment Map number: 49007020002903
 Assessed Value: 66,000.00
 Improvement thereon: MOBILE HOME
 Phelan Hallinan, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jul. 5, 12, 19

SALE NO. 23
Ex. #12758 of 2012
RBS CITIZENS, N.A. F/K/A
CITIZENS BANK, N.A. S/B/M
TO CITIZENS MORTGAGE
CORPORATION, Plaintiff
v.
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, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12758-12
 RBS CITIZENS, N.A. F/K/A CITIZENS BANK, N.A. S/B/M TO CITIZENS MORTGAGE CORPORATION 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
 Amount Due: \$46,857.36
 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, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 2203 WAGNER AVENUE, ERIE, PA 16510-1551
 Dimensions: 47 x 130.67
 Acreage: 0.1403
 Assessment Map number: 18051042030100
 Assessed Value: 89,500.00
 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

Jul. 5, 12, 19

SALE NO. 24
Ex. #10292 of 2013
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff

v.
MARK D. WILLIAMS,
Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 10292-13
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MARK D. WILLIAMS
 Amount Due: \$105,910.92
 MARK D. WILLIAMS, owner(s) of property situated in the TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3611 PACIFIC AVENUE, ERIE, PA 16506-3530
 Dimensions: 65x125
 Acreage: 0.1865
 Assessment Map number: 33079315000200
 Assessed Value: \$117,590.00
 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

Jul. 5, 12, 19

SALE NO. 26
Ex. #12816 of 2012
DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS
TRUSTEE, FOR THE
CARRINGTON MORTGAGE
LOAN TRUST, SERIES 2005-
NC3 ASSET-BACKED PASS-
THROUGH CERTIFICATES
v.

James R. Worstell, Jr.,
Melissa A. Worstell

ADVERTISING DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, situate in the 2nd Ward of the Borough of Union City, County of Erie and State of Pennsylvania.
 BEING KNOWN AS: 63 South Street, Union City, PA 16438
 PARCEL # (42)-9-27-18
 Improvements: Residential Dwelling.
 Gregory Javardian, Esquire
 Id. No. 55669
 Attorney for Plaintiff
 1310 Industrial Boulevard
 First Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690

Jul. 5, 12, 19

SALE NO. 27
Ex. #14111 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.
AUDREY J. JOHNSON,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 14111-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AUDREY J. JOHNSON, Defendants
 Real Estate: 510 HESS AVENUE, ERIE, PA 16507
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 0628, Page 0430.
 Tax I.D. (14) 1044-203
 Assessment: \$ 7,700. (Land)
 \$32,060. (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

Jul. 5, 12, 19

SALE NO. 28
Ex. #14112 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,

Plaintiff

v.

CHARLES J. LUPOLE,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 14112-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CHARLES J. LUPOLE, Defendants

Real Estate: 541 EAST FOURTH STREET, ERIE, PA 16507
Municipality: City of Erie, Erie County, Pennsylvania

See Deed Instrument 2011-010875
Tax I.D. (14) 1017-212

Assessment: \$ 7,500. (Land)
\$24,000. (Bldg)

Improvement thereon: a residential dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Haller & Krug
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

Jul. 5, 12, 19

SALE NO. 29
Ex. #12911 of 2012
MIDFIRST BANK, Plaintiff

v.

RICHARD A. MALONE
AND MELISSA E. TRACY,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12911-12 MIDFIRST BANK, Plaintiff vs. RICHARD A. MALONE AND MELISSA E. TRACY, Defendants

Real Estate: 754 EAST SIXTH STREET, ERIE, PA 16507
Municipality: City of Erie, Erie County, Pennsylvania
See Deed Book 0201, Page 1872
Tax I.D. (14) 1023-145

Assessment: \$ 5,400. (Land)
\$16,580. (Bldg)
Improvement thereon: a residential dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Haller & Krug
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

Jul. 5, 12, 19

SALE NO. 31
Ex. #11395 of 2010
PNC BANK, N.A., Plaintiff

v.

BRIAN A. MORGAN, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11395-10 PNC BANK, N.A. vs. BRIAN A. MORGAN, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1820 Schaal Street, Erie, PA 16503

15021010030100
Acreage .0964; square feet: 1137
15021010030000
Acreage 0.1198
Assessment Map number:
15021010030100 and
15021010030000
Assessed Value figure: \$27,150.00
Improvement thereon: single family dwelling
Sarah E. Ehasz, Esquire
PA ID#86469
Weitman, Weinberg & Reis
436 7th Avenue, Suite 1400
Pittsburgh, PA 15219
(412) 434-7955

Jul. 5, 12, 19

SALE NO. 32
Ex. #11156 of 2012
MERCER COUNTY STATE
BANK

v.

ROBERT M. PAROBK AND
CYNTHIA L. PAROBK, AND
THE UNITED STATES OF
AMERICA
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11156-12 MERCER COUNTY STATE BANK vs. ROBERT M. PAROBK AND CYNTHIA L. PAROBK, AND THE UNITED STATES OF AMERICA, Owners of property

situated in Elk Creek Township, Erie County, Pennsylvania being 9077 Carberry Road, Albion, PA 16401
10.00 Acres
Assessment Map Number: 13015029000201
Assessed Value figure: \$62,200.00
Improvement thereon: a double wide mobile home with skirting and wood deck
Robert S. Bernstein, Esquire
Bernstein-Burkley, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219
(412) 456-8100

Jul. 5, 12, 19

SALE NO. 33
Ex. #10671 of 2013
Freedom Mortgage Corporation

v.

Ruth E. Dorrance

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Tract Number 170, North East Township, Erie County, Pennsylvania, more particularly bounded and described as follows, to-wit: BEGINNING at an iron pin found this survey on the south line of Old Lake Road at the northeast corner of John Haibach said point being the northwest corner of land herein described: THENCE North 89° 11' 00" East 3.00 feet along the south line of Old Lake Road to an iron pin set this survey;
THENCE South 00° 52' 26" East, 98.68 feet through the land of John Haibach to an iron pin set this survey;
THENCE South 89° 01' 37" West, 3.00 feet to an iron pipe found this survey and the East line of George Dorrance;
THENCE North 00° 52' 26" West, 98.68 feet along the east line of George Dorrance to the place of beginning.
SAID bounds contain 296 square feet of land and is a portion of that land recorded in Erie County Deed Book 1593 at page 260 and having Erie County Tax Index No. 9-15-2-(37), according to a survey by R.B. Simmons and Associates, Inc., dated September 23, 1985 by

Douglas W. Sliker, Professional Surveyor, and known as John G. Haibach Subdivision Number 1, recorded in Erie County Map Book 17, Page 3.

BEING the same premises which John G. Haibach, Single, by Deed dated May 16, 1986 and recorded June 20, 1986 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1634 Page 402, granted and conveyed unto George C. Dorrance and Ruth E. Dorrance, his wife, as tenants by the entireties with the right of survivorship in the survivor thereof, in fee.

PROPERTY ADDRESS: 11563 Old Lake Road, North East, PA 16428
PARCEL ID NO.: (37) 9-15-1
Attorney for Plaintiff
Christina C. Viola, Esquire
Stern & Eisenberg, PC
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Jul. 5, 12, 19

SALE NO. 34

Ex. #12450 of 2012
Selene RMFO REO Acquisition, LLC

v.

Frank A. Kartesz a/k/a Frank A. Kartesz, II and United States of America c/o U.S. Attorney for the Western District of Pennsylvania
SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 12450-12 Selene RMFO REO Acquisition, LLC vs. Frank A. Kartesz a/k/a Frank A. Kartesz, II and United States of America c/o U.S. Attorney for the Western District of Pennsylvania, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 725 Plum Street, Erie, PA 16502
27.5 x 91, 0.0575 acres
Assessment Map number: (17) 40-25-120
Assessed Value figure: \$49,010.00
Improvement thereon: Residential
Federman & Associates, LLC
Thomas M. Federman, Esq., ID# 64068
Danielle Boyle-Ebersole, Esq., ID# 81747
305 York Road, Suite 300
Jenkintown, PA 19046
215-572-5095

Jul. 5, 12, 19



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ESTATE NOTICES

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

FIRST PUBLICATION**ANDRZEJEWSKI, NOREEN R., deceased**

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

Administrator: Frank M. Andrzejewski, 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

GASPER, ELEANOR E., deceased

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

Executrices: Kathleen F. Sczesny and Susan D. Dombrowski, c/o 504 State Street, Suite 300, Erie, PA 16501

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

GRIFFIN, EDYTHE W., deceased

Late of McKean Township, Erie County, Pennsylvania

Executor: Thomas J. Griffin, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

HALLER, ELIZABETH B., a/k/a ELIZABETH HALLER, a/k/a ELIZABETH B. KRAMER HALLER, deceased

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

Co-Executors: Christian G. Kramer, 211 Lincoln Avenue, Erie, PA 16505-2445 and Karlyn K. Spell, P.O. Box 394, Oregon, IL 61051-0394

Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

HIEGEL, VIRGINIA M., deceased

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

Executor: Charles Hiegel, Jr., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

Attorney: Scott L. Wallen, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

LIOTTA, JAMES C., a/k/a JAMES LIOTTA, deceased

Late of Erie, Erie County, Pennsylvania

Executor: Jeffrey L. Liotta, c/o Dan W. Susi, Esquire, 714 Sassafras Street, Erie, PA 16501

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

OLSOVSKY, LYNNE, a/k/a LYNNE A. OLSOVSKY, deceased

Late of the City of Erie, Commonwealth of Pennsylvania

Executor: Richard Olsovsky, 2412 Kings Lane, Pittsburgh, PA 15241

Attorney: Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Suite 150, Pittsburgh, PA 15237

REBER, CAROLYN M., deceased

Late of Millcreek Township, County of Erie, and Commonwealth of Pennsylvania
Executor: Christopher M. Reber
Attorney: Thomas J. Buseck, Esq., 456 West Sixth Street, Erie, PA 16507-1216

ROBASKY, ELEANOR E., deceased

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

Executrices: Kathleen F. Sczesny and Susan D. Dombrowski, c/o 504 State Street, Suite 300, Erie, PA 16501

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

ROBERTSON, DOLORES J., deceased

Late of Albion, Erie County, Pennsylvania

Administrator: Jeremiah D. Robertson, 11890 State Road, Albion, PA 16401

Attorney: John K. Bryan, Esquire, Woomer & Hall LLP, 2945 Banksville Road, Suite 200, Pittsburgh, PA 15216-2749

ROUNDS MAXINE O., a/k/a MAXINE ROUNDS, a/k/a MAXINE OPAL ROUNDS, deceased

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

Administrator: Jerry L. Rounds, 1227 Chelsea Ave., Erie, PA 16505

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

**SHERMAN, HENRIETTA,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Co-Executors: Donald R. Sherman, Jr., 5415 Lucky Lane, Erie, Pennsylvania 16509; and Nannett M. Soule, 2327 Kilpatrick Avenue, Erie, Pennsylvania 16503
Attorney: John M. Bartlett, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SZUMINSKI, JAMES J., a/k/a
JIM J. SZUMINSKI, a/k/a
JAMES JOHN SZUMINSKI,
deceased**

Late of Erie County, Pennsylvania
Executrix: Gary F. Szuminski, 2087 SW Mooring Drive, Palm City, FL 34990
Attorney: William T. Morton, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

**TITCH, MERLE R.,
deceased**

Late of the Township of Wayne, County of Erie, Commonwealth of Pennsylvania
Administrator: Benjamin W. Titch, Sr., c/o Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407
Attorney: Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407

SECOND PUBLICATION

**ALEXANDER, JUNE L.,
deceased**

Late of Girard Township, Erie County, Pennsylvania
Executrix: Judith Dundon, 619 West Seventh Street, Erie, PA 16502
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BERCHTOLD, HENRIETTA T.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: John J. Berchtold, Jr., c/o 427 West 8th Street, Erie, PA 16502
Attorney: Jeremy C. Lightner, Esquire, 427 West 8th Street, Erie, PA 16502

**BLAIR, ROBERT T., a/k/a
ROBERT THOMAS BLAIR,
deceased**

Late of Fairview Township, Erie County, PA
Executor: Jeffrey B. Beatty, c/o 120 West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**CAUGHLIN, DORIS M. SMITH,
a/k/a DORIS M. SMITH, a/k/a
DORIS M. CAUGHLIN,
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania
Executor: Clarence L. Caughlin, 10065 Old Albion Road, Lot #24, Albion, PA 16401
Attorney: James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**DUNLAP, CHARLES GORDON,
deceased**

Late of the City of Erie, County of Erie
Executor: Nancy Dunlap, 798 South Center Street, Corry, Pennsylvania 16407
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**FINN, JAMES N.,
deceased**

Late of the City of Erie, Erie County, Erie, Pennsylvania
Executrix: Barbara J. Proctor, 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

**GASPER, ETHEL JOAN,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Nancy Grove, c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**KING, ROBERTA E.,
deceased**

Late of Erie, County of Erie, and Commonwelath of Pennsylvania
Executor: Roberta J. Wood, 1313 W. 9th Street, Erie, PA 16502
Attorney: Thomas S. Kubinski, Esquire, The Conrad, F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**LASKOWSKI, SHARYN L.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executor: Douglas A. Laskowski, c/o Robert C. Brabender, Esq., 2741 West 8th Street, Suite 16, Erie, PA 16505
Attorney: Robert C. Brabender, Esq., 2741 West 8th Street, Suite 16, Erie, PA 16505

**McINTIRE, DAVID E.,
deceased**

Late of the City of Erie
Executor: Michael M. McIntire, c/o 332 East 6th Street, Erie, PA 16507-1610
Attorney: Evan E. Adair, Esq., 332 East 6th Street, Erie, PA 16507-1610

**MILLER, MARILYN J., a/k/a
MARILYN JEAN MILLER,
deceased**

Late of Erie, PA
Executor: James T. Traut, 468 Thornycroft Avenue, Pittsburgh, PA 15228 and Thomas M. Junker, Esq., Suite 401, 603 Washington Road, Pittsburgh, Pennsylvania 15228
Attorney: Thomas M. Junker, Esq., Bucey & Junker, Suite 401, 603 Washington Road, Pittsburgh, Pennsylvania 15228

**MILLS, MERLE D., a/k/a
MERLE DUANE MILLS,
deceased**

Late of the Township of Franklin, County of Erie, State of Pennsylvania
Executor: Mark D. Mills, 6655 W. Stancliff Road, Edinboro, Pennsylvania 16412
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**OSBORNE, ALBERT B., a/k/a
ALBERT B. OSBORNE, JR.,
deceased**

Late of Fairview Township, Erie County, Commonwealth of Pennsylvania
Executor: Mark A. Osborne, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**OSBORNE, RUBY H.,
deceased**

Late of Fairview Township, Erie County, Commonwealth of Pennsylvania
Executor: Mark A. Osborne, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**TEMPLETON, MARGARET H.,
a/k/a MARGARET HICKMAN
TEMPLETON,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrices: Sandra Orlando, 3154 Zimmerly Road, Erie, PA 16506-5039 and Patricia Ras, 3302 Baer Beach Road, Unit 4B, Erie, PA 16505-1859
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**WEBB, STEPHEN M.,
deceased**

Late of Erie, PA
Administrator: Adam Clark
Attorney: Diane E. Hasek, Esq., P.O. Box 77926, Seneca, PA 16346

**YARUSSI, ELAINE,
deceased**

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

THIRD PUBLICATION

**DOBUZYNSKI, VERONICA P.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: James M. Weaver, 544 Virginia Avenue, Erie, PA 16505
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**FELS, RAYMOND LEE,
deceased**

Late of the Township of Fairview
Administratrix: Joan L. Fels
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Ely, Berlin, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**FREEMAN, HOWARD E., a/k/a
HOWARD EARL FREEMAN,
a/k/a HOWARD FREEMAN,
deceased**

Late of the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania
Executrix: Dianne E. Russ, c/o Stephen A. Tetuan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**HASNEY, MICHAEL,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Nadine Schultz
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**LYON, GRACE B., a/k/a
V. GRACE LYON,
deceased**

Late of Erie County, Pennsylvania
Executor: Kathleen Hull, 136 Preston Avenue, Erie, PA 16511
Attorney: Louis Pomerico, Esquire, 2910 Wilmington Rd., New Castle, PA 16105

**MARKO, LOUIS L.,
deceased**

Late of Wesleyville Borough
Administratrix: Susan L. Ewing, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**McCLOSKEY, ROSEMARY,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Administrator: Mark McCloskey, 344 East 27th Street, Erie, PA 16504
Attorney: Kevin W. Barron, Esquire, 821 State Street, Erie, PA 16501

**RENSHAW, AMY M., a/k/a
AMY M. KEITH, a/k/a
AMY BAKER KEITH
RENSHAW,
deceased**

Late of the Borough of North East, Erie County, Commonwealth of Pennsylvania
Co-Administrators: Michael V. Baker and John R. Renshaw, 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

**SAKMAR, ANNA MARIE, a/k/a
ANNA M. SAKMAR,
deceased**

Late of the City of Erie
Executor: Andrew R. Sakmar c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**SARGENT, MARGARET ANN,
deceased**

Late of the Township of McKean, County of Erie and Commonwealth of Pennsylvania
Administratrix: Ruth A. Mason, 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

**SCHNEIDER, DIANA A.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Co-Executrices: Susan Amendola and Patricia Rogers, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**SOEDER, JOHN JOSEPH,
deceased**

Late of the City of Erie, County of Erie
Executor: Jean M. Bush, 8691 Rohl Road, North East, Pennsylvania 16428
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**SWEENEY, ANTHONY J., a/k/a
ANTHONY J. SWEENEY, SR.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Geneva J. Weiss, 2224 Hackett Avenue, Easton, PA 18045-2256
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**TRUCHANOWICZ, RICHARD,
deceased**

Late of Wesleyville Borough
Executrix: Karen Truchanowicz, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**WICKHAM, MARY ANN,
deceased**

Late of Erie County, Pennsylvania
Executors: Timothy J. Wickham and Jeanne M. Frey, 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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1769 East Moody Blvd., Building 1, 3rd Floor
Bunnell, FL 32110 ----- *candelaD@sao7.org*

CHANGE TO E-MAIL ADDRESS

ROBERT F. SKWARYK ----- *rfsnglo314@earthlink.com*

NEW PHONE NUMBER

IAN M.C. MURRAY ----- (814) 451-0200

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