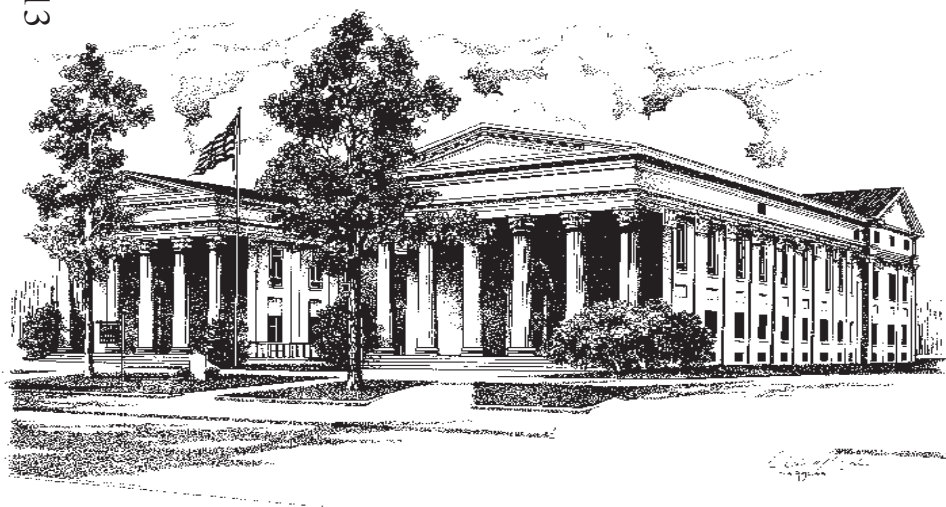


# Erie County Legal Journal

December 27, 2013

Vol. 96 No. 52

USPS 178-360



# 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.

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# Erie County Bar Association Calendar of Events and Seminars

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



Erie County Bar  
Association



@eriepabar

## **2013 BOARD OF DIRECTORS**

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**DISSOLUTION NOTICE**

Notice is hereby given that St. Vincent Health Center Auxiliary, Inc., a Pennsylvania Non-Profit Corporation with principal offices located at 232 West 25th Street, Erie, Pennsylvania 16544, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Colleen R. Stumpf, Esquire,  
Quinn, Buseck, Leemhuis, Toohey  
& Kroto, Inc.

2222 West Grandview Boulevard  
Erie, Pennsylvania 16506-4508

Dec. 27

**LEGAL NOTICE**

KEVIN CLONINGER, Plaintiff  
v.

STACY CLONINGER, Defendant  
Erie County Docket No. 12183-2013  
TO: STACY CLONINGER

You are hereby notified that on or about August 2, 2013, Plaintiff Kevin Cloninger, filed a Petition for Modification for Custody against you. You are ORDERED to appear in person in the Custody Conciliation Office, Room 2, ground floor, Erie County Courthouse, 140 W. 6th St., Erie, PA on February 21, 2014 at 1:30 PM for a custody conference.

NOTICE TO DEFENDANT: If you

fail to appear, an order for custody may be entered against you for the court may issue a warrant for your arrest.

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 HELP:

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

Jennifer Hirneisen, Esquire  
MacDonald, Illig, Jones &  
Britton LLP

100 State Street, Ste. 700  
Erie, PA 16507-1459  
(814) 870-7703

Attorneys for Plaintiff, Kevin  
Cloninger

Dec. 27

**Thinking of Becoming a Mediator?**

Family Mediation Training | 40-Hour Basic Course by Lynn MacBeth, Esq.

January 6, 7, 8, 9, and 11, 2014

**McKean County Family Law and Domestic Relations Building  
16975 Route 6, Smethport, PA 16749**

Approved by The Association for Conflict Resolution  
Academy of Family Mediators and meets Pa. R.C.P. 1915.4-3



**Approved by the PA CLE Board for 35.5 hours (including 2 hours ethics)**

To sign up, contact [LynnMacBeth@yahoo.com](mailto:LynnMacBeth@yahoo.com) or call 412-303-2505

For more information, go to [www.mediate.com/macbeth](http://www.mediate.com/macbeth)

**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

**JANUARY 17, 2014  
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

Dec. 27 and Jan. 3, 10

**FROM THE NOVEMBER 22,  
2013 SHERIFF SALES:**

**SALE NO. 5**

**Ex. #10619 of 2013**

**NORTHWEST SAVINGS  
BANK, Plaintiff,**

**v.**

**DENNIS J. HORWATH, II,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2013-10619, Northwest Savings Bank vs. Dennis J. Horwath, II, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 620 West 8th Street, Erie, Pennsylvania. 41 1/4' X 165' X 41 1/4' X 165'

Assessment Map Number:

(17) 4019-137  
Assessed Value Figure: \$72,700.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder  
& Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 27 and Jan. 3, 10

**SALE NO. 1**

**Ex. #12020 of 2013**

**CORRY FEDERAL CREDIT  
UNION, Plaintiff**

**v.**

**STEVEN P. MCGAHEN,  
Defendant**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 12020-2013 CORRY FEDERAL CREDIT UNION vs. STEVEN P. MCGAHEN, owner of the following properties identified below:

1) Situate in the Township of Union, County of Erie, and Commonwealth of Pennsylvania at 10069 Route 6, Union City, Pennsylvania 16438: Assessment Map No.: (43) 5-16-3.01 Assessed Value Figure: \$80,750.00 Improvement Thereon: Ranch style 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

Dec. 27 and Jan. 3, 10

**SALE NO. 2**

**Ex. #12039 of 2013**

**NORTHWEST SAVINGS  
BANK, Plaintiff**

**v.**

**BRIAN E. LOCK, II and  
ELIZABETH E. LOCK,**

**Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2013-12039, Northwest Savings Bank vs. Brian E. Lock, II and Elizabeth E. Lock, owners of property situate in the Township of Conneaut, Erie County, Pennsylvania being: 10566 Route 6N, Albion, Pennsylvania. 65' X 200' X 65' X 200'

Assessment Map Number: (4) 8-58-8  
Assessed Value Figure: \$120,800.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder  
& Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 27 and Jan. 3, 10

**SALE NO. 3**

**Ex. #12204 of 2013**

**KENNETH ROBERT GREEN  
and THOMAS A. GREEN**

**v.**

**JAMIE STECK**

**DESCRIPTION OF PROPERTY**

All that certain piece or parcel of land situate in the Township of Amity, County of Erie and State of Pennsylvania, described as follows: Parcel D of the subdivision of lands for Kenneth R. Green recorded in Erie County Map Book 2010, Page 30732, on December 8, 2010, consisting of 2.17 acres and having permanently affixed thereon a former mobile home bearing address of 8460 Haskell Hill Road, Wattsburg, PA 16442.

Being the same premises conveyed to Jamie Steck by deed dated October 24, 2011, recorded October 25, 2011, in Erie County Record Book at Instrument No. 2011-025358.

Richard T. Ruth, Esq.  
Attorney for Plaintiffs

1026 West 26th St.

Erie, PA 16508

(814) 453-6606

Dec. 27 and Jan. 3, 10

**SALE NO. 4**

**Ex. #12184 of 2013**

**ERIEBANK**

**v.**

**AARON B. COLLINS and  
ANGELA C. COLLINS**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 12184-13, ERIEBANK v. AARON B. COLLINS and ANGELA C. COLLINS, his wife, owners of property situated in the Fifth Ward of the City of Erie, County of Erie, Pennsylvania, being further identified as follows:

2706 East Avenue, Erie, Pennsylvania  
33.75 feet by 115 feet/3,881.25 square feet  
Tax Index Number (18) 5052-106  
Assessment Value: \$62,560.00  
Residential dwelling  
Said property being more fully described in a Deed to AARON B. COLLINS dated August 2, 2007, which deed was recorded August 30, 2007, in the Office of the Recorder of Deeds of Erie County in Record Book 1443, Page 1860.  
Craig A. Zonna, Esq.  
PA I.D. No. 70893  
Elderkin Law Firm  
150 East 8th Street  
Erie, PA 16501  
(814) 456-4000

Dec. 27 and Jan. 3, 10

**SALE NO. 5**

**Ex. #11340 of 2013**

**ERIEBANK**

**v.**

**GARNER BLAKE REAL ESTATE, LLC**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11340-13, ERIEBANK v. GARNER BLAKE REAL ESTATE, LLC, owners of property situated in the Fifth Ward of the City of Erie, County of Erie, Pennsylvania, being further identified as follows:  
2405 East Avenue, Erie, Pennsylvania  
40 foot by 100 foot/4,000 square feet  
Tax Index Number (18) 5042-219  
Assessment Value: \$38,120.00  
Residential dwelling  
Said property being more fully described in a Deed to GARNER BLAKE REAL ESTATE, LLC dated November 26, 2007, which deed was recorded November 29, 2007, in the Office of the Recorder of Deeds of Erie County in Record Book 1463, Page 0009.  
Craig A. Zonna, Esq.  
PA I.D. No. 70893  
Elderkin Law Firm  
150 East 8th Street  
Erie, PA 16501  
(814) 456-4000

Dec. 27 and Jan. 3, 10

**SALE NO. 6**

**Ex. #11342 of 2013**

**ERIEBANK**

**v.**

**GARNER BLAKE REAL ESTATE, LLC**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11342-13, ERIEBANK v. GARNER BLAKE REAL ESTATE, LLC, owners of property situated in the City of Erie, County of Erie, Pennsylvania, being further identified as follows:  
509 Dunn Boulevard, Erie, Pennsylvania  
93.5 feet by 40 feet/3,740 square feet  
Tax Index Number (14) 1040-439  
Assessment Value: \$48,842  
Residential dwelling  
26 Lighthouse Street, Erie, Pennsylvania  
87.52 feet by 36 feet/3,151 square feet  
Tax Index Number (14) 1040-402  
Assessment Value: \$6,300  
Vacant land  
Said property being more fully described in a Deed to GARNER BLAKE REAL ESTATE, LLC dated April 8, 2008, which deed was recorded April 15, 2008, in the Office of the Recorder of Deeds of Erie County in Record Book 1488, Page 0793.  
Craig A. Zonna, Esq.  
PA I.D. No. 70893  
Elderkin Law Firm  
150 East 8th Street  
Erie, PA 16501  
(814) 456-4000

Dec. 27 and Jan. 3, 10

**SALE NO. 7**

**Ex. #11341 of 2013**

**ERIEBANK**

**v.**

**GARNER BLAKE REAL ESTATE, LLC**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11341-13, ERIEBANK v. GARNER BLAKE REAL ESTATE, LLC, owners of property situated in the City of Erie, County of Erie, Pennsylvania, being further identified as follows:  
1162 East 25th Street, Erie, Pennsylvania  
40 feet by 75 feet/3,000 square feet

Tax Index Number (18) 5043-200  
Assessment Value: \$33,600  
Residential dwelling  
Said property being more fully described in a Deed to GARNER BLAKE REAL ESTATE, LLC dated March 12, 2009, in the Office of the Recorder of Deeds of Erie County in Record Book 1548, Page 1064.  
Craig A. Zonna, Esq.  
PA I.D. No. 70893  
Elderkin Law Firm  
150 East 8th Street  
Erie, PA 16501  
(814) 456-4000

Dec. 27 and Jan. 3, 10

**SALE NO. 8**

**Ex. #10615 of 2013**

**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**

**v.**

**CLAYTON C. LINDEMUTH, SR., ANGELA LINDEMUTH, and THE UNITED STATES OF AMERICA, Defendants**  
**SHORT DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Washington, County of Erie, Commonwealth of Pennsylvania, known and numbered as 12730 Forrest Drive, Edinboro, Pennsylvania 16412.  
Erie County Tax Parcel No. (45) 21-45-6.16.  
Having erected thereon a single-family, two-story dwelling with attached garage.  
Susan Fuhrer Reiter  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 9**

**Ex. #11900 of 2013**

**Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2, Plaintiff**

**v.**

**PATRICK ATKINS A/K/A  
PATRICK J. ATKINS  
SYLYNDA ATKINS A/K/A  
SYLND A. ATKINS,**

**Defendant(s)**

**SHORT DESCRIPTION FOR  
ADVERTISING**

ALL THAT CERTAIN LOT OF  
LAND SITUATE IN BOROUGH  
OF LAKE CITY, ERIE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 9966 Pine  
Street, Lake City, PA 16423  
PARCEL NUMBER:  
28-015-021.1-024.00  
IMPROVEMENTS: Residential  
Property  
Udren Law Offices, P.C.  
Attorneys for Plaintiff  
Woodcrest Corporation Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Dec. 27 and Jan. 3, 10

**SALE NO. 10**

**Ex. #11726 of 2013**

**The Bank of New York Mellon  
f/k/a The Bank of New York  
as successor in interest to  
JPMorgan Chase Bank, National  
Association, as Trustee for  
C-BASS Mortgage Loan Asset-  
Backed Certificates, Series 2006-  
RP1, Plaintiff**

**v.**

**TRACY STUFFT A/K/A  
TRACY M. STUFFT  
FRANK WENTLING A/K/A  
FRANK E. WENTLING,  
Defendant(s)**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATE IN  
THE CITY OF ERIE, COUNTY OF  
ERIE AND COMMONWEALTH  
OF PENNSYLVANIA, BEING  
LOT NUMBER FIVE (5) IN  
BLOCK NUMBER THREE (3)  
OF THE BUILDERS REALTY  
COMPANY SUBDIVISION OF  
THE GINGRICH FARM AS  
RECORDED IN ERIE COUNTY  
MAP BOOK NO. 1, PAGE 367.  
HAVING ERECTED THEREON  
A TWO STORY FRAME  
DWELLING HOUSE KNOWN  
AS NO. 3015 FRENCH STREET,  
ERIE, PENNSYLVANIA, 16504.

BEING ERIE COUNTY INDEX  
NO. (18) 5086-225.  
BEING KNOWN AS: 3015 French  
Street, Erie, PA 16504  
PARCEL NUMBER: 18-5086-225  
TITLE TO SAID PREMISES  
IS VESTED IN FRANK E.  
WENTLING AND TRACY  
M. STUFFT, AS JOINT  
TENANTS WITH RIGHT OF  
SURVIVORSHIP AND NOT  
AS TENANTS IN COMMON  
BY DEED FROM ANNA M.  
MOORE, NOW BY MARRIAGE  
ANNA M. GASKILL AND JOHN  
Q. GASKILL, HER HUSBAND  
DATED 12/15/1997 RECORDED  
03/31/1998 IN DEED BOOK 0551  
PAGE 0208.

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

Dec. 27 and Jan. 3, 10

**SALE NO. 12**

**Ex. #31631 of 2013**

**Torchlight Loan Services, LLC,  
Plaintiff**

**v.**

**JGMM Penn Property, L.P.,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 2013-31631 in Erie  
County C.C.P., Torchlight Loan  
Services, LLC vs. JGMM Penn  
Property, L.P., owner(s) of property  
situated in Washington Township,  
Erie County, Pennsylvania being  
Washington Towne Centre, 112-  
140 Washington Towne Blvd.,  
Edinboro, PA 16412  
7.40 acres

Assessment Map number: 45-020  
Assessed Value figure: \$760,100  
Improvement thereon: \$1,269,600  
Andrew L. Swope  
K&L Gates LLP  
17 N. 2nd Street, 18th Floor  
Harrisburg, PA 17101  
717-231-4500

Dec. 27 and Jan. 3, 10

**SALE NO. 13**

**Ex. #10927 of 2013**

**HSBC BANK USA, NATIONAL**

**ASSOCIATION AS TRUSTEE  
FOR GSMPs MORTGAGE  
LOAN TRUST 2005-RP1,  
Plaintiff**

**v.**

**EDWARD S. CARTER  
E. COLLEEN CARTER  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10927-13  
HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR GSMPs MORTGAGE LOAN  
TRUST 2005-RP1 vs. EDWARD S.  
CARTER, E. COLLEEN CARTER  
Amount Due: \$43,047.68  
EDWARD S. CARTER, E.  
COLLEEN CARTER, owner(s) of  
property situated in ERIE CITY,  
Erie County, Pennsylvania being  
1106 WEST 8TH STREET, ERIE,  
PA 16502-1109  
Dimensions: 40 x 125  
Acreage: 0.1148  
Assessment Map number:  
17040034014600  
Assessed Value: \$67,290.00  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 14**

**Ex. #11965 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.**

**ASHLEY P. CLAYPOOLE,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11965-13  
BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
vs. ASHLEY P. CLAYPOOLE  
Amount Due: \$49,467.36

ASHLEY P. CLAYPOOLE, owner(s) of property situated in GIRARD BOROUGH, Erie County, Pennsylvania being 104 RANDALL AVENUE, GIRARD, PA 16417-1121

Dimensions: 104.32 x 179.11

Acreage: 0.5750

Assessment Map number: 23003015001000

Assessed Value: \$71,960.00

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

Dec. 27 and Jan. 3, 10

**SALE NO. 15**

**Ex. #13080 of 2012**

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

v.

**TIMOTHY M. DANG  
KHANH M. NGUYEN,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13080-12

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. vs. TIMOTHY M. DANG, KHANH M. NGUYEN

Amount Due: \$38,035.41

TIMOTHY M. DANG, KHANH M. NGUYEN, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 252 WEST 16TH STREET, ERIE, PA 16502-1874

Dimensions: 30x90

Acreage: 0.0620

Assessment Map number: 16030012010700

Assessed Value: \$36,840.00

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

Dec. 27 and Jan. 3, 10

**SALE NO. 16**

**Ex. #15149 of 2010**

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

v.

**ELIZABETH J. DEFONSEY,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15149-10

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. ELIZABETH J. DEFONSEY  
Amount Due: \$69,620.30

ELIZABETH J. DEFONSEY, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 622 WEST 26TH STREET, ERIE, PA 16508-1602

Dimensions: 37 X 150

Acreage: 0.1274

Assessment Map number: 19060019013100

Assessed Value: 57,060.00

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

Dec. 27 and Jan. 3, 10

**SALE NO. 17**

**Ex. #14343 of 2011**

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR IN INTEREST  
TO WACHOVIA BANK,  
NATIONAL ASSOCIATION,  
AS TRUSTEE FOR WELLS  
FARGO ASSET SECURITIES  
CORPORATION, MORTGAGE  
ASSET-BACKED PASS-  
THROUGH CERTIFICATES,  
SERIES 2002-1, Plaintiff**

v.

**WILLIAM DOUGHERTY,  
Defendant(s)**

**SHERIFF'S SALE**

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-1 vs. WILLIAM DOUGHERTY  
Amount Due: \$74,018.21  
WILLIAM DOUGHERTY, owner(s) of property situated in the TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 1811 GARLOCH DRIVE, ERIE, PA 16505-2831

Dimensions: 60 x 140

Acreage: 0.1928

Assessment Map number: 33040136000102

Assessed Value: 59,200.00

Improvement thereon: Mobile Home Phelan Hallinan, LLP

One Penn Center at Suburban Station, Suite 1400

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

(215) 563-7000

Dec. 27 and Jan. 3, 10

**SALE NO. 18**

**Ex. #10800 of 2013**

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

v.

**MARK A. EMLING  
ARA M. EMLING Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10800-13

WELLS FARGO BANK, N.A. vs. MARK A. EMLING, ARA M. EMLING

Amount Due: \$138,763.06

MARK A. EMLING, ARA M. EMLING, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 4827 WEST STREET, ERIE, PA 16509-1745

Dimensions: 115

Acreage: 137.5

Assessment Map number: 33098420001200

Assessed Value: 23,300

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

Dec. 27 and Jan. 3, 10

**SALE NO. 19**

**Ex. #12703 of 2012**  
**BANK OF AMERICA, N.A., AS**  
**SUCCESSOR BY MERGER**  
**TO BAC HOME LOANS**  
**SERVICING, LP F/K/A**  
**COUNTRY WIDE HOME**  
**LOANS SERVICING, LP,**  
**Plaintiff**

v.

**ROBIN R. GALBRAITH,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12703-12  
BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
LP F/K/A COUNTRY WIDE  
HOME LOANS SERVICING, LP  
vs. ROBIN R. GALBRAITH  
Amount Due: \$127,285.04  
ROBIN R. GALBRAITH, owner(s)  
of property situated in NORTH  
EAST TOWNSHIP, Erie County,  
Pennsylvania being 11078 WEST  
LAW ROAD, NORTH EAST, PA  
16428-3873

Dimensions: 100 X 175

Acreage: 0.4017

Assessment Map number:  
37023092003200

Assessed Value: \$77,900.00

Improvement thereon: Residential  
Phelan Hallinan, LLP

One Penn Center at Suburban  
Station, Suite 1400

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

(215) 563-7000

Dec. 27 and Jan. 3, 10

**SALE NO. 20**

**Ex. #12081 of 2013**  
**U.S. BANK, NATIONAL**  
**ASSOCIATION, AS TRUSTEE**  
**FOR RASC 2006-EMX3,**  
**Plaintiff**

v.

**KARRIE L. GEORGE A/K/A**

**KARRIE LYNN GEORGE**  
**MARK D. GEORGE A/K/A**  
**MARK DANIEL GEORGE,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12081-13

U.S. BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR RASC 2006-EMX3 vs.  
KARRIE L. GEORGE A/K/A  
KARRIE LYNN GEORGE, MARK  
D. GEORGE A/K/A MARK  
DANIEL GEORGE

Amount Due: \$81,407.32

KARRIE L. GEORGE A/K/A  
KARRIE LYNN GEORGE, MARK  
D. GEORGE A/K/A MARK  
DANIEL GEORGE, owner(s) of  
property situated in the SIXTH  
WARD OF THE CITY OF ERIE,  
Erie County, Pennsylvania being  
2020 WEST 29TH STREET, ERIE,  
PA 16508-1008

Dimensions: 80 X 120

Acreage: 0.2204

Assessment Map number:  
19062040031900

Assessed Value: \$81,900

Improvement thereon: Residential  
Phelan Hallinan, LLP

One Penn Center at Suburban  
Station, Suite 1400

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

(215) 563-7000

Dec. 27 and Jan. 3, 10

**SALE NO. 21**

**Ex. #11226 of 2013**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff**

v.

**CELENA K. GILLESPIE,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11226-13

BANK OF AMERICA, N.A. vs.  
CELENA K. GILLESPIE  
Amount Due: \$58,640.17

CELENA K. GILLESPIE, owner(s)  
of property situated in ERIE CITY,  
Erie County, Pennsylvania being  
1819 WAYNE STREET, ERIE, PA  
16503-2154

Dimensions: 31.5 X 82

Acreage: 0.0593

Assessment Map number:

18050032022000

Assessed Value: 34,000.00

Improvement thereon: residential  
Phelan Hallinan, LLP

One Penn Center at Suburban  
Station, Suite 1400

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

(215) 563-7000

Dec. 27 and Jan. 3, 10

**SALE NO. 22**

**Ex. #11904 of 2013**  
**NATIONSTAR MORTGAGE**  
**LLC, Plaintiff**

v.

**NADINE E. KRAHE,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11904-13

NATIONSTAR MORTGAGE LLC  
vs. NADINE E. KRAHE

Amount Due: \$48,812.52

NADINE E. KRAHE, owner(s) of  
property situated in MILLCREEK  
TOWNSHIP, Erie County,  
Pennsylvania being 4918  
LEXINGTON STREET, ERIE, PA  
16509-1937

Dimensions: 40 x 135

Acreage: 0.1240

Assessment Map number:  
33099429000600

Assessed Value: \$88,340

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

Dec. 27 and Jan. 3, 10

**SALE NO. 24**

**Ex. #12601 of 2013**  
**JPMORGAN CHASE BANK,**  
**N.A., Plaintiff**

v.

**STEVEN L. LUCE, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12601-13

JPMORGAN CHASE BANK, N.A.  
vs. STEVEN L. LUCE

Amount Due: \$152,597.66

STEVEN L. LUCE, owner(s) of  
property situated in GREENE  
TOWNSHIP, Erie County,

Pennsylvania being 10550  
BARTON ROAD, WATERFORD,  
PA 16441-2408  
Acreage: 10.3600  
Assessment Map number:  
25018045001104  
Assessed Value: \$135,250.00  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 25**

**Ex. #10636 of 2013**  
**EVERBANK, Plaintiff**  
**v.**  
**EUGENE R. METZGER,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10636-13  
EVERBANK vs. EUGENE R.  
METZGER  
Amount Due: \$68,332.11  
EUGENE R. METZGER, owner(s)  
of property situated in ERIE CITY,  
Erie County, Pennsylvania being  
3954 ALAN DRIVE, ERIE, PA  
16510-3675  
Dimensions: 34 x 62  
Acreage: 0.2654  
Assessment Map number:  
18052058041300  
Assessed Value: \$92,000  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 26**

**Ex. #12236 of 2013**  
**PENNYMAC MORTGAGE**  
**INVESTMENT TRUST**  
**HOLDING I, LLC, Plaintiff**  
**v.**

**RONNY OAKES, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12236-2013  
PENNYMAC MORTGAGE  
INVESTMENT TRUST HOLDING

I, LLC vs. RONNY OAKES  
Amount Due: \$142,348.78  
RONNY OAKES, owner(s) of  
property situated in MILLCREEK  
TOWNSHIP, Erie County,  
Pennsylvania being 3721  
ZIMMERLY ROAD, ERIE, PA  
16506-4821  
Dimensions: 1.67 AC  
Acreage: 1.6700  
Assessment Map number:  
33137577000400  
Assessed Value: 107,000.00  
Improvement thereon: Residential  
Phelan Hallinan, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 27 and Jan. 3, 10

**SALE NO. 27**

**Ex. #14219 of 2011**  
**THE BANK OF NEW**  
**YORK MELLON TRUST**  
**COMPANY, N.A. F/K/A**  
**THE BANK OF NEW YORK**  
**TRUST COMPANY N.A., AS**  
**SUCCESSOR-IN-INTEREST**  
**TO JPMORGAN CHASE**  
**BANK, NA F/K/A JPMORGAN**  
**CHASE BANK AS TRUSTEE**  
**FOR MASTR ALTERNATIVE**  
**LOAN TRUST 2003-5**  
**MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES**  
**2003-5, Plaintiff**  
**v.**

**FAYE C. ROBERTS,**  
**Defendant(s)**

By virtue of a Writ of Execution  
filed to No. 14219-11  
THE BANK OF NEW YORK  
MELLON TRUST COMPANY,  
N.A. F/K/A THE BANK OF NEW  
YORK TRUST COMPANY N.A.,  
AS SUCCESSOR-IN-INTEREST  
TO JPMORGAN CHASE  
BANK, NA F/K/A JPMORGAN  
CHASE BANK AS TRUSTEE  
FOR MASTR ALTERNATIVE  
LOAN TRUST 2003-5  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2003-5  
vs. FAYE C. ROBERTS  
Amount Due: \$31,916.32  
FAYE C. ROBERTS, owner(s) of  
property situated in the CITY OF

ERIE, Erie County, Pennsylvania  
being 2688 CHESTNUT STREET,  
ERIE, PA 16508-1713  
Dimensions: 42 X 75  
Acreage: 0.0723  
Assessment Map number:  
19060048010000  
Assessed Value: 59,500.00  
Improvement thereon: Residential  
Phelan Hallinan, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 27 and Jan. 3, 10

**SALE NO. 28**

**Ex. #11262 of 2012**  
**RBS CITIZENS N.A., Plaintiff**  
**v.**

**MICHELLE CLARK, IN**  
**HER CAPACITY AS CO-**  
**ADMINISTRATOR OF THE**  
**ESTATE OF CHARLES**  
**SCHAUERMAN; ROBERT**  
**FOLEY, IN HIS CAPACITY**  
**AS CO-ADMINISTRATOR OF**  
**THE ESTATE OF CHARLES**  
**SCHAUERMAN; RYLEIGH**  
**MARIE MCNAUGHTON, IN**  
**HER CAPACITY AS HEIR OF**  
**THE ESTATE OF CHARLES**  
**SCHAUERMAN UNKNOWN**  
**HEIRS, SUCCESSORS,**  
**ASSIGNS, AND ALL PERSONS,**  
**FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR**  
**INTEREST FROM OR UNDER**  
**CHARLES SCHAUERMAN,**  
**DECEASED, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11262-12  
RBS CITIZENS N.A. vs.  
MICHELLE CLARK, IN  
HER CAPACITY AS CO-  
ADMINISTRATOR OF THE  
ESTATE OF CHARLES  
SCHAUERMAN, ROBERT  
FOLEY, IN HIS CAPACITY  
AS CO-ADMINISTRATOR OF  
THE ESTATE OF CHARLES  
SCHAUERMAN, RYLEIGH  
MARIE MCNAUGHTON, IN  
HER CAPACITY AS HEIR OF  
THE ESTATE OF CHARLES  
SCHAUERMAN, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS,

AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES SCHAUERMAN, DECEASED  
Amount Due: \$82,838.09

MICHELLE CLARK, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF CHARLES SCHAUERMAN, ROBERT FOLEY, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF CHARLES SCHAUERMAN and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES SCHAUERMAN, DECEASED, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2672 POPLAR STREET, ERIE, PA 16508-1638  
Dimensions: 37 X 125.67  
Acreage: 0.1067

Assessment Map number: 19060041010600  
Assessed Value: \$75,260  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 29**

**Ex. #11210 of 2013**

**OCWEN LOAN SERVICING,  
LLC, Plaintiff**

v.

**MATTHEW P. SKAL,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11210-13 OCWEN LOAN SERVICING, LLC vs. MATTHEW P. SKAL  
Amount Due: \$20,431.15  
MATTHEW P. SKAL, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 549 EAST 5TH STREET, ERIE, PA 16507-1711

Assessment Map number: 14010017010900

Assessed Value: \$32,100.00  
Improvement thereon: residential  
Phelan Hallinan, LLP  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 27 and Jan. 3, 10

**SALE NO. 30**

**Ex. #11690 of 2013**

**CITIMORTGAGE, INC.,  
Plaintiff**

v.

**CYNTHIA R. SMITH,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11690-2013 CITIMORTGAGE, INC. vs. CYNTHIA R. SMITH  
Amount Due: \$76,625.06  
CYNTHIA R. SMITH, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1546 WEST 41ST STREET, ERIE, PA 16509-1106  
Dimensions: 58 X 149.94  
Acreage: 0.1997

Assessment Map number: 19061068022700  
Assessed Value: \$91,230.00  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 31**

**Ex. #11570 of 2013**

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

v.

**SUSAN R. WICKHAM  
MATTHEW J. WICKHAM,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11570-13 WELLS FARGO BANK, N.A. vs. SUSAN R. WICKHAM and MATTHEW J. WICKHAM  
Amount Due: \$55,665.78  
SUSAN R. WICKHAM,  
MATTHEW J. WICKHAM,

owner(s) of property situated in LAKE CITY BOROUGH, Erie County, Pennsylvania being 2379 ELK STREET, LAKE CITY, PA 16423-1307

Dimensions: 50 x 146  
Acreage: 0.1676  
Assessment Map number: 28014029001400

Assessed Value: \$74,700  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 32**

**Ex. #11879 of 2013**

**NATIONSTAR MORTGAGE  
LLC, Plaintiff**

v.

**JACK J. WITTMAN  
LAUREN M. WITTMAN,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11879-13 NATIONSTAR MORTGAGE LLC vs. JACK J. WITTMAN, LAUREN M. WITTMAN

Amount Due: \$83,846.57  
JACK J. WITTMAN, LAUREN M. WITTMAN, owner(s) of property situated in NORTH EAST TOWNSHIP, Erie County, Pennsylvania being 4534 ROUTE 89 A/K/A 4534 STATION ROAD, NORTH EAST, PA 16428-5036  
Dimensions: 169.6 x 214.96 IRR  
Acreage: 0.7083  
Assessment Map number: 37042101101500  
Assessed Value: \$120,380.00  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 33**

**Ex. #13890 of 2012**

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

**v.  
CANDY M. WRIGHT  
ROY L. WRIGHT a/k/a ROY L.  
WRIGHT, JR., Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13890-12  
WELLS FARGO BANK, N.A.  
vs. CANDY M. WRIGHT, ROY L. WRIGHT A/K/A ROY L. WRIGHT, JR.  
Amount Due: \$47,256.92  
CANDY M. WRIGHT, ROY L. WRIGHT A/K/A ROY L. WRIGHT, JR., owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1253 WEST 21ST STREET, ERIE, PA 16502-2311  
Dimensions: 33 x 135  
Acreage: 0.1023  
Assessment Map number: 19062001021700  
Assessed Value: \$56,100  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 34  
Ex. #10755 of 2013  
Citizens Bank of Pennsylvania,  
Plaintiff  
v.  
Stacy Davidson, Solely in her  
Capacity as Co-Administratrix  
of the Estate of Joan Shansky,  
Deceased Mortgagor and Last  
Real Owner, and Greg Davidson,  
Solely in his Capacity as Co-  
Administrator of the Estate  
of Joan Shansky, Deceased  
Mortgagor and Last Real Owner,  
Defendants**

**SHERIFF'S SALE**  
By virtue of a Writ of Execution filed to No. 10755-13 Citizens Bank of Pennsylvania vs. Stacy Davidson, Solely in her Capacity as Co-Administratrix of the Estate of Joan Shansky, Deceased Mortgagor and Last Real Owner, and Greg Davidson, Solely in his Capacity as Co-Administrator of the Estate of Joan Shansky, Deceased Mortgagor

and Last Real Owner  
Joan Shansky, Deceased owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2762 East 27th Street, Erie, PA 16510:

The following described piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania being all of Lot Numbered One Hundred Twelve (112) and the easterly one-half of Lot Numbered One Hundred Thirteen (113) of the Industrial Home Site Company Subdivision of part of Tract No. 249 as per Plat thereof recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book No. 2 at pages 330 and 331.

Assessment Map Number: 18051048012500  
Assessed Value figure: \$90,070.00  
Improvement thereon: Residential Property  
Lauren Berschler Karl, Esquire  
355 Fifth Avenue, Suite 400  
Pittsburgh, PA 15222  
412-232-0808

Dec. 27 and Jan. 3, 10

**SALE NO. 35  
Ex. #14145 of 2012  
U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
Plaintiff  
v.**

**BRAD A. ATKINSON AND  
MEGAN N. COTTRELL,  
Defendants**

**SHERIFF'S SALE**  
By virtue of a Writ of Execution No. 14145-12 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRAD A. ATKINSON AND MEGAN N. COTTRELL, Defendants  
Real Estate: 1354 WEST 31ST STREET, ERIE, PA 16508  
Municipality: City of Erie, Erie County, Pennsylvania  
Dimensions: 40 x 100  
See Deed Instrument # 2010-13760  
Tax I.D. (19) 6223-221  
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

Dec. 27 and Jan. 3, 10

**SALE NO. 36  
Ex. #15655 of 2010  
U.S. BANK NATIONAL  
ASSOCIATION TRUSTEE  
FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
Plaintiff**

**v.  
BRENDA T. NEWBY AND  
MARIO O. NEWBY, SR.,  
Defendants**

**SHERIFF'S SALE**  
By virtue of a Writ of Execution No. 15655-10 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRENDA T. NEWBY AND MARIO O. NEWBY, SR., Defendants

Real Estate: 2709 WEST 32ND STREET, ERIE, PA 16506

Municipality: Township of Millcreek, Erie County, Pennsylvania, Lot 25, Block B, Rolling Meadows Subdivision Map Book 5, Pages 58 & 59  
See Deed Book 1304, Page 0219  
Tax I.D. (33) 72-331-24  
Assessment: \$21,200. (Land)  
\$70,310. (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

Dec. 27 and Jan. 3, 10

**SALE NO. 37  
Ex. #11419 of 2013  
U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
Plaintiff**

**v.  
THOMAS E. ROGOWSKI,  
Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-11419 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. THOMAS E. ROGOWSKI, Defendant

Real Estate: 1409 EAST 8TH STREET, ERIE, PA 16503

Municipality: City of Erie, 2nd Ward, Erie County, Pennsylvania

Dimensions: 120 x 40

See Deed Book 0534, Page 0646

Tax I.D. (15) 2103-210

Assessment: \$6,200. (Land)

\$27,400. (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Dec. 27 and Jan. 3, 10

#### **SALE NO. 38**

Ex. #12214 of 2013

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

v.

**BRIAN S. TRIPP, Defendants**

#### **SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-12214 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs.

BRIAN S. TRIPP, Defendants

Real Estate: 32 WATTSBURG STREET, UNION CITY, PA 16438

Municipality: Union City Borough, Erie County, Pennsylvania

See Deed Book 745, Page 691

Tax I.D. (41) 5-9-21

Assessment: \$15,400. (Land)

\$29,660. (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

Dec. 27 and Jan. 3, 10

#### **SALE NO. 39**

Ex. #10908 of 2012

**PNC BANK, NATIONAL ASSOCIATION, Plaintiff**

v.

**ERIKA CATALANO, Defendant**

#### **SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2012-10908, PNC Bank National Association vs. Erika Catalano, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 3768 Meadow Drive, Erie, PA 16506.

Dimensions: 1208 Sq. Ft. and .2121 acres

Assessment Map Number: (33) 65-251-18.01

Assess Value figure: \$93,340.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Dec. 27 and Jan. 3, 10

#### **SALE NO. 40**

Ex. #11438 of 2013

**ROSE ACCEPTANCE, INC., Plaintiff**

v.

**DAWN GERLACH, Defendant**

#### **SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11438-2013, Rose Acceptance, Inc. vs. Dawn Gerlach, owner(s) of property situate in Township of Millcreek, Erie County, Pennsylvania being 2917 Feasler Street, Erie, PA 16506.

Dimensions: 0.2094 acres

Assessment Map Number: (33) 73-303-2

Assess Value figure: \$89,600.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Dec. 27 and Jan. 3, 10

#### **SALE NO. 41**

Ex. #11497 of 2012

**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.

**ROBERT V. KROUSE and**

**QUINNIE C. KROUSE,**

**Defendant**

#### **SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11497-2012, U.S. Bank, et al vs. Robert v. Krouse and Quinnie C. Krouse, owners of property situated in the City of Erie, Erie County, Pennsylvania being 2224 Holland Street, Erie, PA 16503.

Dimensions: 0.1128 acres

Assessment Map Number: 18050006020000

Assess Value figure: \$102,100.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Dec. 27 and Jan. 3, 10

#### **SALE NO. 42**

Ex. #12969 of 2012

**PNC BANK, NATIONAL ASSOCIATION, Plaintiff,**

v.

**NICOLLE J. SHALLOP,**

**Defendant**

#### **SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2012-12969, PNC Bank, National Association vs. Nicolle J. Shallop, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1710 East 27th Street, Erie, PA 16510.

Dimensions: 0.1489 acreage

Assessment Map Number: (18)-5121-226

Assess Value figure: 81,860.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Dec. 27 and Jan. 3, 10

#### **SALE NO. 43**

Ex. #12501 of 2013

**PNC BANK, NATIONAL ASSOCIATION, Plaintiff**

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**v.  
MICHAEL E. AMES,  
Defendant(s)  
DESCRIPTION**

All that certain piece of parcel of land situated in the Borough of East Springfield, County of Erie and Commonwealth of Pennsylvania and being part of Tract 563, bounded and described as follows, to-wit: BEGINNING at the southeasterly corner of the piece of at an from survey point in the northerly line of Old Ridge Road, also known as Main Street, distant thereon South 72 degrees 59 minutes 30 seconds West, eight-five and twenty-seven hundredths (85.27) feet along the northerly line of said road from its intersection with the westerly line of Cemetery Road, said point being the southwesterly corner of land now or formerly of Richard Moore; thence continuing along the northerly line of said Old Ridge Road, South 72 degrees 59 minutes 30 seconds West, one hundred thirty-one and no one hundredths (131.00) feet to an iron survey point; thence North 16 degrees 41 minutes 30 seconds West, along the easterly line of land now or formerly of William Brewster, passing over an iron survey point at the distance of 90 feet, a total distance of one hundred fifty-nine and twenty-eight hundredths (159.28) feet to a point; thence North 72 degrees 59 minutes 30 seconds East, along the southerly line of land to be conveyed by Winford P. Golden to David M. and Patricia M. Shaffer, his wife, and other land of David M. Shaffer, et ux, passing over an iron survey point at a distance of forty-five and thirty-five hundredths (45.35) feet, a total distance of one hundred thirty-one and sixty hundredths (131.60) feet to an iron survey point; thence South 16 degrees 30 minutes 00 second East, along the westerly line of land aforementioned Richard Moore, one hundred fifty-nine and thirty hundredths (159.30) feet to the place of beginning and containing 0.480 acres of land. Said premises having erected thereon a dwelling commonly known and municipally numbered

as 12024 Main Street, East Springfield, Pennsylvania 16411 and being further identified by Erie County Tax Assessment No. (39) 42-10-7. Being the same premises conveyed to Mortgagor herein by Deed to be recorded herewith, which description is hereby incorporated by reference. PROPERTY ADDRESS: 12024 Main Street, East Springfield, PA 16411 KML Law Group, P.C. Attorney for Plaintiff Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Dec. 27 and Jan. 3, 10

**SALE NO. 44  
Ex. #12361 of 2013  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
Plaintiff  
v.**

**CHRISTOPHER J. FARRELL,  
Defendant(s)  
DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in Harbortcreek Township, County of Erie and State of Pennsylvania, bounded and described as follows, to wit: BEING Lot Number One (1) of Parkside Subdivision as shown on Map recorded in Erie County, Pennsylvania in Deed Book 405, page 702, having a frontage on the South side of East Lake Road of sixty and eighty-seven hundredths (60.87) feet, a depth on the West line of two hundred sixty-nine and one hundredths (269.01) feet, on the East line of two hundred seventy-nine and thirty-four hundredths (279.34) feet, and a rear width of sixty (60.0) feet. PROPERTY ADDRESS: 5017 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

Dec. 27 and Jan. 3, 10

**SALE NO. 45  
Ex. #12031 of 2009  
WELLS FARGO BANK, N.A.  
AS TRUSTEE FOR OPTION  
ONE MORTGAGE LOAN  
TRUST 2006-1 ASSET-BACKED  
CERTIFICATES, SERIES  
2006-1, Plaintiff  
v.**

**DEBBIE FENDONE  
JOSEPH FENDONE,  
Defendant(s)  
DESCRIPTION**

ALL THAT CERTAIN place or parcel of land situate in the Township of Washington, County of Erie, and State of Pennsylvania, and known as Lot Number Twenty (20) of Angling Acres Subdivision, Section No. 1 being parts of Tracts 446 and 447, a plait of which is recorded in Erie County, Pennsylvania, in Map Book 7 at page 114, to which reference is made for a further description thereof. PROPERTY ADDRESS: 12230 Skyview Drive, Edinboro, PA 16412 KML Law Group, P.C. Attorney for Plaintiff Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Dec. 27 and Jan. 3, 10

**SALE NO. 46  
Ex. #10778 of 2013  
WELLS FARGO BANK,  
N.A. SUCCESSOR BY  
MERGER TO WELLS FARGO  
BANK MINNESOTA, N.A.,  
F/K/A NORWEST BANK  
MINNESOTA, N.A., SOLELY  
AS TRUSTEE FOR BEAR  
STEARNS ASSET BACKED  
SECURITIES I TRUST  
2007-AC2 ASSET BACKED  
CERTIFICATES, SERIES  
2007-AC2, Plaintiff  
v.**

**HOLLY A. MENDES  
MARK A. MENDES,  
Defendant(s)  
DESCRIPTION**

ALL THAT CERTAIN Piece Or Parcel Of Land Situate In The Sixth Ward Of The City Of Erie, County Of Erie And Commonwealth Of Pennsylvania, Bounded And

Described As Follows, To Wit: BEGINNING At A Point In The West Line Of Sigsbee Street, Four Hundred Twenty-Four (424) Feet And Nine (9) Inches South Line Of Twenty-Sixth Street; Thence Westwardly Parallel With Twenty-Sixth Street, One Hundred Fifty (150) Feet; Thence Southwardly Parallel With Sigsbee Street, Thirty-Two (32) Feet And Nine (9) Inches To A Point; Thence Eastwardly With Twenty Sixth Street, One Hundred Fifty (150) Feet To The West Line Of Sigsbee Street; Thence Northwardly Along The West Line Of Sigsbee Street, Thirty-Two (32) Feet And Nine (9) Inches To The Place Of Beginning.  
PROPERTY ADDRESS: 2644 Sigsbee Street, Erie, PA 16508  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Dec. 27 and Jan. 3, 10

**SALE NO. 48**

**Ex. #12228 of 2013**  
**CU MEMBERS MORTGAGE,**  
**A DIVISION OF COLONIAL**  
**SAVINGS, F.A., Plaintiff**  
**v.**

**VALERIE J. MOORE**  
**STEVEN P. MOORE,**  
**Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Harborscreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. Twenty-three (23) of the subdivision known as Walten Woods on the Lake, Phase IV, as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 38, page 32; having erected thereon a single family dwelling known as Lot 23, Walten Woods on the Lake, Erie, Pennsylvania, Being commonly known as 4515 Walten Woods Drive, Erie, Pennsylvania and further identified as Erie County Tax Index No. (27) 78-3.1-6. Being the same premises conveyed to mortgagors by deed to be

recorded herewith. PROPERTY ADDRESS: 4515 Walten Woods Drive, 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

Dec. 27 and Jan. 3, 10

**SALE NO. 49**

**Ex. #13010 of 2012**  
**JPMORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION,**  
**S/B/M WASHINGTON**  
**MUTUAL BANK, F/K/A**  
**WASHINGTON MUTUAL**  
**BANK, FA, A FEDERAL**  
**ASSOCIATION, Plaintiff**  
**v.**

**MELODY B. RINDFUSS**  
**RICK L. RINDFUSS,**  
**Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Reserve Tract No. 21, Millcreek Township, Erie County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Colonial Avenue and also the west line of Reserve Tract No. 21, said point being North 26 degrees, 04 minutes West a distance of 1,276.42 feet from the intersection of the center line of West 32nd Street and the said center line of Colonial Avenue; thence South 26 degrees, 04 minutes East along the center line of Colonial Avenue, a distance of 100 feet; thence North 64 degrees, 00 minutes, 20 seconds East, passing over an iron survey point at a distance of 40 feet and 390 feet, a total distance of 403 feet plus or minus; thence North 26 degrees, 04 minutes West, a distance of 100 feet to an iron survey point; thence South 64 degrees, 00 minutes, 20 seconds West, passing over an iron survey point at a distance of 13 feet and 363 feet, a total distance of 403 feet, plus or minus to the center line of Colonial Avenue and the place of beginning.

SAID premises have erected thereon a dwelling commonly known as 2807 Colonial Avenue,

Erie, Pennsylvania and are further identified by Erie County Assessment Index Number (33) 54-249-49.

BEING the same premises conveyed to the Mortgagor(s) by deed which is intended to be recorded forthwith. PROPERTY ADDRESS: 2807 Colonial Avenue, Erie, PA 16506  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Dec. 27 and Jan. 3, 10

**SALE NO. 50**

**Ex. #11223 of 2013**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff**  
**v.**

**JEFFREY STANFORD**  
**SHERI STANFORD,**  
**Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of LeBoeuf, County of Erie and State of Pennsylvania, bounded and described as follows; to wit: BEING Parcel 2-B of Subdivision of Land for Elwood E. Niemeyer et ux and a Replot of Parcel 2 of the David A. Niemeyer Subdivision, a copy of which was recorded on December 23, 1991 in Erie County Map Book 39 at page 23.

PROPERTY ADDRESS: 13236 Route 19 S., Waterford, PA 16441  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Dec. 27 and Jan. 3, 10

**SALE NO. 51**

**Ex. #10796 of 2013**  
**GREEN TREE SERVICING,**  
**LLC, Plaintiff**  
**v.**

**JOSEPH THORNTON, A/K/A**  
**JOSEPH W. THORNTON,**  
**Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in said City of Erie,

being parts of In Lots Nos. 2449 and 2452 bounded and described as follows: BEGINNING in the east line of Cascade Street at a point forty feet southerly from the northwest corner of said Lot No. 2449; thence easterly by land formerly owned by Wm. Prelberg one hundred twenty-three (123) feet and nine (9) inches; thence southerly parallel with Cascade Street forty (40) feet; thence westerly parallel with Fifth Street one hundred and twenty-three (123) feet and nine (9) inches to Cascade Street and thence northerly along the east line of Cascade Street forty (40) feet to the place of beginning, having erected thereon a two family frame flat also known as 421-423 Cascade Street, Erie, Pennsylvania. Tax Identification No. (17) 40-29-221.

PROPERTY ADDRESS: 421-423 Cascade Street, Erie, PA 16507  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Dec. 27 and Jan. 3, 10

**SALE NO. 52**

**Ex. #15407 of 2010**  
**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2**

v.

**Monica Evans, a/k/a**

**Monica D. Evans**

**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 15407-10 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2 vs. Monica Evans, a/k/a Monica D. Evans, owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 1601 Prospect Avenue, Erie, PA 16510

46 X 138 = 6348 SF. 01457 acre  
Assessment Map Number: 18051013010600

Assessed Value figure: 53,550.00  
Improvement thereon: Single Family Dwelling  
Scott A. Dietterick, Esquire

Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Dec. 27 and Jan. 3, 10

**SALE NO. 53**

**Ex. #11349 of 2012**

**HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-3, by its Attorney-in-fact, Ocwen Loan Servicing LLC**

v.

**Robert A. Bohen**

**LEGAL 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 Lot No. 31 in Block 3 of the Boulevard Park Subdivision, made by Andrew P. Weschler, a plan of the same being recorded in Map Book No. 1, page 349 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-one and one-fourth (41 1/4) feet front by One hundred sixty-five (165) feet in depth and having erected thereon a two-story brick dwelling house being commonly known as 1348 West 10th Street, Erie, Pennsylvania.

BEING the same premises which Robert A. Bohen and Lisa K. Bohen, husband and wife, by Deed dated March 29, 2005 and recorded on April 6, 2005 in the office of the recorder of deeds in and for Erie County at book 1223 page 0800 granted and conveyed unto Robert A. Bohen

PROPERTY ADDRESS: 1348 West 10th Street, Erie, PA 16505

PARCEL (16) 3061-133

Attorney for Plaintiff  
M. Troy Freedman, Esquire  
Stern & Eisenberg, PC  
1581 Main St., Ste 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

Dec. 27 and Jan. 3, 10

**SALE NO. 54**

**Ex. #12930 of 2012**

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

v.

**Jessica L. Edwards**

**LEGAL DESCRIPTION**

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

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

HAVING erected thereon a one and one-half story frame dwelling commonly known as 3422 Devoe Avenue, Erie, Pennsylvania  
BEING the same premises which George Lee Rose and Debra Lee Rose, husband and wife, by Special Warranty Deed dated January 26, 2007 and recorded on February 6, 2007 in the office of the recorder of deeds in and for Erie County at book 1393 page 1736 granted and conveyed unto Chad A. Leuthold and Jessica L. Edwards, as Joint Tenants with right of survivorship. Chad A. Leuthold departed this life May 12, 2008.

PROPERTY ADDRESS: 3422 Devoe Avenue, Erie, PA 16508  
PARCEL (19) 6163-412.

Attorney for Plaintiff  
M. Troy Freedman, Esquire  
Stern & Eisenberg, PC  
1581 Main St., Ste 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

Dec. 27 and Jan. 3, 10

**SALE NO. 55**

**Ex. #12580 of 2013**

**Wells Fargo Bank, N.A., as  
Trustee for the Pooling and  
Servicing Agreement dated as of  
February 1, 2004 First Franklin  
Mortgage Loan Trust Mortgage  
Loan Asset-Backed Certificates,  
Series 2004-FF1, by its servicer,  
Ocwen Loan Servicing LLC.**

**v.**

**Herbert Gold**

**LEGAL DESCRIPTION**

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

BEING lot No. 58 of the ORTH FARM GARDENS SUBDIVISION, a plan of the same being recorded in Map Book 2 pages 178 and 179, and having erected thereon a dwelling house known and numbered 928 Potomac Avenue, Erie, PA.

BEING KNOWN AS PARCEL NUMBER: (33)-18-83-20

SUBJECT to all valid and subsisting conditions, covenants, leases, including but not limited to oil and gas leases, restrictions, reservations, exceptions, setbacks, rights-of-way and easements of record and/or those that are visible to a physical inspection and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described property.

TOGETHER with all and singular the rights, liberties, privileges, hereditaments, improvements, and appurtenances, whatsoever thereto belonging, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate and interest whatsoever of the said parties of the first part, in law or equity, of, in to or out of the same. BEING the same premises which James A. Nelson and Betty L. Nelson, his wife, by Deed dated September 19, 2002 and recorded on September 19, 2002 in the office of the recorder of deeds in and for Erie County at book 922 page

0831 granted and conveyed unto Herbert Gold and Jane Gold, his wife, as tenants by the entireties with the right of survivorship. Jane Gold has since departed this life on 03/31/2012.

PROPERTY ADDRESS: 928 Potomac Avenue, Erie, PA 16505  
PARCEL 33-018-083-0-020-00

Attorney for Plaintiff

Andrew J. Marley, Esquire

Stern & Eisenberg, PC

1581 Main St., Ste 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

Dec. 27 and Jan. 3, 10

**SALE NO. 56**

**Ex. #12674 of 2013**

**First Heritage Financial, LLC**

**v.**

**Jacob Holdsworth**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, being Lot No. 3 as set forth on a subdivision plan of Charles Zimmer Subdivision No. 4, dated April 1, 2006 and recorded May 15, 2006 in Erie County Map 2006-84, to which plan reference is herein made for a more complete description thereof. Being more commonly known as 202 Freeport Road, North East, PA 16428 and bearing Erie County Tax Index No. (37) 6-6-35.03.

Together will all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, of, in and to the same.

BEING the same premises which Gerald J. Holdsworth and Judith P. Holdsworth, his wife, by Special Warranty Deed dated March 17, 2010, and recorded March 18, 2010,

as Instrument No. 2010-005924, granted and conveyed unto Jacob Holdsworth, in fee.

PROPERTY ADDRESS: 202 Freeport Road, North East, PA 16428

PARCEL ID # 37-6-6.35.03

Attorney for Plaintiff

Christina C. Viola, Esquire

Stern & Eisenberg, PC

1581 Main St., Ste 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

Dec. 27 and Jan. 3, 10

**SALE NO. 57**

**Ex. #11694 of 2013**

**The Huntington National Bank  
s/b/m/t Sky Bank, Plaintiff**

**v.**

**Darlene A. Churchley, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11694-13 The Huntington National Bank s/b/m/t Sky Bank v. Darlene A. Churchley, owner of property situated in the Erie County, Pennsylvania being 103 Usonia Avenue, Erie, Pennsylvania 16509. Tax I.D. No. 18-053-098.0-130.00 Assessment: \$ 66,233.03

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

Dec. 27 and Jan. 3, 10

**SALE NO. 58**

**Ex. #11867 of 2013**

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

**v.**

**Gary J. Kirchherr, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2013-11867 JPMorgan Chase Bank, National Association v. Gary J. Kirchherr, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3830 Calico Drive, Erie, Pennsylvania 16506.

Tax I.D. No. 33-082.414.4-006.00  
Assessment: \$ 133,445.53

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

Dec. 27 and Jan. 3, 10

**SALE NO. 59**

**Ex. #11698 of 2013**

**JPMorgan Chase Bank, N.A.,  
Plaintiff**

**v.**

**Steven P. McGahen and Barbara  
E. McGahen a/k/a Barbara  
McGahen, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11698-13 JPMorgan Chase Bank, N.A. v. Steven P. McGahen and Barbara E. McGahen a/k/a Barbara McGahen, owners of property situated in the Township of Elgin, Erie County, Pennsylvania being 18303 South Main Street, Corry, Pennsylvania 16407. Tax I.D. No. 12-9-3-1 Assessment: \$46,945.52 McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Dec. 27 and Jan. 3, 10

**SALE NO. 60**

**Ex. #12079 of 2013**

**The Huntington National Bank,  
Plaintiff**

**v.**

**Amy Kalish, Administratrix of  
the Estate of Leora McMullen,  
Deceased Mortgagor and Real  
Owner, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12079-13, the Huntington National Bank v. Amy Kalish, Administratrix of the Estate of Leora McMullen, Deceased Mortgagor and Real Owner, Defendant, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 4811 Conrad Road, Erie, Pennsylvania 16510. Tax I.D. No. 33-107-480.4-034.00 Assessment: \$107,328.69 McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Dec. 27 and Jan. 3, 10

**SALE NO. 61**

**Ex. #11432 of 2013**

**Bank of America, N.A., Plaintiff**

**v.**

**Timothy A. Powell, Sr. and  
Jennifer Powell, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11432-13 Bank of America, N.A. v. Timothy A. Powell, Sr. and Jennifer Powell, owners of property situated in the Township of Greene, Erie County, Pennsylvania being 8353 Wattsburg Road, Erie, Pennsylvania 16509. Tax I.D. No. 25-002-006.0-028.00 Assessment: \$140,589.71 McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Dec. 27 and Jan. 3, 10

**SALE NO. 62**

**Ex. #11628 of 2013**

**Deutsche Bank National Trust  
Company, as Trustee of the Home  
Equity Mortgage Loan Asset-  
Backed Trust Series INABS 2006-  
D, Home Equity Mortgage Loan  
Asset-Backed Certificates, Series  
INABS 2006-D under the Pooling  
and Servicing agreement dated  
Sept 1, 2006, Plaintiff**

**v.**

**Barbara A. Roth, Defendant  
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11628-13 Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D under the Pooling and Servicing agreement dated Sept 1, 2006 v. Barbara A. Roth

Title to said premises is vested in Barbara A. Roth by deed from JORGE H. SANCHEZ AND AMY D. SANCHEZ, HUSBAND AND WIFE dated July 11, 2006 and recorded July 14, 2006 in Deed Book 1344, Page 1167.

Barbara A. Roth, owner of property situated in the Township of North East, Erie County, Pennsylvania being 52 Liberty Street, North East, Pennsylvania 16428.

Tax I.D. No. 36-10-61-1  
Assessment: \$87,572.65

Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Dec. 27 and Jan. 3, 10

**SALE NO. 63**

**Ex. #12005 of 2013**

**Northwest Savings Bank,  
Plaintiff**

**v.**

**Brenda Wright and Dean A.  
Wright, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12005-13, Northwest Savings Bank v. Brenda Wright and Dean A. Wright, owners of property situated in the Township of Washington, Erie County, Pennsylvania being 12050 Skyview Drive, Edinboro, Pennsylvania 16412.

Tax I.D. No. 45035038400200

Assessment: \$109,136.81

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Dec. 27 and Jan. 3, 10

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, December 30, 2013** and confirmed Nisi.

**January 23, 2014** 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>
272.	Richard L. Bomboy ..... a/k/a Richard Lee Bomboy	Janice Munch, Executor .....	David J. Rhodes, Esq.
273.	Laura J. Burdick ..... a/k/a Laura Burdick a/k/a Laura Jean Burdick, a/k/a Laura C. Burdick	Martha J. Bartosek and..... Brian R. Burdick, Administrators	Grant M. Yochim, Esq.
274.	Robert W. Devine a/k/a ..... R.W. Devine, and Grace Devine, and Robert W. Devine, Jr., f/b/o Joan Devine Nolan	PNC Bank, N.A., and Robert W ..... Devine, Jr., Co-Trustees	Michael J. Musone, Esq., and Jerome C. Wegley, Esq.
275.	Robert W. Devine a/k/a ..... R.W. Devine, and Grace Devine, and Robert W. Devine, Jr. f/b/o Mary Grace Devine Marks	PNC Bank, N.A. and Robert W. .... Devine, Jr., Co-Trustees	Michael J. Musone, Esq., and Jerome C. Wegley, Esq.

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

Dec. 27 and Jan. 3

**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**

**ANDERSON, DOROTHY I.,  
a/k/a DOROTHY ANDERSON,  
deceased**

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

*Executor:* Christopher J. Webb, 21715 Cussewago Street, Venango, PA 16440

*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**DeSANTIS, ELIZABETH L.,  
deceased**

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

*Executor:* Anthony L. DeSantis, c/o Gary Eiben Esquire, The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507-1216

*Attorney:* Gary Eiben Esquire, The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507-1216

**KRIDLER, KAREN L.,  
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

*Executor:* John Stephen Sisak, 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

**LANDREE, KIMBERLY SUE,  
deceased**

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

*Administrator:* Todd M. Landree, Sr., c/o 6350 Meadowrue Ln., Erie, PA 16505-1027

*Attorney:* Scott E. Miller, Esquire, 6350 Meadowrue Ln., Erie, PA 16505-1027

**PALERMO, BEVERLY J., a/k/a  
BEVERLY J. TIMPER  
PALERMO,  
deceased**

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

*Administrator:* Scott A. Palermo, 4519 Miller Ave., Erie, PA 16509

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

**SHELL, JOHN B., a/k/a  
JOHN SCHELL,  
deceased**

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

*Co-Executors:* John M. Schell, 4805 West Lake Road, Erie, PA 16505 and Daniel W. Schell, 4416 Feidler Drive, Erie, PA 16506

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

**SECOND PUBLICATION**

**ARCH, LaVERNE E., a/k/a  
LaVERNE ARCH,  
deceased**

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

*Executor:* Brad Matthew Smith, 1108 Powell Avenue, Erie, PA 16505-3443

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

**FUHRMAN, CLEMENT G.,  
JUNIOR,  
deceased**

Late of the City of Erie, County of Erie

*Executrix:* Nancy Kowalski, 10369 Windy Hill Road, McKean, PA 16426

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

**HOLTHOUSE, RUTH L.,  
deceased**

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

*Executor:* Khlar Holthouse, 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

**JOHNSON, PAUL S.,  
deceased**

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

*Executrix:* Paulette Brown, 2341 Walnut Tree Court, Buford, GA 30519-2260

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

**KOEHLER, TIMOTHY P.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania

*Co-Administratrices:* Suzanne A. Frankhouser, 1037 Wooded Pond Drive, Harrisburg, PA 17111 and Julie Kaufman, 2 Cardinal St., Lewisburg, PA 17837

*Attorney:* David L. Hunter, Esquire, 821 State Street, Erie, PA 16501

**KOTULA, ELLA L.,  
deceased**

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

*Administratrix:* Renate Nemcovsky, 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

**SCHAEFER, AARON PAUL,  
deceased**

Late of the Township of Fairview, Commonwealth of Pennsylvania  
*Administratrix:* Nadine R. Schaefer, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

*Attorney:* Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

**SCHAEFER, GERALDINE T.,  
deceased**

Late of the Township of Fairview, Commonwealth of Pennsylvania  
*Administratrix:* Nadine R. Schaefer, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

*Attorney:* Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

**SENYO, HARRY,  
deceased**

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

*Co-Administrators:* Mary Ann Boury and Harry Greg Senyo, c/o Joseph A. Yochim, Esq., Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507

*Attorney:* Joseph A. Yochim, Esq., Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507

**SWIFT, NOREEN A.,  
a/k/a NOREEN SWIFT,  
deceased**

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

*Executor:* Ashley G. Swift, 18324 Admiralty Dr., Strongsville, OH

44136

*Attorney:* David A. Schroeder, Esq., 1001 State St., Ste. 1400, Erie, PA 16501

**TWISS, AUDREY W.,  
deceased**

Late of the City of Erie, County of Erie

*Executor:* Anne T. Dolan, 7346 Forsyth Boulevard, St. Louis, Missouri 63105

*Attorney:* W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**WEISER, CAROL ANN,  
deceased**

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

*Executor:* Terry D. Weiser, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

*Attorney:* Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

**THIRD PUBLICATION**

**BEIGHLEY, EDITH E., a/k/a  
EDITH BEIGHLEY,  
deceased**

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

*Executrix:* Charlene K. Adams, 12148 Main Street, East Springfield, PA 16441

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

**CANELLA, ANTHONY M.,  
deceased**

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

*Executrix:* Mary C. Bartko, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**CICIRELLA, TIMOTHY J.,  
a/k/a TIMOTHY CICIRELLA,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Executrix:* Debora Cicirella, 1627 Crestwood Road, Mayfield Heights, Ohio 44124

*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**KUHL, HARRY G.,  
deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executor:* James G. Kuhl, 1230 Wooded Hills Drive, San Jose, CA 95120

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

**MOSES, ROBERT J.,  
deceased**

Late of Harborcreek Township, Erie County, Erie, Pennsylvania  
*Executrix:* Jean M. Moses, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

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

**POPOVICH, BARBARA A.,  
deceased**

Late of the Township of Harborcreek, Erie County, PA

*Executor:* Jeffrey M. Martini, c/o 120 W. 10th Street, Erie, PA 16501

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

**SCHAAF, LAVANDA L.,  
deceased**

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

*Executor:* Harvey Downey, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

*Attorney:* Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**WARNER, EUNICE E.,  
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania

*Administrators:* Kathleen R. Warner, 9985 Sampson Avenue, Lake City, PA 16423 and Richard B. Warner, 34294 Mt. Pleasant Road, Union City, PA 16438

*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**WILLIAMS, JOAN C., a/k/a  
JOAN WARD WILLIAMS,  
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

*Executrix:* Jill W. Barlow, c/o Robert G. Dwyer, Esq., 120 West Tenth Street, Erie, PA 16501

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

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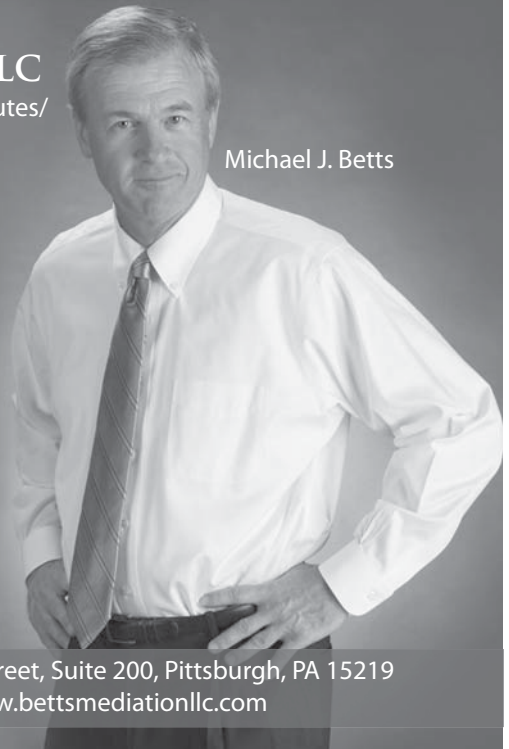
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## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

### NEW EMAIL

DAVID DEVINE ----- *attorneydavedevine@gmail.com*

### ATTORNEY NAME CHANGE

EMILY MOSCO is now EMILY MOSCO MERSKI

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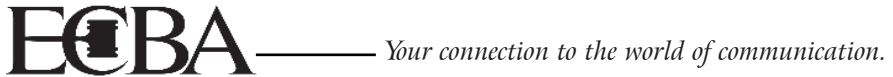
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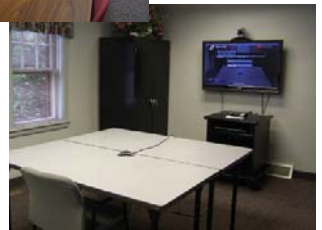
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