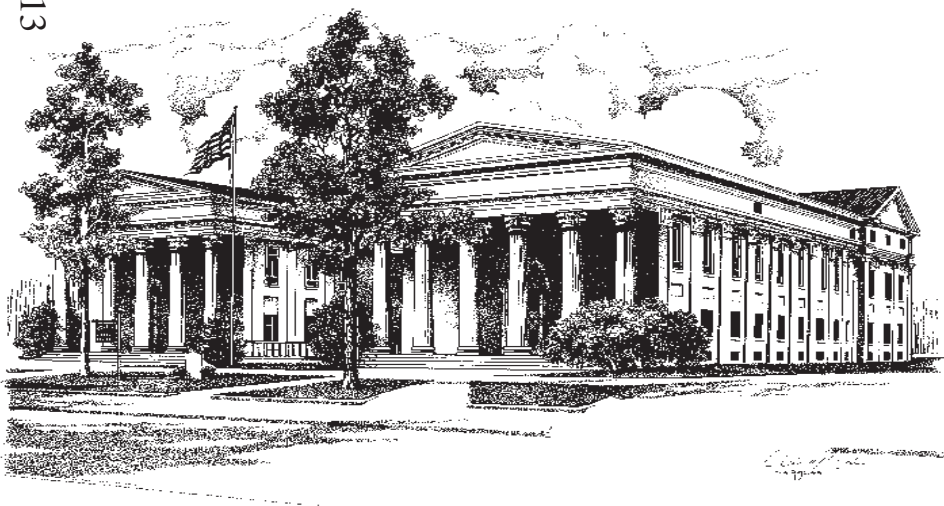


*Erie  
County  
Legal  
Journal*

September 27, 2013

Vol. 96 No. 39

USPS 178-360



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96 ERIE 44 - 50  
Commonwealth v. Gillespie

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# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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ERIE COUNTY 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, 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

### FRIDAY, OCTOBER 25, 2013

*Charitable Trust / Organizations & the Attorney General's Role as Parens Patriae*

ECBA Live Lunch-n-Learn Seminar  
Bayfront Convention Center

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

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

\$53 (nonmember)

\$24 (ECBA member Judge not needing CLE)

1 hour substantive

### TUESDAY, NOVEMBER 19, 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

### COLLABORATIVE LAW TRAINING

### THURSDAY, NOVEMBER 7, 2013

*Basic Training - Day 1*

ECBA Live Seminar

Manufacturer & Business Association

8:30 a.m. - 4:15 p.m. (8:15 a.m. reg./lunch)

\$210 (ECBA member/non-attorney staff)

\$315 (nonmember)

5 hours substantive / 1 hour ethics

### FRIDAY, NOVEMBER 8, 2013

*Basic Training - Day 2*

ECBA Live Seminar

Manufacturer & Business Association

8:30 a.m. - 3:45 p.m. (8:15 a.m. reg./lunch)

\$210 (ECBA member/non-attorney staff)

\$315 (nonmember)

5.5 hours substantive / .5 hours ethics

### SATURDAY, NOVEMBER 9, 2013

*Advanced Training*

ECBA Live Seminar

Erie County Bar Association

8:30 a.m. - 4:15 p.m. (8:15 a.m. reg./lunch)

\$210 (ECBA member/non-attorney staff)

\$315 (nonmember)

5 hours substantive / 1 hour ethics



Erie County Bar Association



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To view PBI seminars visit the events calendar on the ECBA website  
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**NOTICE OF PROPOSED TERMINATION OF DIVORCE CASE**

Plaintiff : IN THE COURT OF COMMON PLEAS  
 VS. : OF ERIE COUNTY, PENNSYLVANIA  
 Defendant : FAMILY DIVISION

The Court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the Court from terminating the case by filing a Statement of Intention to Proceed. The Statement of Intention to Proceed should be filed with the Prothonotary's Office at the Erie County Courthouse, 140 West Sixth Street, Room 120, Erie, Pennsylvania 16501 on or before November 13, 2013.

The Statement of Intention to Proceed shall be in the following form:

(Caption)

Statement of Intention to Proceed

To the Court:

\_\_\_\_\_ (name) \_\_\_\_\_ intends to proceed with the above captioned matter.

Date: \_\_\_\_\_ (Signature) \_\_\_\_\_

Attorney for \_\_\_\_\_

**If you fail to file the required Statement of Intention to Proceed, the case will be terminated.**

Peter E. Freed, Deputy Court Administrator

PLAINTIFF	DEFENDANT	Docket #
Faye L. Stauffer	Wayne R. Stauffer	10021-2006
Dianne O. Snow	Gary M. Snow	10043-2006
Julie Irons	James Allen Irons	10052-2006
Patricia E. Mittal	Amarnath Mittal	10076-2006
Gary L. Nelson	Sharon E. Nelson	10095-2006
Michele M. Kerecman	Frederick J. Kerecman, Jr.	10143-2006
Georgiann Lethbridge	Robert D. Lethbridge	10177-2006
Jay S. Masi	Leslie M. Masi	10311-2006
Shawn Pound	Dennis Pound	10314-2006
Robin L. Weidner	Gary J. Weidner	10330-2006
Pamela R. Holzer	Curt B. Holzer	10340-2006
Jason Paul Schwabenbauer	Jodie Lynn Schwabenbauer	10385-2006
Melissa E. Proper	Randall F. Proper	10500-2006
Janet L. Barrett	David Scott Barrett	10517-2006
Brenda Mucha	Stephen Mucha	10539-2006
Thomas Johnson	Denise Johnson	10540-2006
Teisha T. Carter-Odom	Mark A. Odom	10625-2006
Betty Jean Rhines	John Thomas Rhines	10657-2006
Jaime Linares Lopez	Marilyn Y. Lopez	10728-2006
Julianna Griffin	Andre Griffin	10889-2006
Traci Mihalic	Jonathan Mihalic	10928-2006

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**NOTICE TO THE PROFESSION**

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Michelle M. Brown	Byron J. Brown	15279-2006
Shonna L. Gabbart	Bobby J. Gabbart	15297-2006

Sept. 27

### 3 Upcoming CLE programs:

“HOW PHYSICIAN ORDERS FOR LIFE-SUSTAINING TREATMENT (POLST), LIVING WILLS AND DNR ORDERS ARE AFFECTING YOUR CLIENTS’ SAFETY.”

**Thursday, October 24, 2013**

Bayfront Convention Center

Registration: 11:45 a.m.  
Seminar: 12:15 p.m. - 1:45 p.m.  
Cost: \$53 (ECBA member/non-attorney staff)  
\$80 (nonmember)  
\$37 (member Judge not needing CLE)

**Speaker:**

**Dr. Fred L. Mirarchi**  
*Medical Director, UPMC Hamot,  
Department of Emergency Medicine*

**This seminar has been approved by the PA CLE Board for 1.5 hours of substantive law credit.**

### CHARITABLE TRUSTS / ORGANIZATIONS & THE ATTORNEY GENERAL’S ROLE AS PARENS PATRIAE

**Friday, October 25, 2013**

Where: Bayfront Convention Center

Time: Registration/Lunch: 11:45 a.m.  
Seminar: 12:15 p.m. - 1:15 p.m.  
Cost: \$35 (ECBA member/non-attorney staff)  
\$53 (non-member)  
\$24 (member Judges not needing CLE)

**Speaker:**

**Sandra Mackey Renwand, Esquire**  
*Pennsylvania Office of Attorney  
General, Pittsburgh, PA.*

**This seminar has been approved by the PA CLE Board for 1 hours of substantive law credit.**

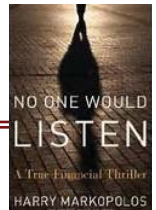
### Chasing Bernie Madoff

**TUESDAY, NOVEMBER 19, 2013**

Bayfront Convention Center  
Registration/Lunch: 11:45 a.m.  
Seminar: 12:15 p.m. - 1:55 p.m.  
Cost: \$53 (ECBA member/non-attorney staff)  
\$80 (nonmember)  
\$37 (member Judge not needing CLE)

**Speaker:**

**Harry Markopolos**  
CFA, CFE  
*Whistleblower Specialist  
Certified Fraud Examiner*



**This seminar has been approved by the PA CLE Board for 1.5 hours of substantive law credit.**

*\*Mr. Markopolos has given the ECBA permission to offer a book signing after this event. Copies of his book will be for sale (cash/check/credit)*

**COMMONWEALTH OF PENNSYLVANIA  
V.  
WILLIAM GILLESPIE**

*CRIMINAL PROCEDURE / SEARCH & SEIZURE / WARRANTLESS SEARCHES*

To determine whether a search passes constitutional muster under Article I, Section 8, courts consider four factors: 1) the nature of the privacy interest; 2) the nature of the intrusion created by the search; 3) notice; and 4) the overall purpose to be achieved by the search and the immediate reasons prompting the decision to conduct the actual search.

*CRIMINAL PROCEDURE / SEARCH & SEIZURE / WARRANTLESS SEARCHES /  
POINT OF ENTRY SEARCH / CONTAINERS*

Pursuant to an administrative order, the Erie County Sheriff's Department possesses the authority to conduct reasonable searches of persons and property entering the courthouse for weapons. Included within this authority is the ability to inspect all packages, briefcases, and other containers in the immediate possession of persons entering the courthouse.

*CRIMINAL PROCEDURE / SEARCH & SEIZURE / WARRANTLESS SEARCHES /  
POINT OF ENTRY SEARCH / CONTAINERS*

A deputy sheriff's opening of a white plastic pill bottle placed in a plastic bin by the defendant pursuant to a point of entry security check did not exceed the scope of a reasonable search for weapons. Despite its size, the white plastic pill bottle could have contained a weapon or a life-threatening powdered substance such as anthrax and ricin.

*CRIMINAL PROCEDURE / SEARCH & SEIZURE / WARRANTLESS SEARCHES /  
POINT OF ENTRY SEARCH / NOTICE*

Signs posted at the entrance of the courthouse provided the defendant with sufficient notice of the security process and that his person and items in his immediate possession were subject to inspection, despite the fact that the signs did not specifically warn of searches for contraband.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
CRIMINAL DIVISION NO. 1030 OF 2013

Appearances: District Attorney's Office, for the Commonwealth  
Nicole Sloane, Esq., Attorney for the Defense

**OPINION**

Cunningham, W., Judge

The presenting matter is a Motion to Suppress cocaine seized from the Defendant during the screening process at the single point of entry for the public into the Erie County Courthouse. After an evidentiary hearing, the Motion is **DENIED**.

**FACTUAL BACKGROUND**

The Erie County Courthouse (Courthouse) serves as the physical center of all county governmental functions. All three branches of Erie County's Home Rule government are located in the Courthouse.

All judicial matters involving any state law issues are heard in the Courthouse including



Criminal, Civil, Family Court and Orphans Court. All nine Common Pleas Court Judges in Erie County have courtrooms and offices in the Courthouse. All Row and ancillary offices, including the Clerk of Courts, Prothonotary, Recorder of Deeds, Register of Wills, Court Administration, Adult Probation, Juvenile Probation, Custody Office, Domestic Relations Office, Protection From Abuse Office, Arbitration Hearing Room, Jury Assembly Room and Law Library are in the Courthouse. Preliminary hearings in all criminal cases filed in the Erie urban area are heard by Magisterial District Justices at Central Court in the Courthouse.

The Erie County Executive, County Personnel, County Finance and County Planning offices are all housed in the Courthouse. Any member of the public wishing to secure a marriage license, apply for a county job, pay real estate taxes, participate in a tax assessment appeal, bid at a tax/foreclosure sale, register to vote or purchase a dog, hunting or fishing license can do so at offices located in the Courthouse. Other Executive branch offices in the Courthouse include the District Attorney's Office, Sheriff's Office, Coroner's Office and Office of Veterans Affairs.

The legislative branch of Erie County Government, which is Erie County Council, has offices and a meeting room in the Courthouse.

Erie County is a Third Class county under Pennsylvania law with a population of over 280,000 people according to the 2010 census. The Courthouse is a very busy place. On a daily average, 1,800 people enter the Courthouse through the public access entrance. During jury trial terms, the daily average is 2,600 to 2,700 people entering the Courthouse through the public entrance.

Many people entering the Courthouse are participants in emotional legal matters. It is not uncommon for there to be various forms of threats made against prosecutors, police, judges, lawyers, litigants, witnesses, probation officers, case workers and line staff. The threat of violence is real, even to innocent bystanders within the Courthouse. The neighboring courthouse in Warren County still bears the bullet hole on the back of a judge's bench after an unhappy litigant shot at a prosecutor and then killed the presiding Judge.

In addition to the general concerns regarding guns and knives, there have been threats involving substances capable of widespread harm. In fact, the Courthouse was closed down for three days as a result of threats of mass destruction made with a powdery substance. There have been several other instances where powder substances with purported destructive ability have been used to threaten court personnel.

The Sheriff of Erie County is charged with the responsibility of providing security for the Courthouse. A single point of entry for the public was created to provide for the screening of all members of the community entering this public facility.

An Administrative Order was entered by this Court in the former capacity of President Judge on April 15, 2003. *See Defendant's Exhibit A (hereinafter Administrative Order)*. The Administrative Order provided the Sheriff's Department with authority to conduct reasonable searches of persons and property entering the Courthouse for the purpose of preventing any potential weapon from entering the building. The use of searches by a metal detector was authorized as well as a pat down search of any person activating a signal from the metal detector. As part of this process, administrative authority was given to search "all packages, briefcases and other containers in the immediate possession of

persons entering Courthouse property... ." *Paragraph 4(c) of Administrative Order.*

The Sheriff's Department has deputies posted at the single point of entry for the public. As a person enters the Courthouse through this entrance, there are two possible lanes to proceed through a metal detector. On either lane, the person is asked to remove any loose item(s) of personal property and place them in a plastic bin which is viewed by a Deputy Sheriff. The person then proceeds through a metal detector.

All persons entering the Courthouse, regardless of age, gender or race, are required to go through this process.<sup>1</sup> Such were the circumstances on March 27, 2013 when the Defendant entered the Courthouse. Like any other member of the public, the Defendant was required to place any loose items of personal property in the plastic bin to be viewed by a Deputy Sheriff. The Defendant was then required to proceed through a metal detector. Among the items the Defendant placed in the plastic bin was a white plastic bottle bearing a label for Anacin.

Upon observing the plastic bottle the Defendant placed in the bin, Deputy Sheriff Stephen Welch shook the bottle "and it didn't rattle or anything like a normal bottle would... there was something in there, but it didn't have--like a normal rattle of just loose pills inside of a hard plastic container. You could feel it. There was something in there, but it was kind of like padded." *Preliminary Hearing Transcript of Stephen Welch, April 8, 2013 at p. 6.* Deputy Welch opened the Defendant's bottle and observed what appeared to be packages of crack cocaine. *Id. p. 10.* The Deputy asked the Defendant for identification and the Defendant indicated that he did not have identification with him. *Id. p. 9.*

Deputy Welch retained possession of the bottle. It appeared to Deputy Welch that the Defendant then headed to Central Court where preliminary hearings are held in criminal cases. *Id. p. 9.* At no time was the Defendant detained by Deputy Welch or subjected to any custodial interrogation. Instead, Deputy Welch notified his supervisor, Corporal Bowers, of the situation. *Id. p. 6.*

A short time later, Corporal Bowers discussed the matter with Jon Reddinger, an Erie County Detective with the District Attorney's Office. Detective Reddinger field-tested one of the baggies in the Defendant's bottle and determined that it was positive for cocaine. Detective Reddinger then filed the present criminal charges against the Defendant.

### **MOTION TO SUPPRESS**

The Defendant seeks suppression of the cocaine packages contending the search of the bottle exceeded the scope of a reasonable search for weapons. According to the Defendant, the Deputy Sheriff has no authority to search for contraband. Also, the Defendant argues he was not given proper notice that any search upon entering the Courthouse would include a search for contraband.

The Defendant challenges the search of his plastic bottle under the Fourth Amendment of the United States Constitution and Article 1, Section 8 of the Pennsylvania Constitution. The Defendant relies on a Commonwealth Court decision regarding the constitutionality of a Courthouse point of entry search as follows:

---

<sup>1</sup> A separate entrance is available for County employees.

Our Supreme Court has stated that, because Article I, Section 8 of the Pennsylvania Constitution requires a greater degree of scrutiny for all searches, if a search passes constitutional muster under Article I, Section 8, that search will also satisfy the reasonableness test of the Fourth Amendment. *In the Interest of F.B.*, 555 Pa. 661, 726 A.2d 361 (1999). To determine whether a search passes constitutional muster under Article I, Section 8, courts consider four factors: (1) the nature of the privacy interest; (2) the nature of the intrusion created by the search; (3) notice; and (4) the overall purpose to be achieved by the search and the immediate reasons prompting the decision to conduct the actual search. *Id.*

*Minich v. County of Jefferson*, 919 A.2d 356, 358-359 (Pa. Commw. Ct. 2007).

The Defendant concedes that the first prong of the four factors enunciated in *Minnich*, *supra*, has been satisfied. See *Paragraph 20, Motion to Suppress*.

### **NATURE OF THE INTRUSION**

The second prong is consideration of the nature of the intrusion created by the search. According to the Defendant, it was unnecessary to look into the bottle as such a search exceeded the scope of a reasonable search for weapons.

The Administrative Order gave the Sheriff's Department the authority to conduct reasonable searches of persons and property entering the Courthouse to look for weapons. Included within this authority was the ability to inspect all packages, briefcases and other containers in the immediate possession of persons entering the Courthouse. The logical reason for this administrative authority was to enable personnel from the Sheriff's Department to intercept any weapon or dangerous substance coming into the Courthouse. If Sheriff personnel could not inspect packages, briefcases or other containers then the security process is rendered impotent.

The administrative authority given to Sheriff personnel was not absolute. Searches are required to be reasonable for the purpose of detecting a potential weapon.

In the case sub judice, it was reasonable and not beyond the scope of the administrative authority granted to Sheriff personnel to open the Defendant's plastic bottle to determine whether there was a weapon or a substance which could pose a risk of harm to persons within the Courthouse. Despite its size, it is possible that the plastic bottle could have contained a weapon. Alternatively, as Sheriff Merski testified, life-threatening powdered substances such as anthrax and ricin could have been contained within the bottle.

The dark side of human nature, coupled with the expansion of the Internet, allows for the rapid dissemination of information about ways to smuggle weapons into a courthouse. As a result, there are many devious and creative means that are only limited by the human imagination to smuggle an instrument or substance within this Courthouse that could cause physical harm. As confirmation, simply Google "weapon pill bottle" and learn about the various weapons that can be hidden in a small pill bottle or ways to convert a pill bottle into a weapon.

It is true that the Defendant's bottle could have contained the legal items identified by the Defendant. The fact that the bottle may have contained legitimate items does not preclude the possibility that it could have contained a substance or an item that could be used as a

weapon.

The Defendant's reliance on *Commonwealth v. Sherman*, 2011 Pa. Dist. and Cnty. Dec. LEXIS 135, is misplaced. *Sherman* is a Court of Common Pleas decision from Allegheny County which has no precedential value. More importantly, it is factually irrelevant because it does not involve a Courthouse security screening. Instead, the issue in *Sherman* was whether a warrantless search of a pop can in the Defendant's possession during an investigative street detention was justified under the plain-view doctrine. Unlike the police officer working the street in *Sherman*, Deputy Welch was given administrative authority to search containers coming into the Courthouse for any possible weapons. Deputy Welch never subjected the Defendant to a custodial interrogation nor did he take the Defendant into custody in contrast to the affiant in *Sherman*. Deputy Welch viewed the items within the Anacin bottle from a lawful position authorized by the Administrative Order. Hence, *Sherman* adds nothing to the analysis of this case.

The video footage of the Defendant going through security and the seizure of the Defendant's pill bottle is captured in Commonwealth's Exhibit 1. There is nothing in this video which contradicts the testimony of Deputy Welch. It was reasonable for Deputy Welch to rule out the possibility of a weapon within the Defendant's plastic bottle.

The Defendant's African American race was mentioned by counsel at the evidentiary hearing. Defense Counsel implies that race was a factor in the search of Defendant's bottle. See *Paragraph 25, Motion to Suppress*. However, to the extent that the Defendant is arguing any form of discrimination in the security measures at the Courthouse, such an argument is unsupported by the record.

As Sheriff Merski testified, every member of the public who enters the Courthouse, regardless of age, gender or race, is required to go through the security safeguards. There is nothing within the video, *Commonwealth's Exhibit 1*, that establishes any form of discrimination against the Defendant. Likewise, there is nothing within the testimony of Deputy Welch that suggests he opened the bottle because of the Defendant's race. To the contrary, Deputy Welch provided a plausible explanation for opening the pill bottle. Hence, the Defendant's reckless allegation regarding race is not a basis for relief.

### NOTICE

Consistent with the Administrative Order, on March 27, 2013 there were signs posted at the entrance of the single point of entry for the public which read as follows:

ATTENTION

ENTERING THIS BUILDING REQUIRES PASSAGE THROUGH A METAL  
DETECTOR ANY ITEM THAT HAS THE POTENTIAL TO CAUSE HARM WILL BE  
CONFISCATED

WARNING

NO WEAPONS ALLOWED.

PERSON ENTERING MAY BE SEARCHED.

ANY WEAPONS FOUND WILL BE CONFISCATED.

VIOLATORS ARE SUBJECT TO PUNISHMENT FOR CONTEMPT OF COURT OR  
ARREST FOR VIOLATION OF CRIMINAL LAWS.

-BY ORDER OF THE COURT-

Because these signs do not specifically mention contraband, the Defendant contends that he did not have notice that his bottle could be searched. This argument is unsupported by the record, law or common sense.

The signs put the Defendant on notice of the ensuing security screening. Towards this end, there can be only one conclusion the Defendant could reach when asked to empty the contents of his pockets and place them in a plastic bin for inspection, to-wit, that his bottle could be searched for a weapon. If the Defendant did not realize this fact when he walked into the Courthouse, he certainly had sufficient time and opportunity to choose to turn around and leave the Courthouse without placing his bottle in the plastic bin. Nothing and no one prevented the Defendant from leaving the Courthouse rather than going through security.

The Defendant ignores the fact that it is illegal to possess cocaine anywhere in Pennsylvania, including when going to a security entrance for a public building. The Defendant is presumed to know the law. The Defendant cannot cite any authority for the proposition that members of the public have to be put on notice that you cannot bring an illegal substance into the Courthouse. There is no legal requirement that a sign or notice has to precede the seizure of an illegal substance such as cocaine.

In this case, the notice provided to the Defendant on March 27, 2013 informed him of the security process. It was the Defendant's decision to proceed through security. The Defendant is not given constitutional cover because the warning sign did not include a statement that you cannot bring illegal drugs into the Courthouse.

**THE OVERALL PURPOSE TO BE ACHIEVED BY THE SEARCH AND THE IMMEDIATE REASONS PROMPTING THE DECISION TO CONDUCT THE ACTUAL SEARCH**

The Defendant contends Deputy Welch opened the Anacin container to search for illegal drugs rather than to search for weapons. There is nothing within the testimony of Deputy Welch or the actual video footage itself to support the Defendant's bald allegation.

Perhaps the best evidence of Deputy Welch's intent was the fact he did not detain, interrogate or arrest the Defendant. He simply retained the illegal substance and the Defendant was free to go. The matter was referred to Deputy Welch's supervisor, who then conferred with Detective Reddinger. The decision to arrest was then made at the discretion of Detective Reddinger and not the discretion of Deputy Welch.

This is not a case where a Deputy Sheriff was independently conducting a narcotics investigation beyond the scope of any investigative, administrative or arrest powers. Instead, while looking for weapons, the Deputy observed the cocaine which was possessed by someone unwisely bringing it to the Courthouse. The ultimate decision whether to file criminal charges was left to Detective Reddinger.

In sum, the video portrays a busy Deputy conducting a routine inspection of a plastic bottle which did not sound like it contained pills. As a result, the possibility existed that the bottle could contain something other than pills, including a weapon or powder that could endanger people within the Courthouse. Accordingly, the purpose of the search of the bottle was consistent with the legitimate public interest in safety in a busy public building. The factual basis for the search of the bottle was reasonable. The search was no more intrusive than necessary to preserve the public safety in the Courthouse.

**CONCLUSION**

As the Commonwealth Court acknowledged in *Minnich*, supra: “U.S. Supreme Court Justice Ginsberg indicated that point of entry searches at the entrances to courts and other official buildings are reasonable because the risk to public safety is substantial and real.” *Minnich*, 919 A.2d at 360. Deputy Welch was acting within the administrative authority given him to determine whether the Defendant’s bottle contained a weapon or any other substance capable of harming a human. This is particularly true since the bottle did not sound like it contained pills. Accordingly, the search was reasonable under the federal and Commonwealth Constitutions and the Motion to Suppress is **DENIED**.

**ORDER**

For the reasons set forth in the accompanying opinion, the Defendant's Motion to Suppress is **DENIED**.

**BY THE COURT:**

/s/ **WILLIAM R. CUNNINGHAM, JUDGE**

**ACTION TO QUIET TITLE**

In the Court of Common Pleas of Erie County, Pennsylvania:

Civil Action – Law

No. 13-10518

**To: CRAIG SEYFERT and CORRENN A SEYFERT, their heirs, their executors, their assigns and all others claiming from, by, under or through them Defendant(s).**

You are hereby notified that Patrick H. Groner, Jr., Michael D. Hecht and Mary P. Hecht, have filed an Action to Quiet Title in the above-captioned case. The subject property is described as follows:

ALL that certain Tract or lot of seated land located in the Township of Millcreek, County of Erie, and State of Pennsylvania and commonly known as county Index Number 33-006-019.0-056.01, Lake Front Dr., Pt. Lot 38, 15 x 110. On July 23, 2013 the Court ordered that notice of this action may be given to any unknown parties in interest and all others claiming from, by, under or through them can be served by publication so that the title to the property may be adjudicated. The Complaint, filed February 23, 2013, requests the Court to decree that title to the property is free and clear of any claim or interest of any of the said Defendants, their executors, heirs, assigns or anyone claiming by, through and under them and that the said Defendants be barred from asserting any right, title and interest in and to the property inconsistent with the interest and claim of the Plaintiffs unless an action in ejectment is brought within thirty (30) days of the court's Order.

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the Complaint, you must take action within twenty (20) days after this publication by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the

court without further notice for the relief requested by the Plaintiffs. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE:**

Lawyer Referral & Information Service  
PO Box 1792  
Erie, PA 16512  
(814) 459-4411

Herman & Herman, LLC.  
Jeffrey G. Herman, Esquire  
Attorney for the Plaintiffs  
412 High Street  
Waterford, PA 16441  
(814) 796-1987

Sept. 27

**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: Snap Fitness
2. Address of principal place of business, including street and number: 2411 Galpin Court, Suite 110, Chanhassen, MN 55317
3. The real name and address, including street and number, of the persons/entities who are a party to the registration: Peter Taunton and Snap Fitness Development, LLC, 2411 Galpin Court, Suite 110, Chanhassen, MN 55317
4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about August 13, 2013.

Sept. 27

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Space Competitive Intelligence
2. Address of principal place of business, including street and number: 13184 Doolittle Rd., Wattsburg, PA 16442
3. The real name and address,

including street and number, of the person who is a party to the registration: Luke F. Nowak, 13184 Doolittle Rd., Wattsburg, PA 16442  
4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about October 22, 2012.

Sept. 27

**INCORPORATION NOTICE**

Notice is hereby given that Amy Griffith Productions Inc. has been incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 27

**INCORPORATION NOTICE**

TJ'S PLUMBING & HEATING OF ERIE, INC. has been incorporated under the provisions of the Business Corporation Law of 1988.

Scott L. Wallen, Attorney  
Quinn, Buseck, Leemhuis,  
Toohey & Kroto, Inc.

2222 West Grandview Boulevard  
Erie, Pennsylvania 16506-4508

Sept. 27

**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](http://www.resales.usda.gov) or contact Ms. Cathy Diederich at 314-457-5514.

September 6, 13, 20, 27



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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

**OCTOBER 18, 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

Sept. 27 and Oct. 4, 11

**SALE NO. 1**

**Ex. #11496 of 2013  
MARQUETTE SAVINGS  
BANK, Plaintiff**

v.

**CRAIG HUMPHRIES and The  
UNITED STATES OF AMERICA,  
Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 11496-13, Marquette Savings Bank vs. Craig Humphries, owner of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 975 Garloch Drive, Erie, Pennsylvania. 60' X 186.7'

Assessment Map Number:  
(33) 22-1-15.02

Assessed Value Figure:

\$119,600.00  
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

Sept. 27 and Oct. 4, 11

**SALE NO. 2**

**Ex. #13096 of 2012  
NORTHWEST SAVINGS  
BANK, Plaintiff**

v.

**RONALD E. BUSSE, SUSAN  
M. BUSSE, and the UNITED  
STATES OF AMERICA,  
DEPARTMENT OF THE  
TREASURY, INTERNAL  
REVENUE SERVICE,**

**Defendants**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situated in the Township of Washington, County of Erie and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by L.B. Utterback under date of June 26, 1961, as follows, to-wit:  
BEING Lot No. 2 of HIGHLAND SUBDIVISION NO. 3, per plot plan recorded October 9, 1961, in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 6, Pages 87-88.

The above-described parcels are more commonly known as 5240 West Lake Road, Edinboro, Pennsylvania 16412, and is further identified by Erie County Tax index Number (45) 17-22-71.

BEING the same premises conveyed to Ronald E. Busse and Susan M. Busse by Deed dated February 13, 2004 and entered of record in the Recorder's Office of Erie County, PA on February 23, 2004 at Mortgage Book 1109, Page 1906.

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

Sept. 27 and Oct. 4, 11

**SALE NO. 3**

**Ex. #13662 of 2012  
ERIE FEDERAL CREDIT  
UNION, Plaintiff,**

v.

**JAMES L. ANDERSON,  
Defendant**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 13662-2012, ERIE FEDERAL CREDIT UNION v. JAMES L. ANDERSON, owner of the following properties identified below:

- 1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 502 Poplar Street, Erie, Pennsylvania 16507: Assessment Map No.: 17-4023-103 Assessed Value Figure: \$53,507.00 Improvement Thereon: 2 story residential dwelling Michael S. Jan Janin, Esquire Pa. I.D. No. 38880 The Quinn Law Firm 2222 West Grandview Boulevard Erie, PA 16506 (814) 833-2222

Sept. 27 and Oct. 4, 11

**SALE NO. 4**

**Ex. #11514 of 2013  
Wells Fargo Bank, N.A.,  
successor by merger to Wells  
Fargo Bank Minnesota, N.A.,  
as Trustee f/k/a Norwest Bank  
Minnesota, N.A., as Trustee  
for the registered holders of  
Renaissance Home Equity Loan  
Asset-Backed Certificates, Series  
2002-4, Plaintiff**

v.

**CYNTHIA D. MAINES  
RICHARD PIERCE,**

**Defendant(s)**

**SHORT DESCRIPTION FOR  
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN GREENFIELD TOWNSHIP, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 9458 Station Road, North East, PA 16428 PARCEL NUMBER: 26-8-22-15 IMPROVEMENTS: Residential Property Udren Law Offices, P.C. Jordan David, Esquire PA ID #: 311968

Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Sept. 27 and Oct. 4, 11

**SALE NO. 7**

**Ex. #14520 of 2011**

**Wells Fargo Bank, N.A. as  
Trustee for Structured Asset  
Securities Corporation, SASCO  
Mortgage Loan Trust 1999-  
BC4, Mortgage Pass-Through  
Certificates, Series 1999-BC4,  
Plaintiff**

v.

**Michael A. Mannarino,  
Defendant**

**REAL PROPERTY SHORT  
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE  
COUNTY:

Property of: Michael A. Mannarino  
Execution No: 14520-11

Judgment Amt: \$73,452.73

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

Address: 140 E. 32nd Street, Erie,  
PA 16504

Municipality: City of Erie

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

Tax ID: 18-050-086.0-137.00

Commonly known as 140 E. 32nd  
Street, Erie, PA 16504-1503

Parker McCay P.A.

Chandra M. Arkema, Esquire  
Attorney ID# 203437

9000 Midlantic Drive, Suite 300

Mount Laurel, NJ 08054

(856) 810-5815

Sept. 27 and Oct. 4, 11

**SALE NO. 8**

**Ex. #10623 of 2013**

**Deutsche Bank National Trust  
Company, as Trustee for  
Soundview Home Loan Trust  
2005-OPT1, Asset-Backed  
Certificates, Series 2005-OPT1,  
Plaintiff**

v.

**Tonya K. Bell, Executrix of the  
Estate of Dorothy K. Keith,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10623-13 Deutsche  
Bank National Trust Company, as  
Trustee for Soundview Home Loan  
Trust 2005-OPT1, Asset-Backed  
Certificates, Series 2005-OPT1  
vs. Tonya K. Bell, Executrix of  
the Estate of Dorothy K. Keith,  
owner(s) of property situated  
in Township of Millcreek, Erie  
County, Pennsylvania being 2621  
West 21st Street, Erie, PA 16506  
.0918

Assessment Map number:  
33-048-201.0-004.00

Assessed Value figure: \$94,090.00  
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

Sept. 27 and Oct. 4, 11

**SALE NO. 11**

**Ex. #10048 of 2012**

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR CITIGROUP MORTGAGE  
LOAN TRUST 2006-WFHE2,  
ASSET-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2006-WFHE2, Plaintiff**

v.

**HAROLD M. CURTIS  
NANCY E. CURTIS**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10048-12

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR CITIGROUP MORTGAGE  
LOAN TRUST 2006-WFHE2,  
ASSET-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2006-WFHE2 vs.

HAROLD M. CURTIS, NANCY E.  
CURTIS

Amount Due: \$245,009.18

HAROLD M. CURTIS, NANCY  
E. CURTIS, owner(s) of property  
situated in TOWNSHIP OF  
WASHINGTON, Erie County,  
Pennsylvania being 6651 ROUTE  
6N, A/K/A 6651 ROUTE 6N  
WEST, EDINBORO, PA 16412-

1236

Acreage: 20.81

Assessment Map number:  
45-020-042.0-006.03

Assessed Value: \$216,940

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

Sept. 27 and Oct. 4, 11

**SALE NO. 12**

**Ex. #14845 of 2009**

**CITIFINANCIAL SERVICES,  
INC., Plaintiff**

v.

**ESTATE OF GARY DOUGLAS  
GOODEMOTE A/K/A GARY D.  
GOODEMOTE**

**MAE D. FORD, SOLELY AS  
ADMINISTRATRIX C.T.A.**

**AND DEVISEE OF THE  
ESTATE OF GARY DOUGLAS  
GOODEMOTE A/K/A GARY D.  
GOODEMOTE**

**JEFF LLOYD, SOLELY AS  
DEVISEE OF THE ESTATE  
OF GARY DOUGLAS  
GOODEMOTE A/K/A GARY D.  
GOODEMOTE**

**MELISSA LLOYD, SOLELY  
AS DEVISEE OF THE  
ESTATE OF GARY DOUGLAS  
GOODEMOTE A/K/A GARY D.  
GOODEMOTE**

**JACQUAN JOHNSON,  
SOLELY AS DEVISEE OF THE  
ESTATE OF GARY DOUGLAS  
GOODEMOTE A/K/A GARY D.  
GOODEMOTE**

**BEVERLY A. LLOYD, AS  
DEVISEE OF THE ESTATE  
OF GARY DOUGLAS  
GOODEMOTE A/K/A GARY D.  
GOODEMOTE, Defendant(s)**

**LEGAL DESCRIPTION**

All that certain undivided 1/2 interest  
of Gary Douglas Goodmote a/k/a  
Gary D. Goodmote in that certain  
piece or parcel of land situate  
in the Township of Millcreek,  
County of Erie and State of  
Pennsylvania, being part of a larger  
tract designated as Tract No. 85 of  
Erie Reserve called 'Lawrence',  
and more particularly described as

being Lot NO. 584, of Westminster Subdivision as recorded in Map Book 2, page 433, being commonly known as 3602 Scarboro Road, Erie, Pennsylvania, and being the same premises conveyed to Party of the First Part as shown in Erie County Deed Book 972, page 648.

**TITLE TO SAID PREMISES IS VESTED IN** Ann Schauer Goodemote and Gary Douglas Goodemote, by Deed from Ann Schaller Goodemote, dated 08/19/1986, recorded 08/19/1986 in Book 1644, Page 163.

Mortgagor and 1/2 interest record owner Gary Douglas Goodemote a/k/a Gary D. Goodemote died on 8/30/07, leaving a Will dated 6/24/02. Letters Administration C.T.A. were granted to Mae D. Ford on 11/8/07 in Erie County, No. 162543. Decedent's surviving heirs at law and next-of-kin are Mae D. Ford, Beverly Lloyd, Sharon R. Barrett, Jeff Lloyd, Melissa Lloyd and Jaquan Johnson.

Record owner of the remaining 1/2 interest Ann Schaller Goodemote a/k/a Ann S. Goodemote died 12/6/98, and Beverly A. Lloyd was appointed Administratrix of her estate. Letters of Administration were granted to her on 2/13/08 by the Register of Wills of Erie County, No. 16301. Decedent's surviving heirs at law and next-of-kin are Beverly A. Lloyd, Sharon R. Barrett and Gary Douglas Goodemote(deceased). This half interest is not subject to this foreclosure action.

Tax Parcel #: 33066349001600  
 Premises being: 3602 SCARBORO ROAD, ERIE, PA 16506  
 Phelan Hallinan, LLP  
 1617 JFK Boulevard, Suite 1400  
 One Penn Center Plaza  
 Philadelphia, PA 19103  
 215-563-7000

Sept. 27 and Oct. 4, 11

**SALE NO. 13**

**Ex. #11678 of 2012**

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

**v.**

**JUDITH I. HEWETT, RONALD A. ROTUNDA, KATHLEEN J.**

**NOONAN, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11678-12  
 WELLS FARGO BANK, N.A. vs. JUDITH I. HEWETT, RONALD A. ROTUNDA, KATHLEEN J. NOONAN  
 Amount Due: \$71,904.22  
 JUDITH I. HEWETT, RONALD A. ROTUNDA, KATHLEEN J. NOONAN, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2118 WEST 35TH STREET, ERIE, FA 16508-1920

Dimensions: 100 X 125  
 Acreage: 0.2870  
 Assessment Map number: 19061063020900  
 Assessed Value: \$107,970.00  
 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

Sept. 27 and Oct. 4, 11

**SALE NO. 14**

**Ex. #12132 of 2012**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
THE SUCCESSOR IN  
INTEREST FROM THE  
FDIC AS RECEIVER OF  
WASHINGTON MUTUAL  
BANK, Plaintiff**

**v.**

**THOMAS L. KESSELRING  
DOROTHY E. BUREK,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12132-12  
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, THE SUCCESSOR IN INTEREST FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK vs. THOMAS L. KESSELRING, DOROTHY E. BUREK

Amount Due: \$92,784.92  
 THOMAS L. KESSELRING, DOROTHY E. BUREK, owner(s) of property situated in BOROUGH OF UNION CITY, 1ST, Erie

County, Pennsylvania being 45 BRIDGE STREET, UNION CITY, PA 16438-1302  
 Dimensions: 1920 sq. feet  
 Acreage: 0.2121  
 Assessment Map number: 41-013.049.0-003.00  
 Assessed Value: \$87,290.00  
 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

Sept. 27 and Oct. 4, 11

**SALE NO. 15**

**Ex. #11849 of 2012**

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

**v.**

**ALAN P. LEWIS, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11849-12  
 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. ALAN P. LEWIS

Amount Due: \$83,218.70  
 ALAN P. LEWIS, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 150 EUCLID AVENUE, ERIE, PA 16511-1121  
 Dimensions: 40 x 135  
 Acreage: 0.1240  
 Assessment Map number: 14011024020400  
 Assessed Value: \$93,670.00  
 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

Sept. 27 and Oct. 4, 11

**SALE NO. 16**  
**Ex. #10594 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.  
**LISA M. OBERLANDER,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10594-13  
 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. LISA M. OBERLANDER  
 Amount Due: \$104,597.11  
 LISA M. OBERLANDER, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 5863 EAST LAKE ROAD, ERIE, PA 16511-1567  
 Dimensions: 107.5 X 2591R  
 Acreage: 0.7495  
 Assessment Map number: 270150350000500  
 Assessed Value: \$84,750.00  
 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

Sept. 27 and Oct. 4, 11

**SALE NO. 17**  
**Ex. #10963 of 2013**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff**  
 v.  
**PATRICIA A. POLK,**  
**Defendant(s)**  
**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, and known as Lots No. 308-309 of the 'Conrad Heights' Subdivision, a plan of the same being recorded in Map Book 3, pages 222 and 223, in the Office of the Recorder of Deeds in and for

the said County of Erie, to which plan reference is made for a further description of said lot.  
 FURTHER identified by Erie County Assessment No. (18) 5227-406 and commonly known as 4134 Fargo Street, Erie, Pennsylvania 16510.  
 Tax ID# 18 052 027.0 406.00  
 TITLE TO SAID PREMISES IS VESTED IN Patricia Azalia Polk, as Trustee of the Patricia Azalia Polk Living Trust, by Deed from Patricia A. Polk, a widow not since remarried, dated 12/01/2010, recorded 02/14/2011 in Instrument Number 2011-003783.  
 Tax Parcel #: 18052027040600  
 Premises being: 4134 FARGO STREET, ERIE, PA 16510-3550  
 Phelan Hallinan, LLP  
 1617 JFK Boulevard, Suite 1400  
 One Penn Center Plaza  
 Philadelphia, PA 19103  
 215-563-7000

Sept. 27 and Oct. 4, 11

**SALE NO. 18**  
**Ex. #12236 of 2011**  
**CITIMORTGAGE, INC.,**  
**Plaintiff**  
 v.  
**LEROY W. SHAFFER**  
**SHIRLEY Y. SHAFFER,**  
**Defendant(s)**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania and being known as Lot Number Thirty-Five (35) of the SOUTHERN HILLS SUBDIVISION NO. 2, as the same is shown on a map recorded in the Office of the Recorder of Deeds, in and for Erie County, Pennsylvania, in Erie County Map Book 6, at page 4.  
 BEING more commonly known as 4657 Southern Drive, Erie, Pennsylvania 16506 and being further identified by Erie County Tax Index No. (33) 61-237-3.  
 SUBJECT to those certain restrictions contained in Deed Book 904, page 108 and any and all easements, restrictions, building lines and rights-of-way of record and/or those visible upon physical

inspection of the premises.  
 TITLE TO SAID PREMISES IS VESTED IN Leroy W. Shaffer and Shirley Y. Shaffer, h/w, as tenants by the entirety with the right of survivorship, by Deed from Paul W. Albert and June E. Albert, h/w, dated 08/02/2002, recorded 08/14/2002 in Book 910, Page 1128.  
 Tax Parcel #: 33-061-237.0-003.00  
 Premises being: 4657 SOUTHERN DRIVE, ERIE, PA 16506-1537  
 Phelan Hallinan, LLP  
 1617 JFK Boulevard, Suite 1400  
 One Penn Center Plaza  
 Philadelphia, PA 19103  
 215-563-7000

Sept. 27 and Oct. 4, 11

**SALE NO. 19**  
**Ex. #10609 of 2013**  
**THE BANK OF NEW YORK**  
**MELLON TRUST COMPANY,**  
**N.A. AS TRUSTEE ON BEHALF**  
**OF CWABS, INC. ASSET-**  
**BACKED CERTIFICATES**  
**TRUST 2004-13 BY GREEN**  
**TREE SERVICING LLC,**  
**Plaintiff**  
 v.  
**DAVID R. YARMAN**  
**STACY L. YARMAN,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10609-13  
 THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS, INC. ASSET-BACKED CERTIFICATES TRUST 2004-13 BY GREEN TREE SERVICING LLC vs. DAVID R. YARMAN, STACY L. YARMAN  
 Amount Due: \$185,207.31  
 DAVID R. YARMAN, STACY L. YARMAN, owner(s) of property situated in Erie County, Pennsylvania being 640 TYNDALL AVENUE, ERIE, PA 16511-2139  
 Dimensions: 60 X 125  
 Acreage: 0.1865  
 Assessment Map number: 29-013-026.0-011.00  
 Assessed Value: \$ 134,360.00  
 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

Sept. 27 and Oct. 4, 11

**SALE NO. 20**

**Ex. #11421 of 2013**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**ALIJA BEGANOVIC AND FATIJA BEGANOVIC, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-11421 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff v. ALIJA BEGANOVIC AND FATIJA BEGANOVIC, Defendants Real Estate: 1028 WEST 31ST STREET, ERIE, PA 16508 Municipality: City of Erie, 6th Ward, Erie County, Pennsylvania Dimensions: 135 x 32 See Deed Book 1075, Page 0388 Tax I.D. (19) 6038-241 Assessment: \$16,500. (Land) \$54,390. (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

Sept. 27 and Oct. 4, 11

**SALE NO. 21**

**Ex. #11240 of 2013**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**JOHN R. COURTNEY, SON S. COURTNEY N/K/A DANA Y. COURTNEY, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-11240 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOHN R. COURTNEY, SON S. COURTNEY N/K/A DANA Y. COURTNEY, Defendants

Real Estate: 2411 POPLAR STREET, ERIE, PA 16502 Municipality: City of Erie, 6th Ward Erie County, Pennsylvania Dimensions: 34 x 102 See Deed Book 609, Page 2289 Tax I.D. (19) 6019-216 Assessment: \$10,300. (Land) \$43,800. (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

Sept. 27 and Oct. 4, 11

**SALE NO. 22**

**Ex. #15653 of 2010**  
**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**CHRISTOPHER D. EASTMAN and TIFFANY N. EASTMAN, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 15653-10 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CHRISTOPHER D. EASTMAN and TIFFANY N. EASTMAN, Defendants

Real Estate: 621 MARION STREET, CORRY, PA 16407 Municipality: City of Corry, Third Ward, Erie County, Pennsylvania Deed Book 1366, Page 0317 Tax I.D. (7) 14-46-25 Assessment: \$13,700. (Land) \$39,760. (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

Sept. 27 and Oct. 4, 11

**SALE NO. 23**

**Ex. #10489 of 2013**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**ANTONIO JORDAN, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-10489 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ANTONIO JORDAN, Defendant Real Estate: 3512 MAPLE STREET, ERIE, PA 16508 Municipality: City of Erie (formerly Millcreek Township), Erie County, Pennsylvania

Dimensions: 40 x 120 See Deed Book 1182, Page 2377 Tax I.D. (19) 6106-207 Assessment: \$10,800. (Land) \$53,300. (Bldg)

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

Sept. 27 and Oct. 4, 11

**SALE NO. 25**

**Ex. #10083 of 2011**  
**PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, Plaintiff**

v.

**SAMUEL R. EVERSON, Defendant**  
**SHERIFF'S SALE**

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

Dimensions: 3,012 Sq. ft. and/or .07 acres Assessment Map Number: (23) 12-34-21 Assess Value figure: \$54,540.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire

Attorney for Plaintiff  
215 Fourth Avenue  
Pittsburgh, PA 15222  
(412) 281-1725

Sept. 27 and Oct. 4, 11

**SALE NO. 26**

**Ex. 12472 of 2011**

**U.S. Bank National Association,  
(Trustee for the Pennsylvania  
Housing Finance Agency,  
pursuant to a Trust Indenture  
dated as of April 1, 1982),  
Plaintiff**

v.

**Freddie R. Marmolejo and  
Deborah L. Marmolejo,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2011-12472, U.S. Bank, et al, vs. Freddie R. Marmolejo, et al, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1031 West 9th Street, Erie, PA 16502.

Dimensions: 0.1326 acres  
Assessment Map Number:  
16-3052-103

Assess Value figure: \$41,330.00  
Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Sept. 27 and Oct. 4, 11

**SALE NO. 27**

**Ex. #11215 of 2013**

**ERIE FEDERAL CREDIT  
UNION, Plaintiff**

v.

**STEPHEN C. YOCHIM, SR.  
LORIA A. YOCHIM, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11215-13

Erie Federal Credit Union v. Stephen C. Yochim, Sr and Lori A. Yochim, Owner(s) of property situated in Millcreek, Erie County, Pennsylvania, being 5266 Robinhood Lane, Erie, PA 16509

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania and being Lot Numbered Forty-eight (48)

of BRIARWOOD VILLAGE SUBDIVISION, a plot of said subdivision being recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book 7 page 22; being commonly known as 5266 Robinhood Lane, Erie, Pa., County of Erie Index No. (33) 119-523-13. Assessment Map number: 33-119-523.0-013.00

Assessed Value figure: \$193,700.00  
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

Sept. 27 and Oct. 4, 11

**SALE NO. 28**

**Ex. #10797 of 2013**

**BANK OF AMERICA, N.A.,  
Plaintiff**

v.

**THOMAS BALOS**

**MARIA A. BALOS, 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 Plot Of Lot Number Thirteen (13) Of "Edgewood" Subdivision, A Part Of Reserve Tract No, 13, A Plot Of Same Being Recorded In The Office Of The Recorder Of Deeds Of Erie County, Pennsylvania, In Map Book No, 2, Page 499, And More Fully Described As Follows:

BEGINNING At A Point In The Southeast Corner Of Lot No. 13; Thence Westwardly Fifty (50) Feet Along The North Line Of Twelfth Street; Thence Northwardly, Parallel With Oregon Avenue, One Hundred Sixty-Seven (167) Feet And Six (6) Inches; Thence Eastwardly, Fifty (50) Feet; Thence Southwardly, One Hundred Sixty Seven (167) Feet And Six (6) Inches Along The West Line Of Lot No. 12, To The Place Of Beginning; Having Erected Thereon A One And One-Half (1/2) Story Brick

And Frame Dwelling House And A Garage Known As 3214 West 12th Street, Erie, Pennsylvania 16505 And Bearing Erie County Index No. (33) 28-73-14.

ALSO, ALL THAT CERTAIN Piece Or Parcel Of Land Situate In The Township Of Millcreek, County Of Erie And Commonwealth Of Pennsylvania, Being A Part Of Lot No. 12 Of Edgewood Subdivision, A Part Of Reserve Tract No. 13, A Plot Of Same Being Recorded In The Office Of The Recorder Of Deeds Of Erie County, Pennsylvania, In Map Book No. 2 At Page 499, And More Fully Described As Follows: BEGINNING At A Point In The North Line Of West Twelfth Street As Executed From The City Of Erie Westward, Seventy-Five (75) Feet West From The Southeast Corner Of Said Lot; Thence Northward, One Hundred Forty (140) Feet; Thence Westward, Twenty-Five (25) Feet; Thence Southward, Parallel With The West Line Of Oregon Avenue, One Hundred Forty (140) Feet To The North Line Of West Twelfth Street; Thence Eastward Along Said Line, Twenty-Five (25) Feet To The Place Of Beginning.

PROPERTY ADDRESS: 3214 West 12th Street, Erie, PA 16506

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000- BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Sept. 27 and Oct. 4, 11

**SALE NO. 29**

**Ex. #11294 of 2013**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL  
I INC. TRUST 2004-NC8,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2004-  
NC8, Plaintiff**

v.

**DIANE L. ESHELMAN  
JAMES L. ESHELMAN,  
Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Fourth Ward of

the City of Corry, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a stake forty (40) feet easterly from a point in the southeast corner of land formerly of R. Drake; thence easterly along Fairview Street, one hundred thirteen (113) feet to the center of Spring Street thence northerly along the center of Spring Street, sixty-four (64) feet to the land now or formerly of one Burk; thence westerly along said Burk's south line, one hundred thirteen (113) feet to a stake, it being the northeast corner of land formerly conveyed to Porter J. Webber; thence southerly along said Webber's east line, sixty-four (64) feet to the place of beginning.

Containing 7.232 square feet of land, be the same more or less. PROPERTY ADDRESS: 349 Spring Street, Corry, PA 16407 KML Law Group, P.C.

Attorney for Plaintiff Suite 5000- BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Sept. 27 and Oct. 4, 11

**SALE NO. 31**

**Ex. #10183 of 2013**  
**NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, Plaintiff**

v.

**CHARLEEN D. LANCE**  
**JEFFREY D. LANCE,**

**Defendant(s)**

**DESCRIPTION**

All That Certain Piece Or Parcel Of Land Situate In The Township Of Girard, Pennsylvania, Described As Follows:

Parcel "A" Of The Pustelak Subdivision As Prepared By The Survey And Plot Plan Of Ralph Allen Heidler, Registered Land Surveyor, Recorded On June 21, 1999 In Erie County Book Map 1999, Page 0182 And Rerecorded On August 3, 1999 In Book 1999, Page 0236.

PROPERTY ADDRESS: 10646 Ridge Road, Girard, PA 16417

KML Law Group, P.C.  
Attorney for Plaintiff Suite 5000- BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Sept. 27 and Oct. 4, 11

**SALE NO. 32**

**Ex. #10697 of 2013**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., PRIME MORTGAGE TRUST, CERTIFICATES, SERIES RAMP 2006-NC3,**

**Plaintiff**

v.

**TONYA L. MCAVOY,**  
**Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Third Ward of the City of Corry, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a point of intersection of the center lines of White Street and Johnson Street; THENCE westerly along the center line of Johnson Street one hundred seventy-five (175) feet to a point; THENCE northerly, parallel with White Street, one hundred five (105) feet to a point; THENCE easterly parallel to the center line of Johnson Street, one hundred seventy-five (175) feet to a point in the center line of White Street; THENCE southerly along the center line of White Street one hundred five (105) feet to the PLACE OF BEGINNING.

Having erected thereon a frame dwelling house and being Lot Number 56 and the southerly thirty (30) feet of Lot Number 57 of the HIGHLAND ALLOTMENT as shown in Map Book 1, page 389 of the Erie County Records. PROPERTY ADDRESS: 1307 White Street, Corry, PA 16407 KML Law Group, P.C.

Attorney for Plaintiff Suite 5000- BNY Independence Center, 701 Market Street

Philadelphia, PA 19106-1532 (215) 627-1322

Sept. 27 and Oct. 4, 11

**SALE NO. 33**

**Ex. #11307 of 2013**  
**FRANKLIN AMERICAN MORTGAGE COMPANY,**  
**Plaintiff**

v.

**MICHELLE A. TALLMADGE,**  
**Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in Tract 15 of the Township of Waterford, County of Erie and State of Pennsylvania, bounded and described as follows: Beginning at an iron pin in the east line of the Waterford Turnpike (U.S. Route 19) 1035 feet measured northwardly along said east line from the north line of land formerly of Philetus Cooley and 955 feet more or less northwardly from the center line of Township Route 519 extended, said place of beginning being 011 a curve to the left; thence northwardly along the east line of the Waterford Turnpike by said curve and continuing onto a tangent having a bearing north 39 degrees 17 minutes west, a total distance of 150 feet to an iron pin at the southwest corner of land conveyed to David Allison, et ux., later to George E. Parker, et ux., as of record in Deed Book 858, Page 181; thence by the south line of said land formerly of Allison, north 50 degrees 43 minutes east 435.6 feet to an iron pin; thence south 39 degrees 17 minutes east 150 feet to a point; thence south 50 degrees 43 minutes west a calculated distance of 431.7 feet to the place of beginning, containing 1.49 acres and having erected thereon a frame dwelling.

ALSO, a parcel of land adjoining the above-described premises on the north, bounded and described as follows: Beginning at an iron pin in the east line of the Waterford Turnpike (U.S. Route 19), said iron pin being 1185 feet northwardly from the north line of land formerly of Philetus Cooley and 1105 feet more or less northwardly from the

center line of Township Route 519 extended, measured along the east line of said Waterford Turnpike; thence north 39 degrees 17 minutes west along the east line of the Waterford Turnpike 135 feet to an iron pin at the southwest corner of land conveyed by Donald A. Musloff and Deborah G. Musloff, his wife, hereto to Adam Lesniewski, et ux., as recorded in Deed book 858, Page 183; thence along the south line of land conveyed to said Adam Lesniewski, et ux., north 50 degrees 43 minutes east 435.6 feet to a point; thence south 39 degrees 17 minutes east 135 feet to an iron pin; thence south 50 degrees 43 minutes west 435.6 feet to the place of beginning, containing 1.35 acres. Being more commonly known as 10879 Route 19, Waterford, Pennsylvania and being further identified with Erie County Tax Index Number 47-2-7-21.

PROPERTY ADDRESS: 10879 North Route 19, Waterford, PA 16441  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000- BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532  
(215) 627-1322

Sept. 27 and Oct. 4, 11

**SALE NO. 34**

**Ex. # 11285 of 2013**  
**Wells Fargo Bank, N.A., as Trustee for the Pooling And Servicing Agreement Dated as of October 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1, by its Attorney-in-fact Ocwen Loan Servicing LLC**  
**v.**

**Louis M. Anaya**

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the south line of Twenty-Eight Street, one hundred thirty-four and four-hundredths (134.04) feet east of the

east line of Shenk Street; thence southwardly at right angles with Twenty-Eight Street, one hundred (100) feet to a point; thence eastwardly, parallel with Twenty-Eighth Street, forty (40) feet to a point; thence northwardly, one hundred (100) feet to the south line of Twenty-Eighth Street; thence westwardly along the south line of Twenty Eighth Street, forty (40) feet to the place of beginning.

BEING the same premises which Jane J. Trocki, unremarried widow, by Audrey Trocki Beals, her attorney-in-fact by Deed dated March 29, 2004 and recorded on July 6, 2004 in the office of the recorder of deeds in and for Erie County at book 1151 page 2113 granted and conveyed unto Louis M. Anaya  
PROPERTY ADDRESS: 459 East 28th Street, Erie, PA 16504  
PARCEL # (18) 5069-222  
M. Troy Freedman, Esquire  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

Sept. 27 and Oct. 4, 11

**SALE NO. 35**

**Ex. #10602 of 2013**  
**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**  
**v.**  
**ANN M. DYLEWSKI, Defendant**  
**DESCRIPTION OF REAL ESTATE**

All that certain piece or parcel of land situated in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the South line of East 24th Street, One Hundred Twenty-Eight (128') feet East of the East line of Ash Street; Thence, South parallel with Ash Street, One Hundred Twenty-Eight (128') feet to a point;

Thence, East parallel with East 24th Street, Twenty-Six (26') feet to a point;

Thence, North parallel with Ash Street, One Hundred Twenty-Eight (128') feet to a point in the South

line of East 24th Street; Thence West along the South line of East 24th Street, Twenty-Six (26') feet to the place of beginning and being further described as Lot 16 of Block 7 of the Eichenlaub Subdivision, and having erected thereon a dwelling known as 615 East 24th Street and bearing City Index Number 5027-215.

Erie County Parcel No.: 18-5027-215  
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

Sept. 27 and Oct. 4, 11

**SALE NO. 36**

**Ex. #11306 of 2012**  
**U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-7 c/o American Home Mortgage Servicing, Inc., Plaintiff**  
**v.**

**Peter Hamilton and Nea Hamilton, Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2012-11306 U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-7 c/o American Home mortgage Servicing, Inc. v. Peter Hamilton and Nea Hamilton, owners of property situated in Erie County, Pennsylvania being 1829 Wagner Avenue, Erie, Pennsylvania 16510. Tax I.D. No. 15-021-035-0-117.00 Assessment: \$ 53,915.57  
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Sept. 27 and Oct. 4, 11

**SALE NO. 37**

**Ex. #10822 of 2013**  
**The Huntington National Bank, Plaintiff**  
**v.**  
**Richard J. Lee and Kelly**



**Bernhardt, Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10822-2013 The Huntington National Bank v. Richard J. Lee and Kelly Bernhardt  
 Kelly Bernhardt owner of property situated in the Township of Platea, Erie County, Pennsylvania being 8492 Meadville Street, Girard, Pennsylvania 16417.  
 Tax I.D. No. (38) 9-14-1  
 Assessment: \$ 94,975.53  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109  
 Sept. 27 and Oct. 4, 11



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**AUDIT LIST  
NOTICE BY  
PATRICK L. FETZNER**

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, September 30, 2013** and confirmed Nisi.

**October 24, 2013** is the last day on which Objections may be filed to any of these accounts.

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

<u>2013</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
199.	Vincent P. Loncharic .....	Karen A. Johnson, Executrix .....	None
200.	Robert T. East, Jr. ....	Judith A. Reiter, Executrix .....	Mark O. Prenatt, Esq.
201.	Alfred Wesley Sumner a/k/a Alfred W. Sumner .....	Tammy Reichel, Administratrix .....	Robert E. McBride, Esq.
202.	Elizabeth B. Stewart a/k/a Elizabeth Stewart .....	Darlene M. Vlahos, Esq., Executrix .....	Darlene M. Vlahos, Esq.
203.	Nick Cerio, a/k/a Nicholas Cerio .....	Judith R. Hart, Executrix .....	Darlene M. Vlahos, Esq.
204.	Wendell S. Wright a/k/a Wendell Wright .....	Mary Ann Curtze, Executrix .....	Michael P. Thomas, Esq.
205.	Henry Orth Hirt, .....	Susan Hirt Hagen, Trustee .....	Margaret E.W. Sager, Esq.
	Trust for the Benefit of Laurel A. Hirt .....	Elizabeth A. Vorsheck, Trustee Sentinel Trust Co., L.B.A., Trustee	
206.	Henry Orth Hirt, .....	Susan Hirt Hagen, Trustee .....	Margaret E.W. Sager, Esq.
	Trust for the Benefit of Elizabeth A. Vorcheck .....	Elizabeth A. Vorsheck, Trustee Sentinel Trust Co., L.B.A., Trustee	
207.	Henry Orth Hirt, .....	Susan Hirt Hagen, Trustee .....	Margaret E.W. Sager, Esq.
	Trust for the Benefit of Susan Hirt Hagan .....	Elizabeth A. Vorsheck, Trustee Sentinel Trust Co., L.B.A., Trustee	
208.	Rita R. Mannerelli a/k/a Rita Rose Mannarelli a/k/a Rita Bucklin Mannarelli .....	Cheryl DeGeorge, Executrix .....	Michael P. Thomas, Esq.

PATRICK L. FETZNER  
Clerk of Records  
Register of Wills &  
Orphans' Court Division

Sept. 20, 27

**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**

**BLAKESLEE, MARY S.,  
deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executor:* George P. Blakeslee, 415 Glenwood Boulevard, Erie, PA 16509  
*Attorney:* Thomas C. Hoffman, II, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BROWNYARD, HELEN I.,  
deceased**

Late of the Township of North East, Erie County, PA  
*Executor:* Amy Jo Randolph, c/o 120 W. 10th Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**COLSON, GRACE J.,  
deceased**

Late of the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* Kim Gutting  
*Attorney:* Thomas J. Buseck, Esq., The McDonald Group, LLP, 456 West Sixth Street, Erie, PA 16507-1216

**FIAMELLA, JOHN W.,  
deceased**

Late of the Boro of North East  
*Executrix:* Darlene A. Dolak  
*Attorney:* Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**HUNTLEY, MARY P.,  
deceased**

Late of the Borough of North East, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Philip S. Huntley, 17 Pershing Avenue, North East, PA 16428  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**ISHMAN, GRACE I.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Leah E. Wolfe, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, PA 16506  
*Attorney:* Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, PA 16506

**KOVACH, CHRISTOPHER M.,  
deceased**

Late of the City of North East, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Bethany Kovach, c/o 504 State Street, Suite 300, Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**LOBDELL, ELAINE J.,  
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Richard Lobdell, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**MADURSKI, GREGORY F.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Tina Trohoski, c/o 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Thomas E. Kuhn, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**RATKOWSKI, JOHN R., JR.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Evelyn A. Buczynski, 1327 East 10th Street, Erie, Pennsylvania 16503  
*Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SHOOP, JOHN G., a/k/a  
JOHN GEORGE SHOOP,  
a/k/a JOHN SHOOP,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Renee E. Shoop, 53 Broc Terrace, Shelton, CT 06484  
*Attorney:* Peter W. Bailey, Esquire, 336 East Sixth Street, Erie, Pennsylvania 16507

**SISAK, GEORGE,  
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executor:* Stephen G. Sisak, 87 Bristol Street, Suite 3A, Cambridge, MA 02139  
*Attorney:* None

**WILLIAMS, MARIAN A.,  
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Executor:* James F. Williams, c/o Paul C. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**SECOND PUBLICATION**

**BARTLETT, ROBERT K., a/k/a  
ROBERT KENNETH BARTLETT,  
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executrix:* Jane B. Burrows, 16377 Valley Road, Meadville, PA 16335  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**BERARDUCCI, AMERICO J.,  
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania  
*Executrix:* Rebecca J. Pruveadenti, c/o 900 State Street, Suite 215, Erie, PA 16501  
*Attorney:* Gregory L. Heidt, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**CANAVAN, RICHARD A.,  
deceased**

Late of Fairview Township  
*Executors:* Margaret Gordon, 6521 Van Buren Road, Warners, NY 13164 and Robert Koppes, 4301 Williams Road, Girard, PA 16417  
*Attorney:* David J. Mack, Esq., 510 Parade Street, Erie, PA 16507

**ESTER, LUCILLE E.,  
deceased**

Late of the City of Erie  
*Executor:* Rodney A. Ester, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Erie, PA 16510  
*Attorney:* Terrence P. Cavanaugh, 3336 Buffalo Road, Erie, PA 16510

**KELLY, REMY T.,  
deceased**

Late of Venango Township, Erie County, Commonwealth of Pennsylvania  
*Administrator:* Renae A. Kelly, c/o Jeffrey D. Scibetta, Esquire, 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

**McKAY, VERA,  
deceased**

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

**SALVATORE, DAVID J.,  
deceased**

Late of McKean Township, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Brandi R. Salvatore, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Tooney & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**SHUMSKY, DOROTHY K.,  
deceased**

Late of the Township of Concord, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Kathy E. Shumsky, 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

**STRONG, CAROLYN M., a/k/a  
CAROLYN STRONG, a/k/a  
CAROLYN M. MIHALOVIC,  
a/k/a CAROLYN MIHALOVIC,  
deceased**

Late of Green Township, County of Erie and State of Pennsylvania  
*Executor:* Ashley Strong, 9325 Wattsburg Road, Erie, PA 16509  
*Attorney:* Aaron E. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**ZINZELL, THOMAS R., a/k/a  
THOMAS ZINZELL,  
deceased**

Late of the Borough of Wesleyville  
*Executor:* Gary Zinzell  
*Attorney:* Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**THIRD 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 Barbatos 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

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

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OR [ADMIN@ERIEBAR.COM](mailto:ADMIN@ERIEBAR.COM). THANK YOU.

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