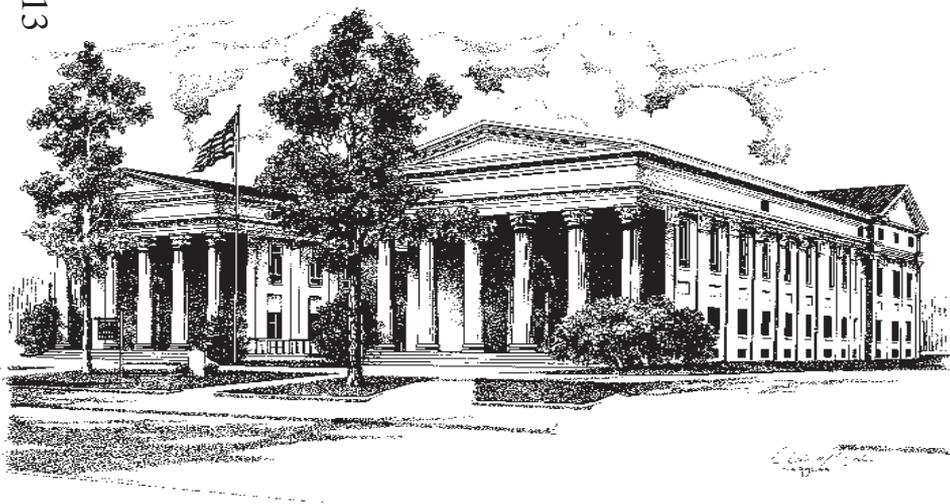


Erie County Legal Journal

September 13, 2013

Vol. 96 No. 37

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Commonwealth v. Wheeler

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

The *Erie County Legal Journal* makes no representation as to the quality of services offered by an advertiser in this publication. Advertisements in the *Erie County Legal Journal* do not constitute endorsements by the Erie County Bar Association of the parties placing the advertisements or of any product or service being advertised.

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

Erie County Bar Association Calendar of Events and Seminars

THURSDAY, SEPTEMBER 19, 2013

ECBA Young Lawyers Division
Oktoberfest
The BrewErie
5:30 p.m. - 7:30 p.m.

THURSDAY, OCTOBER 24, 2013

How Physician Orders for Life-Sustaining Treatment (POLST), Living Wills and DNR Orders are Affecting Your Clients' Safety

ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center

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

\$53 (ECBA member/non-attorney staff)

\$80 (nonmember)

\$37 (ECBA member Judge not needing CLE)

1.5 hour substantive

MONDAY, NOVEMBER 11, 2013

Chasing Bernie Madoff

ECBA Live Lunch-n-Learn Seminar
Bayfront Convention Center

12:15 p.m. - 1:55 p.m. (11:45 a.m. reg./lunch)

\$53 (ECBA member/non-attorney staff)

\$80 (nonmember)

\$37 (ECBA member Judge not needing CLE)

1.5 hour 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 ————— John M. Quinn, Jr., President

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Eugene C. Sundberg, Jr.

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Gregory P. Zimmerman

ECBA NOMINATING COMMITTEE TO MEET

In accordance with Article V, Section (2) of the Erie County Bar Association (ECBA) By-Laws, the membership is hereby notified that the Nominating Committee will meet on Thursday, September 26, 2013 at 8:00 a.m. at the Bar Association Headquarters. Any association member wishing to nominate a candidate for any of the following offices may do so in writing to the ECBA office prior to the September 26th Nominating Committee meeting: Second Vice-President (1 year term); Treasurer (1 year term); Four (4) Board Members (3 year terms each).

Positive leadership characteristics of nominees include, among other things, a willingness to devote the necessary time to this commitment; integrity, intelligence, vision, decisiveness, reliability, open-mindedness; interest in and support of the ECBA and its mission, exhibited through current or recent involvement in the Association's work; is an ethical and respected member of the ECBA; unlikely to embarrass the ECBA by words or deeds; works well with staff.

It will be the duty of the Nominating Committee to place in nomination the names of one candidate for each seat to be filled by election. Nominations to be considered will come from the membership and from the Nominating Committee itself. No other nominations may be made from the floor at the election meeting.

Sept. 13, 20

MR & COMPANY

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Joseph P. Maloney, CPA, CFE • Michael J. Reed, CPA • James R. Scarpitti, CPA • Rick L. Clayton, CPA

Confidential inquiries by phone or email to mrsinfo@mrs-co.com.

75 Pa.C.S.A. § 6308(b) allows a police officer to stop a vehicle when he has a "reasonable suspicion" that a violation of the Vehicle Code is occurring. Such applies to "investigatory" stops only. However, mere "reasonable suspicion" will not justify a vehicle stop when the driver's detention cannot serve an investigatory purpose relevant to the suspected violation. In those instances the police office must articulate specific facts which provide probable cause to believe that the vehicle or driver was in violation of the Motor Vehicle Code. *Commonwealth v. Feczko*, 10 A.3d 1285 (Pa. Super. 2010).

As to the careless driving charge, it is evident that under the above said law that violation either occurred or did not when the Defendant's vehicle passed in front of the police car and therefore probable cause was necessary at the time of the stop. The facts clearly do not substantiate the conclusion on the violation of careless driving based on the observation that the cell phone, as held, "could have" obstructed the driver's view of the roadway.¹

Similarly, whether or not the Defendant was in violation of the Motor Vehicle Code for engaging in prohibited text-based communications must have taken place during the two (2) to three (3) seconds the Defendant passed by the police. Further, investigation would not (and did not) substantiate this charge.² Therefore, probable cause was necessary for a stop based on this alleged violation as well. Clearly such was not present considering all the other uses to which the Defendant could have been engaged in with the cell phone under these facts. Even if one were to apply the "reasonable suspicion" standard, the mere holding of a cell phone with a lit screen in the manner described cannot give rise to such. Considering the myriad uses of a cell phone (calling, receiving a call, talking, listening to music, checking weather, time, contacts, calendar, navigation, applications, etc.), to conclude that the Defendant was texting is not reasonable but merely speculative and cannot constitute legal grounds to conduct a stop of the Defendant's vehicle on a public roadway especially where there is no other outward manifestation that a motor vehicle violation is or has occurred.

ORDER

AND NOW, to-wit, this 14th day of August, 2013 it is hereby **ORDERED** that the Defendants Omnibus Pre-Trial Motion, Motion to Suppress Evidence is hereby **GRANTED**.

BY THE COURT:

/s/ Shad Connelly, Judge

¹ It is also noteworthy that there were no outward manifestations of improper operation of the vehicle which would corroborate this conclusion. *See also Commonwealth v. Holmes*, 14 A.3d 89 (Pa. 2011) where even if reasonable suspicion grounds for stop there must be some objective facts to support the conclusion that the driver's view was materially impaired.

² Even if one were to argue that evidence of a text message may be later found on a cell phone, there would be no way to ascertain when or if such was being utilized at the time of the police observations.

BANKRUPTCY NOTICE

UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re: GOHRS PRINTING SERVICES, INC., Debtor
GOHRS PRINTING SERVICES, INC., Movant,

v.

PNC BANK, N.A.; TCF EQUIPMENT FINANCE, INC.; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; COMMONWEALTH OF PENNSYLVANIA, OFFICE OF THE ATTORNEY GENERAL; COMMONWEALTH OF PENNSYLVANIA – UCTS, DEPARTMENT OF LABOR & INDUSTRY; MVP Printing Products, LLC; and HAINES PRINTING CO., Respondents

Bankruptcy No. 12-10758-TPA Chapter 11

Related to Doc. Nos. 196, 197 & 198 Judge Agresti

NOTICE OF EXPEDITED

SALE HEARING AND

AUCTION ON DEBTOR'S MOTION TO SELL ASSETS

To Respondents and all Creditors and Parties-in-Interest of the above-named Debtor:

NOTICE IS HEREBY GIVEN THAT the Debtor, Gohrs Printing Services, Inc. (the "Debtor") has filed an *Expedited Motion for Sale of Substantially all Personal Property of the Debtor Free and Clear of Liens, Claims, Encumbrances and Interests* (the "Sale Motion") [Doc. No. 196] with respect to substantially all of the Debtor's tangible and intangible assets (the "Assets"), including, without limitation:

- (a) Debtor's goodwill;
- (b) Debtor's active files, including customers, subcontractors, employee records, and business records;
- (c) Debtor's special holdings, including business name and exclusive use of the name Gohrs relative to printing activities, customer's records retained by Debtor and supplier records, miscellaneous records; and
- (d) Debtor's printing equipment and

machinery, including manuals therefore and all paper, bindery equipment and related inventory and supplies.

to Haines Printing Co. (the "Purchaser") for \$380,000.00 according to the terms set forth in the Sale Motion and APA.

On or before **September 20, 2013**, any objections to the Sale Motion shall be filed with the U.S. Bankruptcy Court, U.S. Courthouse, 17 South Park Row, Erie, PA 16501, with a copy served on all interested parties.

A Sale Hearing is scheduled for **September 25, 2013, at 11:30 a.m.** before Judge Thomas P. Agresti in Bankruptcy Courtroom, U.S. Bankruptcy Court, U.S. Courthouse, 17 South Park Row, Erie, PA 16501, **at which time objections to the sale will be heard.**

For further information see the Court's Electronic Access to Sales Information (EASI) site at the following link: <http://www.pawb.uscourts.gov/electronic-access-sales-information-easi>.

PLEASE TAKE FURTHER NOTICE that the Debtor may conduct an auction (the "Auction") for the sale of the Assets. The terms and conditions of the proposed sale of the Assets are set forth in the APA. The APA represents the results of extensive arms-length negotiations conducted by the Debtor to obtain the highest and best offer for the Assets. However, the sale remains subject to higher or better offers from any prospective bidder.

Lawrence C. Bolla, Esquire
Michael P. Kruszewski, Esquire
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.

2222 West Grandview Boulevard
Erie, Pennsylvania 16506-4508
Telephone: 814-833-2222

Counsel for Debtor, Gohrs Printing Services, Inc.

Sept. 13

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 12573-13

In re: Kayden Elliott, a minor
Notice is hereby given that a petition has been filed in the above named Court by Kristen Smith requesting an Order to change the name of Kayden Elliott to Kayden Smith.

The Court has fixed the 21st day of October, 2013 at 9:00 a.m. in Courtroom No. B of the Erie County Courthouse as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Sept. 13

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

1. Fictitious Name: Titan Steel Building
2. Address of principal place of business, including street and number: 2168 West 32nd Street, Erie, PA 16508
3. The real name and address, including street and number, of the entity that is party to the registration: Home Zone, Inc., 2168 West 32nd Street, Erie, Pennsylvania 16508
4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about August 19, 2013.

Sept. 13

FICTITIOUS NAME NOTICE

1. Fictitious Name: Parade Auto Service and Sales
2. Address of principal place of business, including street and number: 1603 Parade Street, Erie, PA 16503
3. The real name and address, including street and number, of

the person who is a party to the registration: Mirsad Ibrahimovic, 1157 E. 26th Street, Erie, PA 16504
4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about August 14, 2013.

Sept. 13

LEGAL NOTICE

ATTENTION: UNKNOWN BIOLOGICAL FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD (A.M.P.) DOB: 07/30/2012 BORN TO: ALISSA PERSCHKA 91 IN ADOPTION 2012

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Bozza, Court Room No. 217-I, City of Erie on October 9, 2013 at 11:00 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have

a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's
Court Administrator
Room 204 - 205
Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/ or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Sept. 13

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:12-cv-00060, I shall expose to public sale the real property of Brandy A. Dyne known as 8724 Oriole Drive, Erie, PA 16509, being fully described in the Deed dated February 2, 2009 and recorded February 3, 2009 in the Recorder's Office of Erie County, Pennsylvania, in Deed Book Volume 1541, Page 1994.

TIME AND LOCATION OF SALE: Tuesday, October 8, 2013, at 10:00 A.M. at the Erie County Courthouse, Front Steps, 140 West Sixth Street, Erie, PA 16501.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event

bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Cathy Diederich at 314-457-5514.

September 6, 13, 20, 27

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the property known as 9939 Holly Drive, Lake City, PA 16423 and being more fully described at Erie County Deed Book Volume 561 Page 949.

SAID SALE to be held at the **ERIE COUNTY COURTHOUSE, ROOM 209, 140 WEST SIXTH STREET, ERIE PA 16501 at 10:00 a.m.** prevailing, standard time, on **SEPTEMBER 27, 2013.**

All those certain tracts of land, together with the buildings, and improvements erected thereon described as Tax Parcel No.

28015021005600 in Erie County, Pennsylvania Assessment Office. Seized and taken in execution as the property of Shari R. Clark, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1:11-CV-00190. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the sale. Marshal's costs, fees and commissions are to be borne by seller. Steven Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Dan Varland at 314-457-5489.

Aug. 30 and Sept. 6, 13, 20

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

**SEPTEMBER 20, 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

Aug. 30 and Sept. 6, 13

SALE NO. 1

Ex. #11116 of 2013

**PNC Bank, National Association,
Plaintiff**

v.

**LEE S. ACQUISTA
TIFFANY L. ACQUISTA,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

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

BEING KNOWN AS 2558 Brooksboro Drive, Erie, PA 16510
PARCEL NUMBER: 33-109-480.3-23
IMPROVEMENTS: Residential Property

Jordan David, Esquire

PA ID #311968
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Aug. 30 and Sept. 6, 13

SALE NO. 2

Ex. #11323 of 2013

**HSBC Bank USA, National
Association, as Indenture Trustee
for People's Choice Home Loan
Securities Trust Series 2005-4,
Plaintiff**

v.

**MICHELE R. BONE
SCOTT M. BONE, Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

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

BEING KNOWN AS 3619 Lansing Way, Erie, PA 16506
PARCEL NUMBER: 33-79-325-22
IMPROVEMENTS: Residential Property

David Neeren, Esquire
PA ID #204252

Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Aug. 30 and Sept. 6, 13

SALE NO. 3

Ex. #11089 of 2013

**PNC Bank, National Association,
Plaintiff**

v.

**EILEEN NIEBAUER A/K/A
EILEEN P. NIEBAUER
RALPH NIEBAUER A/K/A
RALPH L. NIEBAUER,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

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

BEING KNOWN AS 7157 Old Ridge Road, Fairview, PA 16415
PARCEL NUMBER: 21-77-9-2

IMPROVEMENTS: Residential Property
Elizabeth L. Wassall, Esq.
PA ID #77788

Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Aug. 30 and Sept. 6, 13

SALE NO. 4

Ex. #11408 of 2013

**HSBC Bank USA, National
Association, as Trustee for
Fremont Home Loan Trust 2005-
D, Mortgage-Backed Certificates,
Series 2005-D, Plaintiff**

v.

**RANDY M. POSTEN
KRISTA WOJTKIEWIC-
POSTEN, Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

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

BEING KNOWN AS 3144 Aberdeen Avenue, Erie, PA 16506
PARCEL NUMBER: (33) 77-338-23
IMPROVEMENTS: Residential Property

J. Eric Kishbaugh, Esquire
PA ID #33078

Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Aug. 30 and Sept. 6, 13

SALE NO. 5

Ex. #11275 of 2013

**Wells Fargo Bank, N.A., as
Trustee for Securitized Asset
Backed Receivables LLC Trust
2005-OP1, Mortgage Pass-
Through Certificates, Series
2005-OP1, Plaintiff**

v.

**CLIFFORD E. SMATHERS
GRACE R. SMATHERS,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL that certain lot of land situate

in Township of North East, Erie County, Pennsylvania:
 BEING KNOWN AS 8802 RT 89, North East, PA 16428-5244
 PARCEL NUMBER: (37) 33-130-15
 IMPROVEMENTS: Residential Property
 Jordan David, Esquire
 PA ID #311968
 Attorney for Plaintiff
 Udren Law Offices, P.C.
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Aug. 30 and Sept. 6, 13

SALE NO. 6

Ex. #30488 of 2013

PNC BANK, N.A., Plaintiff

v.

DEAN L. MOREHOUSE AND ALICE A. MOREHOUSE, Defendant

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situated in the Township of Millcreek, County of Erie, and the State of Pennsylvania, being Lots Nos. Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) of KELSO PARK SUBDIVISION or part of Reserve Tract No. 8, made by Maahs and Markwood as shown upon a plot of said subdivision recorded in Erie County Map Book 2, page 234.

Subject to conditions and restrictions set forth in Erie County Deed Book 380, page 776.

BEING the same premises more commonly known as THE RIVIERA MOTEL, 3107 West Lake Road, Erie, PA and comprised of twenty-six (26) units plus an office.

Being the same premises conveyed to Dean L. Morehouse and Alice A. Morehouse, dated March 30, 2000, and recorded in Erie County Record Book 695, page 62.

This deed is taken under and subject to all easements, restrictions, rights-of-way of record and/or those that are visible to physical inspection.

Mark G. Claypool, Esquire
 Pa ID #63199

Knox McLaughlin Gornall & Bennett, P.C.

120 West Tenth Street

Erie, Pennsylvania 16501
 (814) 459-2800
 Aug. 30 and Sept. 6, 13

SALE NO. 7

Ex. #10763 of 2013

NORTHWEST CONSUMER DISCOUNT COMPANY, Plaintiff

v.

MARY E. JOINT, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2013-10763, Northwest Consumer Discount Company vs. Mary E. Joint, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 409 Ross Street, Erie, Pennsylvania. Approx. 143 1/2' x 33' x 143 1/2' x 33' Assessment Map Number: (14) 1032-131 Assessed Value Figure: \$38,500.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507 (814) 456-5301

Aug. 30 and Sept. 6, 13

SALE NO. 8

Ex. #10436 of 2012

PNC Bank, National Association, Plaintiff

v.

Carol M. Bretschneider and Donald E. Bretschneider, II, Defendants

SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 10436-2012 PNC BANK, NATIONAL ASSOCIATION vs. CAROL M. BRETSCHNEIDER and DONALD E. BRETSCHNEIDER, II, owner(s) of property situated in TOWNSHIP OF MILLCREEK Erie County, Pennsylvania being 2213 MIDLAND DRIVE, ERIE, PA 16505

0.226 acres
 Assessment Map number: (33) 52-220-1
 Assessed Value figure: \$88,890.00
 Improvement thereon: one-story family dwelling and two car detached garage

Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212
 Aug. 30 and Sept. 6, 13

SALE NO. 9

Ex. #11389 of 2010

EverBank, Plaintiff

v.

Donald C. Wilkinson, III and Sherry Wilkinson, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11389-10 EverBank vs. Donald C. Wilkinson, III and Sherry Wilkinson, owner(s) of property situated in North East Borough, Erie County, Pennsylvania being 2023 Freeport Road, North East, PA 16428 .2342 Assessment Map number: 37-5-46-21 Assessed Value figure: \$104,240.00 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

Aug. 30 and Sept. 6, 13

SALE NO. 10

Ex. #11747 of 2012
SUNTRUST MORTGAGE, INC., Plaintiff

v.

STANLEY J. CODY, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11747-12 SUNTRUST MORTGAGE, INC. vs. STANLEY J. CODY Amount Due: \$98,044.73 STANLEY J. CODY, owner(s) of property situated in TOWNSHIP OF ERIE CITY, Erie County, Pennsylvania being 3974 ZIMMERMAN ROAD, ERIE, PA 16510-3684 Dimensions: 62 X IRR Acreage: 0.1738 Assessment Map number: 18052058041600 Assessed Value: \$87,890.00

E-DISCOVERY FOR MID-TO-SMALL FIRMS



Lettieri Law Firm, LLC
412-364-7255 (Office)
724-814-2743 (Cell)
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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

Aug. 30 and Sept. 6, 13

SALE NO. 11

Ex. #10696 of 2013
BANK OF AMERICA, N.A.,
Plaintiff

v.

TERRI L. ELLER, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10696-2013
BANK OF AMERICA, N.A. vs.
TERRI L. ELLER

Amount Due: \$93,838.54
TERRI L. ELLER, owner(s) of
property situated in MILLCREEK
TOWNSHIP, Erie County,
Pennsylvania being 4860
HARTLEY LANE, ERIE, PA
16505-2930

Dimensions: 60 x 245
Acreage: 0.3375
Assessment Map number:
33024117003300

Assessed Value: \$110,750
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

Aug. 30 and Sept. 6, 13

SALE NO. 12

Ex. #10821 of 2013
ALLY BANK, Plaintiff

v.

GARY L. HICKS, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10821-2013
ALLY BANK vs. GARY L. HICKS
Amount Due: \$18,223.49

GARY L. HICKS, owner(s) of
property situated in CITY OF
CORRY, 3RD WARD, Erie County,
Pennsylvania being 602 WEST
WASHINGTON STREET, CORRY,
PA 16407-1467

Dimensions: 45 X 266.48
Acreage: 0.2753

Assessment Map number:
07025067000500
Assessed Value: \$39,290
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

Aug. 30 and Sept. 6, 13

SALE NO. 13

Ex. #10980 of 2012
NATIONSTAR MORTGAGE,
LLC, Plaintiff

v.

DANIEL M. KILLIAN
CAROL A. KILLIAN,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10980-2012
NATIONSTAR MORTGAGE,
LLC vs. DANIEL M. KILLIAN,
CAROL A. KILLIAN

Amount Due: \$100,985.59
DANIEL M. KILLIAN,
owner(s) of property situated in
CRANESVILLE BOROUGH,
Erie County, Pennsylvania being
9820 BATEMAN AVENUE,
CRANESVILLE, PA 16410-1702
Dimensions: 100 X 264
Acreage: 0.6061

Assessment Map number:
09001001000300
Assessed Value: 68,800.00

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

Aug. 30 and Sept. 6, 13

SALE NO. 14

Ex. #10738 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.

LISA MARIE LENOX,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10738-12
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. LISA MARIE LENOX
Amount Due: \$165,457.08

LISA MARIE LENOX, owner(s)
of property situated in TOWNSHIP
OF MILLCREEK, County of Erie,
Commonwealth of Pennsylvania
being 3552 BREEZEWAY DRIVE,
ERIE, PA 16506-1937
Dimensions: 105.7 X 165
Acreage: 0.3605

Assessment Map number:
33063370001300
Assessed Value: 147,200

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

Aug. 30 and Sept. 6, 13

SALE NO. 15

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

v.

TERRENCE MCQUAID,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12000-12
WELLS FARGO FINANCIAL
PENNSYLVANIA, INC vs.
TERRENCE MCQUAID
Amount Due: \$176,587.14

TERRENCE MCQUAID,
owner(s) of property situated in
MILLCREEK TOWNSHIP, Erie
County, Pennsylvania being 146
FIELDSTONE WAY A/K/A, 146

FIELDSTONE WAY, UNIT 1R-146, ERIE, PA 16505-5802
 Acreage: 0
 Assessment Map number: 33007019028253
 Assessed Value: \$189,300
 Improvement thereon:
 Condominium Unit
 Phelan Hallinan, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Aug. 30 and Sept. 6, 13

SALE NO. 17

Ex. #10545 of 2013
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-PA2, Plaintiff

v.

DARLENE PAMULA
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10545-13
 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-PA2 vs. DARLENE PAMULA
 Amount Due: \$100,371.58
 DARLENE PAMULA, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1734 WEST 50TH STREET, ERIE, PA 16509-1833
 Dimensions: 40 X 121.4 (Irr)
 Acreage: 0.1111
 Assessment Map number: 33121543000501
 Assessed Value: \$109,210
 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

Aug. 30 and Sept. 6, 13

SALE NO. 18

Ex. #12967 of 2012

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION TO CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff

v.

RODNEY NEAL SHAFFER, IN HIS CAPACITY AS HEIR OF JOYCE M. KONKOL, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE M. KONKOL, DECEASED,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12967-2012
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. RODNEY NEAL SHAFFER, IN HIS CAPACITY AS HEIR OF JOYCE M. KONKOL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE M. KONKOL, DECEASED
 Amount Due: \$73,493.31
 RODNEY NEAL SHAFFER, IN HIS CAPACITY AS HEIR OF JOYCE M. KONKOL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE M. KONKOL, DECEASED, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1034 WEST 36TH STREET, ERIE, PA 16508-2516
 Dimensions: 45 x 135
 Acreage: 0.1395
 Assessment Map number: 19-061-018.0-119.00

Assessed Value: \$107,240.00
 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
 Aug. 30 and Sept. 6, 13

SALE NO. 19

Ex. #11361 of 2012
WELLS FARGO BANK, N.A., Plaintiff

v.

SCOTT J. WASIULEWSKI A/K/A SCOTT WASIULEWSKI, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11361-12
 WELLS FARGO BANK, N.A. vs. SCOTT J. WASIULEWSKI A/K/A SCOTT WASIULEWSKI
 Amount Due: \$ 120,180.19
 SCOTT J. WASIULEWSKI A/K/A SCOTT WASIULEWSKI, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 2244 STONEYBROOK DRIVE, ERIE, PA 16510-6404.
 Dimensions: 60 X 120
 Acreage: 0.1653
 Assessment Map number: 33108480001416
 Assessed Value: \$137,400.00
 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

Aug. 30 and Sept. 6, 13

SALE NO. 20

Ex. #11669 of 2012
Bank of America, N.A. S/B/M BAC Home Loans Servicing, L.P. F/K/A Countrywide Home Loans Servicing, L.P.

v.

Kathleen E. Thompson
ADVERTISING DESCRIPTION
 ALL THAT CERTAIN piece or parcel of land situate in the Third Ward of the City of Erie, County of Erie and State of Pennsylvania

BEING KNOWN AS: 2021 Woodrow Street, Erie, PA 16502
 PARCEL # (16) 31-28-112
 Improvements: Residential Dwelling.
 Sean P. Mays, Esquire
 Id. No. 307518
 Attorney for Plaintiff
 1310 Industrial Boulevard
 2nd Floor, Suite 201
 Southampton, PA 18966
 (215) 942-2090

Aug. 30 and Sept. 6, 13

SALE NO. 21

Ex. #10916 of 2013
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., SUCCESSOR BY MERGER TO INTEGRA MORTGAGE COMPANY,
Plaintiff

v.

KENNETH H. STEELE
ANNETTE N. STEELE,

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land being part of Tract No. 110, Situate in the Township of LeBoeuf, County of Erie and State of Pennsylvania, being Lot Nos. 2 And 253 of the Indian Head Park Subdivision. Map of said subdivision having been plotted in Map Book 2 at pages 465 and 466 in the Recorder's Office of Erie County, Pennsylvania, and Deed to Norma T. Sobel for the property now so subdivided having been recorded in the office of the Recorder of Deeds for Erie County, Pennsylvania, in Deed Book 282 at page 2.

Also, all that other certain piece or parcel of land being Lot No. 83, Tract 110. Corner Seneca and Iroquois Drive, LeBoeuf Township, Erie County, Pennsylvania. Being further identified by Erie County Tax Index No. (30) 3-24-6 and 3-27-9.

KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Aug. 30 and Sept. 6, 13

SALE NO. 22

Ex. #10999 of 2013
NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, LLC,
Plaintiff

v.

BRET H. VISALLE,

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situated in Tract No. 218, Harborcreek Township, Erie County, Pennsylvania, more particularly described as follows, to-wit: Beginning at an iron pipe at the northwest corner of land now or formerly of Gerard Maille as described in Deed Book 1009 at page 429 and the southwest corner of land of Donald Schuster, said point also being on the east line of Ruth Dennis; Thence south 0 degrees, 55 minutes, 18 seconds east, 538.43 feet along the east line of Ruth Dennis and Jean Hunt to an iron pin; Thence north 78 degrees, 22 minutes, 30 seconds east, 82.50 feet along the land of Gerard Maille to an iron pin; Thence north 0 degrees, 55 minutes, 18 seconds west, 538.34 feet along the west line of Gerard Maille to an iron pin; thence south 78 degrees, 22 Minutes, 30 seconds west, 82.50 feet along the south line of Donald Schuster to an iron pipe and place of beginning. Said bounds contain 1.00 acre more or less.

Also, all that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Beginning in the south line of the Lake Road where it is intersected by the west line of land of William W. Davison (deceased), Thence south 0 degrees, 25 minutes west forty-eight (48) rods to the north line of land now or formerly

of Ira Sherwin (heirs), thence by same south 63 degrees 45 minutes west fifteen and four-tenths (15.4) rods to a post, thence north 0 degrees 25 minutes east forty-five and four-tenths rods to the south line of the Lake Road, thence north 54 degrees 45 minutes east seventeen (17) rods to the place of beginning, Being part of Tract 218, containing 4 acres of land. Excepting and reserving approximately a half acre of land heretofore conveyed out of the north west corner of said tract unto Louis Maille, 110 feet in front along the old south line of the Lake Road and 198 feet in depth, said conveyance having been recorded in Erie County Deed Book 436 at page 413 and bears Erie County Index No. (27) 25-13-1701.

PROPERTY ADDRESS: 7281 East Lake Road, Erie, PA 16511
 KML Law Group, P.C.

Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Aug. 30 and Sept. 6, 13

SALE NO. 24

Ex. #10519 of 2013
U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2007-3 Home Equity Pass-Through Certificates, Series 2007-3, Plaintiff

v.

Marcia A. Spenton, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10519-13 U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2007-3 Home Equity Pass-Through Certificates, Series 2007-3 v. Marcia A. Spenton, Owner(s) of property situated in Borough of North East, Erie County, Pennsylvania, being 72 Bernwood Drive, North East, PA 16428.

All that certain piece or parcel of land situate in the Borough of North East, County of Erie and Commonwealth of Pennsylvania, being Lot No. 79 of Wellington Heights Subdivision, Section IV,

recorded in Erie County Map Book 12 at page 91, and more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the north line of Bernwood Drive at its intersection with the westerly line of Lot No. 79, said point also being the southwest corner of Lot No. 79; thence North 34 degrees 51 minutes East along the west line of Lot No. 79, one hundred six and seventy hundredths (106.70) feet to a point on the easterly portion of the turn around of Lowry Lane; thence North 83 degrees 51 minutes East along the line of the turn around of Lowry Lane, an arc distance of nineteen and twenty hundredths (19.20) feet to a point on the northerly line of Lot No. 79; thence South 55 degrees 09 minutes East, ninety one and sixty hundredths (91.60) feet to a point at the northeast corner of Lot No. 79; thence South 34 degrees 51 minutes West along the easterly line of Lot No. 79, one hundred nineteen and twenty-two hundredths (119.22) feet to a point on the north line of Bernwood Drive; thence North 55 degrees 09 minutes West along the northerly line of Bernwood Drive, one hundred six (106) feet to a point and the place of beginning.

This conveyance is made under and subject to protective conditions and restrictions for Wellington Heights Subdivision, Section 1, North East Borough, Erie County, Pennsylvania, recorded May 26, 1971 in Erie County Deed Book 1044 at Page 92; Section II recorded July 7, 1972 in Erie County Deed Book 1072 at Page 610 and re-recorded April 2, 1979 in Erie County Deed Book 1343 at Page 277; Section III, recorded May 21, 1974 in Erie County Deed Book 1120 at Page 221 and re-recorded April 2, 1979 in Erie County Deed Book 1343 at Page 285; and Section IV recorded March 26, 1976 in Erie County Deed Book 1206 at Page 243 and re-recorded April 2, 1979 in Erie County Deed Book 1343 at Page 294; and subject to rights-of-way of record.

More commonly known as 72 Bernwood Drive, North East,

Pennsylvania, and bears Erie County Tax Index Number (36) 9-59-77.

Being the same premises conveyed to Randy J. Houle and Carla Ann Houle, his wife, by deed recorded in Erie County Record Book 392 at page 2400.

Grantors do hereby warrant that the property conveyed has not, to the knowledge of Grantors, nor by reason of any action of the Grantors, been used for the purpose of disposal of hazardous waste as the same are defined in 35 P.S. 6018.103.

Assessment Map number: 36-009-059.0-077.00

Assessed Value figure: \$83,830.00
Improvement thereon: Residential Dwelling

Martha E. Von Rosenstiel, Esquire
No. 52634

Heather Riloff, Esquire
No. 309906

649 South Avenue, Unit #6
P.O. Box 822

Secane, PA 19018
(610) 328-2887

Aug. 30 and Sept. 6, 13

SALE NO. 25

Ex. #11087 of 2013

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA, Plaintiff

v.

PATRICIA A. SESSAMEN,

Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being part of Tract No. Thirteen (13) thereof, and more particularly bounded and described as follows, to-wit: BEGINNING at the intersection of the north line of Twelfth Street and the east line of Idaho Avenue; thence northwardly along the east line of Idaho Avenue, one hundred Sixty-seven and five tenths (167.5) feet to an iron pin; thence eastwardly parallel with

the north line of Twelfth Street, one hundred forty-four (144) feet to an iron pin; thence southwardly parallel with Idaho Avenue, One hundred sixty-seven and five tenths (167.5) feet to an iron pin in the north Hoe [sic] of Twelfth Street; thence westwardly along the north line of Twelfth Street, One hundred forty-four (144) feet to the place of beginning and being parts of Lots Nos. 18 and 19 of EDGEWOOD SUBDIVISION, a plat of said Subdivision being recorded in Erie County Map Book 2, page 499. Said premises having erected thereon a dwelling more commonly known as 3268 West 12th Street, Erie, Pennsylvania and being further identified with Erie County Tax Index Number (33) 28-73-22.

PROPERTY ADDRESS: 3268 West 12th Street Erie, PA 16505
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence
Center 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Aug. 30 and Sept. 6, 13

SALE NO. 26

Ex. #13769 of 2012

TAMMAC HOLDINGS CORPORATION, Plaintiff

v.

BRIAN L. TEMPLE and KATHY M. TEMPLE,

Defendants

LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of the East and West of Highway known as U.S. Route No. 20 at the Northeast corner of lands of the U.S. Steel Company; thence South along the East line of said U.S. Steel Company property a distance of about 1900 feet to the North line of the right of way and Highway known as U.S. Route 90; thence easterly along the north line of said U.S. Route No. 90 about 183 feet to the southwest corner of lands of the

Workingman's Friend Oil, Inc., (See Deed Book 1016, page 327, Erie County Recorder of Deeds); thence North along the West line of lands of said Workingman's Friend Oil, Inc., a distance of about 1900 feet to the centerline of said U.S. Route No. 20; thence Westerly along the centerline of U.S. Highway 20 about 183 feet to the piece of beginning. EVIDENCE of title being the Deed recorded June 21, 1967 at Book 1225, page 362, in the Recorder's Office of Erie County, Pennsylvania. SUBJECT to a Right-of-Way for Electrical Line from Vernon R. Laux to Pennsylvania Electric Company recorded December 10, 1959 in Contract Book 78, Page 504, Erie County Records. SUBJECT to Right-of-Way and Easement from Raymond W. and Shirley Thomas to American Telegraph & Telephone Co., recorded April 4, 1946 in Contract Book 24, page 578 in the office of the Erie County Recorder. SUBJECT to Covenants, conditions and restrictions of record. SAID premises is known as 14861 Ridge Road, West Springfield, Pennsylvania, and further identified as Erie County Index No. (39) 13-39-3. HAVING erected thereon a 1995 Fairmont 16 X 72 Manufactured home, serial #MY9597595K. Robert W. Koehler, Esquire Manor Complex, Penthouse 564 Forbes Avenue Pittsburgh, PA 15219

Aug. 30 and Sept. 6, 13

SALE NO. 27

Ex. #13309 of 2011

The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2

v.

**Michelle Berry
Thomas J. Berry**

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 13309-11 The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2 v. Michelle Berry; Thomas J. Berry, owner(s) of property situated in the Township of Creekbrook,

County of Erie, Pennsylvania being 3106 Athens Street, Erie, PA 16510 Assessment Map Number: 27-48-179-6 Assessed Value figure: 90,810 Improvement thereon: Single Family Dwelling Zucker, Goldberg & Ackerman, LLC 200 Sheffield Street, Suite 101 Mountainside, NJ 07092 (908) 233-8500

Aug. 30 and Sept. 6, 13

SALE NO. 28

Ex. #12650 of 2008

Washington Mutual Bank

v.

**Albert L. Crawford
Laurie L. Crawford
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 12650-08 Washington Mutual Bank vs. Albert L. Crawford; Laurie L. Crawford; owner(s) of property situated in the Township of Wayne, County of Erie, Pennsylvania being 11866 Route 6, Corry, PA 16407 1270 square feet; 0.9183 acre Assessment Map Number: 49-20-44-11 Assessed Value figure: \$78,120.00 Improvement thereon: Single Family Dwelling Zucker, Goldberg & Ackerman, LLC 200 Sheffield Street, Suite 101 Mountainside, NJ 07092 (908) 233-8500

Aug. 30 and Sept. 6, 13

SALE NO. 29

Ex. #11342 of 2012

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2004-2

v.

Donna L. King a/k/a Donna King; William Phillip Jr. a/k/a William Phillip, deceased; United States of America

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2012-11342 HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2004-2 vs. Donna L. King a/k/a Donna King; William Phillip Jr. a/k/a William Phillip, deceased; United States of America owner(s) of property situated in

the City of Erie, County of Erie, Pennsylvania being 1051 East 24th Street, Erie, PA 16503-2304. Assessment Map Number: 18-5042.0-207.00 Assessed Value figure: 36,500.00 Improvement thereon: Single Family Dwelling Zucker, Goldberg & Ackerman, LLC 200 Sheffield Street, Suite 101 Mountainside, NJ 07092 (908) 233-8500

Aug. 30 and Sept. 6, 13

SALE NO. 30

Ex. #11283 of 2013

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 INC. Trust 2004-HE5, by its Attorney-in-fact, Ocwen Loan Servicing, LLC

v.

Sandra A. Sharp

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being the westerly sixty (60) feet of Lot Number 7 of the East Grandview Subdivision as recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 5, Page 305 and subject to the restrictions set forth in Deed recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania in Deed Book 746, Page 264.

BEING the same premises which Richard P. Amendola, Single by General Warranty Deed dated August 29, 1997 and recorded on September 2, 1997 in the office of the Recorder of Deeds in and for Erie County at book 516 page 1984 granted and conveyed unto Sandra A. Sharp, Single PROPERTY ADDRESS: 815 East 41st Street, Erie, PA 16504 PARCEL # (18) 5379-207 Andrew J. Marley, Esquire Attorney for Plaintiff Stern & Eisenberg, P.C. 1581 Main Street, Ste. 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

Aug. 30 and Sept. 6, 13

SALE NO. 31

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities, Inc., Plaintiff
v.

Lawrence L. Burkett and Mary B. Burkett, Defendant
SHORT DESCRIPTION

ALL that certain piece of parcel of land situate in the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania, being Lot No. 24, Block H, on Evans Estates, Subdivision No. 2, of part of Reserve Tract No. 17, as the same is shown on a Map of said Subdivision recorded in the Office of Recorder of Deeds in and for said County of Erie, Pennsylvania, in Map Book 4, pages 320, 322 and 323 to which reference is made for further description of said property, and having erected thereon a One floor Modular Home being more commonly known as 3051 West 22nd Street, Erie, Pennsylvania. Bearing Erie County index No. (33) 52-219-8.

Being the same property acquired by Lawrence L. Burkett and Mary B. Burkett, by Deed recorded 10/13/1994, of record in Deed Book 358, Page 119, in the Office of the Recorder of Erie County, Pennsylvania.

By virtue of a Writ of Execution filed to No. 10625-13 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities, Inc. v. Lawrence L. Burkett and Mary B. Burkett, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3051 West 22nd Street, Erie, Pennsylvania 16506.

Tax I.D. No. 33-52-219-8
Assessment: \$83,058.12
McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Aug. 30 and Sept. 6, 13

SALE NO. 32

Ex. #10575 of 2013
Clearview Federal Credit Union,
Plaintiff
v.

Laura M. Fisher and Brandon J. Fisher, Defendant
SHORT DESCRIPTION

All that certain piece or parcel of land situate in the Township of Lawrence Park, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Being Lot No. "16" in Block "0" of the Reedhurst Addition, as laid out by Carl M. Reed, a plan of same being recorded in Map Book One, Page 409, in the Office of the Recorder of Deeds in and for said County of Erie, to which plan reference is made for a further description of said Lot; said Lot being Forty (40) feet front by one hundred thirty (130) feet in depth.

By virtue of a Writ of Execution filed to No. 10575-13 Clearview Federal Credit Union v. Laura M. Fisher and Brandon J. Fisher, owners of property situated in the Township of Lawrence Park, Erie County, Pennsylvania being 410 Halley Street, Erie, Pennsylvania 16511.

Tax I.D. No. 29006001001600
Assessment: \$ 85,201.19
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Aug. 30 and Sept. 6, 13

SALE NO. 33

Ex. #13325 of 2012
The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Noteholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, Plaintiff
v.

Jessica D. Rodak, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution

filed to No. 13325-12 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-L v. Jessica D. Rodak, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 1135 Western Lane, Erie, Pennsylvania 16505.

Tax I.D. No. 330201090005000
Assessment: \$ 73,519.68
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Aug. 30 and Sept. 6, 13

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**AMENDOLA, ANGELA R.,
deceased**

Late of the City of Erie
Administrator: James V.
DeAngelo

Attorney: Andrew J. Sisinni,
Esquire, 3820 Liberty Street,
Erie, PA 16509

**BENSON, JOHN R., SR.,
deceased**

Late of the City of Erie, County
of Erie

Executor: John R. Benson, Jr.,
337 Donna Street, Williston, SC
29853

Attorney: Kari A. Froess, Esquire,
Carney & Good, 254 West Sixth
Street, Erie, Pennsylvania 16507-
1398

**BLAKESLEE, GERALD W., JR.,
a/k/a GERALD WILLIAM
BLAKESLEE, a/k/a
BILL BLAKESLEE,
deceased**

Late of the Township of Union,
Erie County, Pennsylvania

Executrix: Carolyn P. Blakeslee,
c/o Paul J. Carney, Jr., Esquire, 43
North Main Street, Union City,
Pennsylvania 16438

Attorney: Paul J. Carney, Jr.,
Esquire, 43 North Main Street,
Union City, Pennsylvania 16438

**BRUNNER, BARBARA J.,
deceased**

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

Co-Executors: Joseph Brunner
and Michael Brunner, 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

**CRACIUN, ELSIE M.,
deceased**

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

Executor: Marie L. Trojan,
c/o Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222
West Grandview Blvd., Erie, PA
16506-4508

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

**GAUSMAN, ELIZABETH J.,
deceased**

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

Executrix: Rebecca J. Paslick,
c/o 3939 West Ridge Road, Suite
B-27, Erie, PA 16506

Attorney: James L. Moran,
Esquire, 3939 West Ridge Road,
Suite B-27, Erie, PA 16506

**HUNTLEY, MARY LOU,
deceased**

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

Executor: Timothy J. Huntley, c/o
Kevin M. Monahan, Esq., Suite
300, 300 State Street, Erie, PA
16507

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

**KRAWIEC, ANTOINETTE A.,
deceased**

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

Executrix: Laura Robinson, 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

**ROUSE, LOIS F.,
deceased**

Late of the Township of
Harborcreek

Executor: Richard F. Rouse, 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

**SZABO, MARIA,
deceased**

Late of the City of Harborcreek,
County of Erie

Co-Executrices: Mary Ann
Nordin, 13753 Barbato Drive,
Seminole, Florida 33776-1321
and Elizabeth Snyder, 752
Freeport Road, North East, PA
16428

Attorney: Kari A. Froess, Esquire,
Carney & Good, 254 West Sixth
Street, Erie, Pennsylvania 16507-
1398

**TANSEY, EDWARD M., SR.,
deceased**

Late of the Township of Millcreek
Executrix: Bonita A. Tansey, 338
California Drive, Erie, PA 16505

Attorney: Michael A. Fetzner,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

SECOND PUBLICATION**BANKA, LILLIAN MAE,
deceased**

Late of the Township of McKean, County of Erie and Commonwealth of Pennsylvania
Executrix: Darlene M. Vlahos, Esquire, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16509

Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**BESSEMER, JEAN, a/k/a
JEAN C. BESSEMER,
deceased**

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

Executrix: Connie J. Dugan, 906 Beaumont Avenue, Erie, PA 16505

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

**JACKSON, MARY L., a/k/a
MARY LOUISE JACKSON,
a/k/a MARY T. JACKSON,
a/k/a MARY JACKSON,
deceased**

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

Co-Executors: Robert P. Jackson, 6122 Clinton Street, Erie, PA 16509 and Luetta A. Jones, 9373 Hanna Hall Road, Wattsburg, PA 16442

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

**KLANCER, GERTRUDE J.,
deceased**

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

Executor: David J. Klancer
Attorney: Craig A. Markham, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**POLANSKI, SHIRLEE A.,
a/k/a SHIRLEY A. POLANSKI,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Christine M. Nerthling, c/o Kurt L. Sundberg, Esq., Suite 300, 300 State Street, Erie, PA 16507

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

**RICHARDSON, JACK K., III,
a/k/a JACK KESSEL
RICHARDSON, III,
deceased**

Late of Waterford, Erie County, Pennsylvania

Executrix: Nancy L. Richardson, c/o Raymond A. Pagliari, Esq., 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

Attorney: Raymond A. Pagliari, Esq., 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

**ROSE, SCOTT ALAN,
deceased**

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

Administrator: David Allen Rose, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

Attorney: Valerie H. Kuntz, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**SHERMAN, THERESA,
deceased**

Late of the City of Erie

Administrator: Carol C. Nichols
Attorney: Deanna L. Heasley, Esquire, 333 State Street, Suite 203, Erie, PA 16507

**SWEENEY, BRIAN PATRICK,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Daniel Sweeney, c/o Elizabeth Brew Walbridge, 1001 State Street, Suite 1400, Erie, PA 16501

Attorney: Elizabeth Brew Walbridge, Esq., 1001 State Street, Suite 1400, Erie, PA 16501

THIRD PUBLICATION**ALLEN, EDWARD E.,
deceased**

Late of the Township of North East, Erie County, PA

Executrix: Katherine A. Leonelli, c/o 120 West 10th Street, Erie, PA 16501

Attorney: Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BRAGGINS, ANNA MARIE,
a/k/a ANNA M. BRAGGINS,
a/k/a ANN M. BRAGGINS,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania

Executor: Brad C. Braggins, 3820 Stanley Avenue, Erie, PA 16504

Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**CLARK, ROBERT C., a/k/a
ROBERT CHARLES CLARK,
deceased**

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

Administratrix: Kay Kubacki
Attorney: Edward P. Wittmann, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**DREISCHALICK, DOROTHY E.,
a/k/a DOROTHY
DREISCHALICK,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: David Dreischalick, 1304 W. 54th Street, Erie, PA 16509
Attorney: Aaron E. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**HANSEN, DAVID C.,
deceased**

Late of the City of Erie
Executrix: Kimberly K. Bowden, 34 Kellogg Street, Erie, PA 16508
Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KLAN, SALLY A.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Mark D. Klan, c/o 900 State Street, Suite 215, Erie, PA 16501
Attorney: Gregory L. Heidt, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**LANDIS, KATHLEEN L., a/k/a
KATHLEEN LENORE LANDIS,
deceased**

Late of Harborcreek Township, Erie County, PA
Administrators: Amber Landis and Courtney Landis, 3556 Hamilton Road, Erie, Pennsylvania 16510
Attorney: William Taggart, Esq., 1001 State Street, Suite 1400, Erie, Pennsylvania 16501

**NESTERICK, JANET M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Michael J. Nesterick, 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

**PERRY, LOIS A.,
deceased**

Late of the City of Erie
Executrix: Lori A. Perry, 625 Liberty Street, Erie, PA 16502
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SCALZITTI, PIA N.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Administrator: Timothy J. Scalzitti, Jr., 6729 Richardson Circle, Fairview, PA 16415
Attorney: Timothy D. McNair, Esquire, 821 State Street, Erie, PA 16501

**SCHROECK, ELIZABETH JEAN,
a/k/a ELIZABETH JEAN HINDS,
deceased**

Late of the City of Erie
Executor: Lawrence E. Hinds
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**VICKEY, MARY D., a/k/a
MARY VICKEY,
deceased**

Late of City of Erie, Erie County, Pennsylvania
Executor: Geoffrey S. Vickey, c/o Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129
Attorney: Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129

**WHEELER, CHARLENE A.,
deceased**

Late of the Township of Fairview
Executor: Jeffrey E. Wheeler
Attorney: Joseph M. Walsh, III, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**ZASADA, JOSEPH C.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Joseph H. Zasada, 2970 Poplar Street, Erie, Pennsylvania 16508
Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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 Erie, PA 16507 ----- *kallkevatty@gmail.com*

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