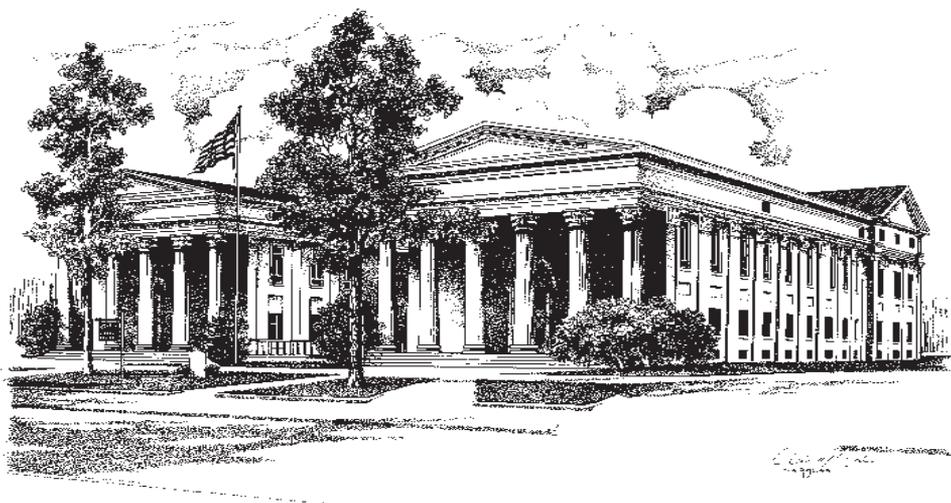


*Erie  
County  
Legal  
Journal*

January 31, 2014

**Vol. 97 No. 5**

**USPS 178-360**



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**97 ERIE**

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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.**

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

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

## INDEX

<b>NOTICE TO THE PROFESSION</b> .....	4
<b>COURT OF COMMON PLEAS</b>	
Action to Quiet Title Notice .....	6
Change of Name Notice .....	6
Legal Notices .....	6
Sheriff Sales .....	9
<b>ORPHANS' COURT</b>	
Audit List .....	17
Estate Notices .....	18
<b>CHANGES IN CONTACT INFORMATION FOR ECBA MEMBERS</b> .....	23

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# Erie County Bar Association

## Calendar of Events and Seminars

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### THURSDAY, FEBRUARY 20, 2014

Family Law Section Happy Hour  
Tap House  
4:30 - ?

Cash Bar - Appetizers will be provided by  
ECBA Family Law Section  
RSVP to *Melissa L. Pagliari*

### THURSDAY, FEBRUARY 27, 2014

ECBA Live Lunch-n-Learn Seminar  
*Annual Criminal Law Update*  
Bayfront Convention Center  
12:15-1:45 p.m. (11:45 a.m. reg./lunch)  
\$53 (ECBA member / non-attorney staff)  
\$80 (non-member) \$37 (Member Judge)  
1.5 hours substantive

### MONDAY, MARCH 24, 2014

ECBA Live Lunch-n-Learn Seminar  
*PFA: After the Order*  
Bayfront Convention Center  
12:15-1:45 p.m. (11:45 a.m. reg./lunch)  
\$53 (ECBA member / non-attorney staff)  
\$80 (non-member) \$37 (Member Judge)  
1.5 hours substantive

### THURSDAY, APRIL 3, 2014

ECBA Live Seminar  
*Calculating New Disposable Income  
for the Business Owner*  
Erie Club

3:30 - 5:00 p.m. (3:00 p.m. reg.)  
Seminar followed by a Happy Hour provided Richard F.  
Brabender, Esq. of Brabender Mascetta Clark, LLC  
\$53 (ECBA member / non-attorney staff)  
\$80 (non-member) \$37 (Member Judge)  
1.5 hours substantive

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



Erie County Bar  
Association



@eriepabar

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### **Personal Injury Litigation Paralegal**

Edgar Snyder & Associates seeks a Personal Injury Litigation Paralegal to work in our Erie office. Our firm is a plaintiffs' personal injury law firm with over 140 staff and five office locations. Anyone who lives in western Pennsylvania and watches television will likely recognize Edgar Snyder as the injury lawyer who points and says: "There's never a fee unless we get money for you." For 30 years, the law firm has represented over 40,000 accident victims as well as injured workers entitled to PA Workers' Compensation benefits and people with disabilities who have been denied Social Security Disability benefits.

The skills and experience required are as follows:

#### **Job Requirements:**

- Paralegal certificate or degree
- 3-5 years of Plaintiff Personal Injury litigation paralegal experience, including medical review and interrogatories
- Must be knowledgeable in Pennsylvania auto law
- Proficiency in MS Office and Outlook
- Knowledge of Needles or other case management system preferred
- Possess a working knowledge of all phases of litigation
- Excellent customer service as well as written and verbal communication skills
- Excellent organizational and follow-up skills
- Must have the ability to successfully multi-task and work as a team member in a fast-paced environment
- Ability to cooperatively work within a team

#### **Job Duties and Responsibilities:**

- Prepare legal documents, including briefs, pleadings, demands, appeals, etc.
- Prepare affidavits or other documents, such as legal correspondence, and organize and maintain documents in paper or electronic filing system
- Prepare for trial by performing tasks such as organizing exhibits
- Maintain contacts with clients and other professionals
- Gather and analyze research data
- Call upon witnesses to testify at hearing

Edgar Snyder & Associates offers a competitive compensation package with a comprehensive benefits program. For consideration, please send your resume and cover letter to [careers@edgarsnyder.com](mailto:careers@edgarsnyder.com) or to:

Edgar Snyder & Associates  
Attn: Human Resources Department  
US Tower, 10th Floor  
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Jan. 24, 31 and Feb. 7



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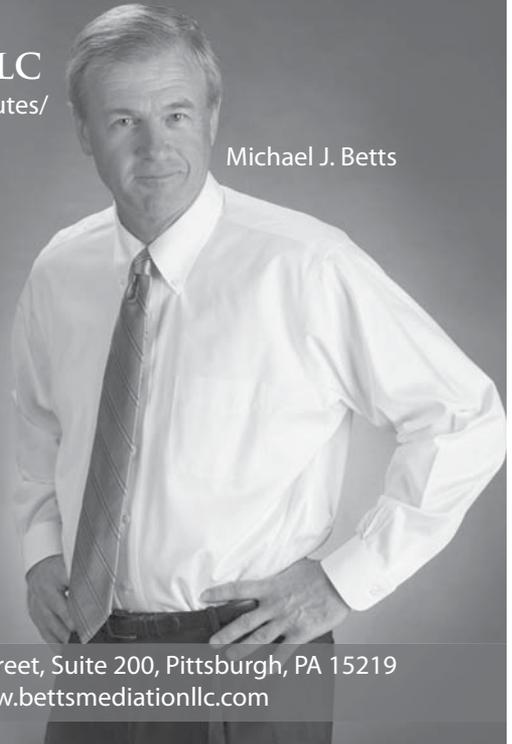
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Michael J. Betts



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**ACTION TO QUIET TITLE  
IN THE COURT OF COMMON  
PLEAS OF ERIE COUNTY,  
PENNSYLVANIA**

CIVIL ACTION - LAW  
NO. 2013-12699

REDEVELOPMENT AUTHORITY  
OF THE CITY OF ERIE, Plaintiff  
V. JOSEPH C. LICATO and his  
heirs, executors, administrators and  
assigns and all persons claiming  
by, through or under him, and  
CARMELA LICATA, and her  
heirs, executors, administrators  
and assigns and all persons  
claiming by, through or under her,  
and THE COMMONWEALTH  
OF PENNSYLVANIA BUREAU  
OF PERSONAL INCOME TAX,  
Defendants

NOTICE TO: JOSEPH C. LICATO  
AND HIS HEIRS, EXECUTORS,  
ADMINISTRATORS AND  
ASSIGNS AND ALL PERSONS  
CLAIMING BY, THROUGH  
OR UNDER HIM, AND  
CARMELA LICATA, AND  
HER HEIRS, EXECUTORS,  
ADMINISTRATORS AND  
ASSIGNS AND ALL PERSONS  
CLAIMING BY, THROUGH OR  
UNDER HER

All that certain piece or parcel  
of land situate in the City of Erie,  
County of Erie and Commonwealth  
of Pennsylvania, particularly being  
described as follows: beginning at  
the northeast corner of Subdivision  
Lot No. 5, of said Out Lot No.  
291; thence north-wardly parallel  
with Chestnut Street, 42 feet to the  
center of Subdivision Lot No. 3, of  
said Out Lot No. 291; thence west-  
wardly 105 feet to a 12 ½ foot alley;  
thence southwardly along said alley  
42 feet; thence eastwardly and  
parallel with Subdivision Lot No. 5,  
of said Out Lot No. 291, 105 feet to  
the place of beginning.

Said property is presently improved  
by a single family residence and  
bears Erie County Tax Index No.  
(16) 3021-205.

The Defendants may have an interest  
in the above described Property.  
The Plaintiff has filed this action  
to quiet the title to the Property and  
to forever bar the Defendants from  
asserting any right, title, interest,

lien or claim against said Property.

**NOTICE**

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend,  
you must enter a written appearance  
personally or by attorney and  
file your defenses or objections  
in writing with the court within  
twenty (20) days from the date  
this Notice is published. You are  
warned that if you fail to do so the  
case may proceed without you and  
a judgment may be entered against  
you without further notice for the  
relief requested by the plaintiff. You  
may lose money or property or other  
rights important to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER  
AT ONCE. IF YOU DO NOT  
HAVE A LAWYER, GO TO OR  
TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE  
CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING  
A LAWYER.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE  
YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY  
OFFER LEGAL SERVICES  
TO ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.

Lawyer Referral &  
Information Service  
PO Box 1792  
Erie, PA 16507  
(814) 459-4411

Mon – Fri 8:30 a.m. – Noon,  
1:15 p.m. -3:00 p.m.

Timothy M. Zieziula, Esquire  
Knox McLaughlin Gornall  
& Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
Telephone: (814) 459-2800  
Attorneys for Plaintiff

Jan. 31

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of  
Erie County, Pennsylvania  
Docket No. 10195-14

In re: Pamela Joan Roudabush  
Notice is hereby given that a  
Petition has been filed in the above  
named Court requesting an order  
to change the name of Pamela

Joan Roudabush to Pamela Joan  
Roudabush Cash.

The Court has fixed the 27th day  
of March, 2014 at 10:30 a.m. in  
Courtroom No. G-222 of the Erie  
County Courthouse, 140 W. 6th  
St., Erie, PA 16501, as the time  
and place for the hearing on said  
Petition, when and where all  
interested parties may appear and  
show cause, if any they have, why  
the Prayer of the Petitioner should  
not be granted.

Jan. 31

**LEGAL NOTICE**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

In the Court of Common Pleas of  
Erie County, Pennsylvania  
Civil Division – Law  
Case No. 12602-2013

Enterprise Bank, Plaintiff  
vs.

Karen J. Novotny, The Estate  
of Rudolph A. Novotny, Robert  
Novotny, known heir of Rudolph A.  
Novotny, Sherie Novotny, known  
heir of Rudolph A. Novotny, and all  
unknown heirs, successors, assigns,  
persons, firms, or associations  
claiming right, title, or interest  
from or under Rudolph A. Novotny,  
deceased, Defendants.

TO: All unknown heirs, successors,  
assigns, persons, firms, or  
associations claiming right, title, or  
interest from or under Rudolph A.  
Novotny, deceased

You are hereby notified that  
Plaintiff Enterprise Bank has  
filed an Amended Complaint in  
Mortgage Foreclosure in the Court  
of Common Pleas of Erie County,  
Pennsylvania, docketed at Case  
No. 12602-2013, wherein Plaintiff  
seeks to foreclose on the mortgage  
securing the property located at  
132 Hilltop Drive, Edinboro,  
Pennsylvania 16412, whereupon  
the property would be sold by the  
Sheriff of Erie County.

You are hereby notified to plead  
to the above-referenced Amended  
Complaint in Mortgage Foreclosure  
on or before twenty (20) days from  
the date of this publication or a  
judgment will be entered against  
you.

Notice to Defend: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within TWENTY (20) days of this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral & Information Service  
P.O. Box 1792  
Erie, PA 16507  
814/459-4411

Mon - Fri 8:30 a.m. - Noon;  
1:15 p.m. - 3:00 p.m.

John R. O'Keefe, Jr. (PA I.D. No. 36633), Justin M. Tuskan (PA I.D. No. 311235), Metz Lewis Brodman Must O'Keefe, LLC, 535 Smithfield Street, 8th Floor, Pittsburgh, PA 15222, Telephone: (412) 918-1100, Attorneys for Plaintiff Enterprise Bank.

Jan. 31

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW

NO. 13713-11

**NOTICE OF ACTION IN**

**MORTGAGE FORECLOSURE**

Liberty Savings Bank, FSB c/o Liberty Savings Bank f/k/a Liberty Lending, Plaintiff vs. Michelle A. Ganza, Deceased, Richard E. McCurdy, Known Heir of Michelle A. Ganza, Deceased, Angela Przepierski, Known Heir of Michelle A. Ganza, Deceased, Ashley Przepierski, Known Heir of Michelle A. Ganza, Deceased, Savannah Przepierski, Known Heir of Michelle A. Ganza, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michelle A. Ganza, Deceased, Defendant(s) TO: Michelle A. Ganza, Deceased and Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Michelle A. Ganza, Deceased, Defendant(s), whose last known addresses are 2707 Garland Street (Millcreek Township), Erie, PA 16506; 1136 West Gore Road, Erie, PA 16509; 350 E. 33rd Street, Erie, PA 16504 and 640 East 12th Street, Erie, PA 16503.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Liberty Savings Bank, FSB c/o Liberty Savings Bank f/k/a Liberty Lending, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County, Pennsylvania, docketed to NO. 13713-11, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2707 Garland Street (Millcreek Township), Erie, PA 16506, whereupon your property would be sold by the Sheriff of Erie County.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance

personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Erie County Lawyer Referral Service, PO Box 1792, Erie, PA 16507, 814.459-4411. Mark J. Udren, Stuart Winneg, Lorraine Doyle, Alan M. Minato, Sherri J. Braunstein, Daniel S. Siedman, Heather Riloff, Paige M. Bellino, Lee Schottenfeld & Harry B. Reese, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

Jan. 31

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 13343-13

**NOTICE OF ACTION IN**

**MORTGAGE FORECLOSURE**

Reverse Mortgage Solutions, Inc., Plaintiff vs. Stanley G. Berlin, Personal Representative of the Estate of Yvonne Cole a/k/a Yvonne J. Cole a/k/a Yvonne Johnson-Cole, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title

or Interest from or Under Yvonne Cole a/k/a Yvonne J. Cole a/k/a Yvonne Johnson-Cole and Estate of Yvonne Cole a/k/a Yvonne J. Cole a/k/a Yvonne Johnson-Cole, c/o Stanley G. Berlin, Personal Representative, Defendant(s)  
 TO: Yvonne Cole a/k/a Yvonne J. Cole a/k/a Yvonne Johnson-Cole, Deceased and Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Yvonne Cole a/k/a Yvonne J. Cole a/k/a Yvonne Johnson-Cole, Deceased, Defendant(s), whose last known addresses are 305 West 6th Street, Erie, PA 16507 and 5204 Robinhood Lane, Erie, PA 16509.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Reverse Mortgage Solutions, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County, Pennsylvania, docketed to NO. 13343-13, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5204 Robinhood Lane, Erie, PA 16509, whereupon your property would be sold by the Sheriff of Erie County.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES

TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Erie County Lawyer Referral Service, PO Box 1792, Erie, PA 16507, 814.459-4411.. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Harry B. Reese, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren, Jordan David & Amanda Rauer, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400

Jan. 31

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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

**FEBRUARY 21, 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.

John T. Loomis

Sheriff of Erie County

Jan. 31 and Feb. 7, 14

**SALE NO. 1**

**Ex. #11609 of 2013**

**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**

v.

**THOMAS G. MARINO, CLAUDETTE L. MARINO, 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, and Commonwealth of Pennsylvania known and numbered as 3301 Leacock Road, sometimes referred to as 3301 Laycock Road, Edinboro, PA 16412.

HAVING ERECTED THEREON a one-and-a-half story single family

dwelling and outbuildings.

BEING the same premises conveyed to Thomas G. Marino and Claudette L. Marino by deed dated July 12, 1977 and recorded on July 13, 1977 in Erie County Deed Book 1271, page 0212.

Erie County Tax Parcel Number (45) 9-15-4.

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

Jan. 31 and Feb. 7, 14

**SALE NO. 2**

**Ex. #13688 of 2012**

**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**

v.

**DONALD D. SCARVEL and DEBORAH E. BISHOP, Defendants**

**SHORT DESCRIPTION**

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

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

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

Susan Fuhrer Reiter

Pa Supreme Court ID No. 43581

MacDonald, Illig, Jones &

Britton LLP

100 State Street, Suite 700

Erie, Pennsylvania 16507-1459

(814) 870-7760

Jan. 31 and Feb. 7, 14

**SALE NO. 3**

**Ex. #12035 of 2013**

**Walter G. Howard, Plaintiff**

v.

**Anne C. Sunde, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12035 of 2013 Walter G. Howard vs. Anne C. Sunde, owner(s) or property situated in City of Erie, Erie County, Pennsylvania being 1052 West 4th Street, Erie, PA 16507

165 x 40 x 165 x 40

Assessment Map number: 17-040-0.330-128-00

Assessed Value figure: \$70,580.00 Improvement thereon: Two-story frame fixed dwelling house.

Jason R. Owen, Esquire

345 West Sixth Street

Erie, PA 16507

814-454-6345

Jan. 31 and Feb. 7, 14

**SALE NO. 4**

**Ex. #12242 of 2013**

**PNC Bank, National Association, Plaintiff**

v.

**Joel Schwartz a/k/a**

**Joel S. Schwartz**

**Michelle Schwartz a/k/a**

**Michelle R. Schwartz**

**SHORT DESCRIPTION FOR ADVERTISING**

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

BEING KNOWN AS 126 East 31st Street, Erie, PA 16504

PARCEL NUMBER: 18-5086-234

IMPROVEMENTS: Residential Property

Nicole LaBletta, Esq.

PA ID 202194

Attorney for Plaintiff

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

pleadings@udren.com

Jan. 31 and Feb. 7, 14

**SALE NO. 5**

**Ex. #12777 of 2013**

**MARQUETTE SAVINGS BANK, Plaintiff**

v.

**LAWRENCE A. D'AMBROSIO, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution

filed at No. 2013-12777, Marquette Savings Bank vs. Lawrence A. D'Ambrosio, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1867 East Seventh Street, Erie, Pennsylvania.

58' X 120' containing 0.1598 acres  
Assessment Map Number: 1109.0-200.00

Assessed Value Figure: \$58,920.00  
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

Jan. 31 and Feb. 7, 14

**SALE NO. 6**

**Ex. #12776 of 2013**  
**MARQUETTE SAVINGS BANK, Plaintiff**  
**v.**

**LAWRENCE A. D'AMBROSIO and SEAN PEACE (Occupant), Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2013-12776, Marquette Savings Bank vs. Lawrence A. D'Ambrosio, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1034 East Fifth Street, Erie, Pennsylvania. 30' X 120.5' containing 0.0830 acres  
Assessment Map Number: (14) 10-36-230

Assessed Value Figure: \$42,090.00  
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

Jan. 31 and Feb. 7, 14

**SALE NO. 7**

**Ex. #12775 of 2013**  
**MARQUETTE SAVINGS BANK, Plaintiff**  
**v.**

**LAWRENCE A. D'AMBROSIO and MICHAEL SOPP (Occupant), Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution

filed at No. 2013-12775, Marquette Savings Bank vs. Lawrence A. D'Ambrosio, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 438 West 32nd Street, Erie, Pennsylvania.

64' X 133.75' containing 0.1965 acres  
Assessment Map Number: (19) 60-49-121

Assessed Value Figure: \$82,3000.00 [sic]  
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

Jan. 31 and Feb. 7, 14

**SALE NO. 8**

**Ex. #12774 of 2013**  
**MARQUETTE SAVINGS BANK, Plaintiff**  
**v.**

**LAWRENCE A. D'AMBROSIO and CHARLES BLACK (Occupant), Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2013-12774, Marquette Savings Bank vs. Lawrence A. D'Ambrosio, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 81 Race Avenue, Erie, Pennsylvania. 80' X 120' containing 0.2204 acres  
Assessment Map Number: 40-10-57.1

Assessed Value Figure: \$68,600.00  
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

Jan. 31 and Feb. 7, 14

**SALE NO. 10**

**Ex. 12518 of 2013**  
**PNC BANK, NATIONAL ASSOCIATION, Plaintiff**  
**v.**

**KEITH A. PIERCE, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12518-2013, PNC BANK, NATIONAL ASSOCIATION vs.

KEITH A. PIERCE, owner(s) of property situated in THIRD WARD CITY OF ERIE, Erie County, Pennsylvania being 1350 WEST TENTH STREET, ERIE, PA 16502  
Assessment Map number: (16) 30-61-132

Assessed Value figure:\$52,390.00  
Improvement thereon: two-family flat  
Brett A. Solomon, Esquire  
Michael C. Mazack, Esquire  
1500 One PPG Place  
Pittsburgh, PA 15222  
(412) 566-1212

Jan. 31 and Feb. 7, 14

**SALE NO. 11**

**Ex. #13495 of 2006**  
**Washington Mutual Bank f/k/a Washington Mutual Bank, FA, Plaintiff**  
**v.**

**Jeffrey D. Hemenger and Sandra L. Hemenger, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13495-06, Washington Mutual Bank f/k/a Washington Mutual Bank, FA vs. Jeffrey D. Hemenger and Sandra L. Hemenger, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 935 West 32nd Street, Erie, PA 16508  
0.0922

Assessment Map number: 19-61-12-206  
Assessed Value figure: \$86,900.00  
Improvement thereon: a residential dwelling  
Amy Glass, Esquire  
Shapiro & DeNardo, LLC  
Attorney for Movant/Applicant  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Jan. 31 and Feb. 7, 14

**SALE NO. 12**

**Ex. #12833 of 2013**  
**JPMorgan Chase Bank, National Association, Plaintiff**  
**v.**

**Carol L. Smith, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12833-13, JPMoran Chase Bank, National Association vs. Carol L. Smith, owner(s) of

property situated in City of Erie, Erie County, Pennsylvania being 2621 Raspberry Street, Erie, PA 16508  
0.0814

Assessment Map number:  
(19) 6037-323

Assessed Value figure: \$87,180.00  
Improvement thereon: a residential dwelling

Amy Glass, Esquire  
Shapiro & DeNardo, LLC  
Attorney for Movant/Applicant  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Jan. 31 and Feb. 7, 14

**SALE NO. 13**

**Ex. #13309 of 2012**

**JPMORGAN CHASE BANK,  
N.A., Plaintiff**

v.

**DOUGLAS M. DAVIS, SR  
and YOLANDA V. DAVIS,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13309-12, JPMORGAN CHASE BANK, N.A. vs. DOUGLAS M. DAVIS, SR, YOLANDA V. DAVIS  
Amount Due: \$83,978.43  
DOUGLAS M. DAVIS, SR, YOLANDA V. DAVIS, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 630 LIBERTY STREET, ERIE, PA 16502-1229

Dimensions: 30x52.6

Acreage: 0.0362

Assessment Map number:  
17-040-0250-20100

Assessed Value: 65,170.00

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

Jan. 31 and Feb. 7, 14

**SALE NO. 14**

**Ex. #11132 of 2013**

**FANNIE MAE ("FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION"), Plaintiff**

v.

**JASON R. HARNED,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11132-13 FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") vs. JASON R. HARNED

Amount Due: \$102,163.50

JASON R. HARNED, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 2640 WEST 24TH STREET, ERIE, PA 16506-3004

Dimensions: 80 X 135.14

Acreage: 0.2482

Assessment Map number:  
33051198001600

Assessed Value: 90,700.00

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

Jan. 31 and Feb. 7, 14

**SALE NO. 15**

**Ex. #10081 of 2012**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS**

**TRUSTEE ON BEHALF OF**

**THE CERTIFICATEHOLDERS  
OF THE MORGAN STANLEY**

**ABS CAPITAL I INC. TRUST  
2006-HE5, MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2006-HE5, Plaintiff**

v.

**KELLY C. O'LEARY  
DESMOND THOMPSON,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10081-12, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5 vs. KELLY C. O'LEARY, DESMOND THOMPSON

Amount Due: \$72,653.79

KELLY C. O'LEARY, DESMOND THOMPSON, owner(s) of property situated in TOWNSHIP OF ERIE CITY, 4TH, Erie County, Pennsylvania being 810 WEST 5TH STREET, ERIE, PA 16507-1108

Dimensions: 27.5

Acreage: 165

Assessment Map number:  
17040026022200

Assessed Value: 62,000

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

Jan. 31 and Feb. 7, 14

**SALE NO. 16**

**Ex. #12983 of 2012**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS**

**TRUSTEE FOR J.P. MORGAN  
MORTGAGE ACQUISITION**

**TRUST 2007-CH4, ASSET  
BACKED PASS-THROUGH**

**CERTIFICATES, SERIES 2007-  
CH4, Plaintiff**

v.

**KIMBERLEY RAUP  
VAUGHN RAUP, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12983-2012

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4 vs. KIMBERLEY RAUP, VAUGHN RAUP

Amount Due: \$107,168.38

KIMBERLEY RAUP, VAUGHN RAUP, owner(s) of property situated in TOWNSHIP OF WASHINGTON, Erie County, Pennsylvania being 12240 RIDGE AVENUE, EDINBORO, PA 16412-1420

Dimensions: 90 X 100

Acreage: 0.2066

Assessment Map number:  
45016029000400

Assessed Value: \$ 102,600.00

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

Jan. 31 and Feb. 7, 14

**SALE NO. 17**

**Ex. #13265 of 2012**  
**NATIONSTAR MORTGAGE,  
 LLC, F/K/A CENTEX HOME  
 EQUITY COMPANY, LLC,**  
**Plaintiff**

v.

**STEPHEN R. WAGNER,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13265-12

NATIONSTAR MORTGAGE,  
 LLC, F/K/A CENTEX HOME  
 EQUITY COMPANY, LLC vs.  
 STEPHEN R. WAGNER

Amount Due: \$28,804.40

STEPHEN R. WAGNER, owner(s)  
 of property situated in ERIE CITY,  
 Erie County, Pennsylvania being  
 731 EAST 23RD STREET, ERIE,  
 PA 16503-2212

Assessment Map number:  
 18050030010700

Assessed Value: \$40,200.00

Improvement thereon: residential  
 Phelan Hallinan, LLP

One Penn Center at Suburban

Station, Suite 1400

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

(215) 563-7000

Jan. 31 and Feb. 7, 14

**SALE NO. 18**

**Ex. #31354 of 2013**  
**First Niagara Funding, Inc.**

v.

**Eric Acquisitions, LLC**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 2013-31354, First  
 Niagara Funding, Inc. vs. Eric  
 Acquisitions, LLC

Eric Acquisitions LLC, owner of  
 the property situated in City of Erie,  
 Erie County, Pennsylvania being  
 514-516 West 16th Street, Erie, PA  
 16502

Dimensions 40 x 66.5;

Square Footage 7200;

Acreage 0.0611  
 Assessment Map No.:  
 (16) 3027-124 and (16) 3026-212  
 Assessed Value Figure: \$98,000  
 Improvements Thereon: Apartments  
 Eric D. Rosenberg, Esquire  
 Metz Lewis Brodman Must  
 O'Keefe LLC  
 535 Smithfield Street, Suite 800  
 Pittsburgh, PA 15222  
 412.918.1100

Jan. 31 and Feb. 7, 14

**SALE NO. 19**

**Ex. #11209 of 2012**  
**U.S. Bank National Association**  
**Trustee for the Pennsylvania**  
**Housing Finance Agency,**  
**Plaintiff**

v.

**Kathy Busi, Nancy Kirclich,**  
**Thomas Kirclich, and Heidi**  
**Ladow, known heirs of**  
**Olive V. DaSilva, Deceased and**  
**the unknown heirs of Olive V.**  
**DaSilva, Deceased, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No.  
 11209-12 U.S. BANK NATIONAL  
 ASSOCIATION TRUSTEE  
 FOR THE PENNSYLVANIA  
 HOUSING FINANCE AGENCY,  
 Plaintiff vs. KATHY BUSI,  
 NANCY KIRCLICH, THOMAS  
 KIRCLICH, AND HEIDI LADOW,  
 KNOWN HEIRS OF OLIVE V.  
 DaSILVA, DECEASED AND  
 THE UNKNOWN HEIRS OF  
 OLIVE V. DaSILVA, DECEASED,  
 Defendants

Real Estate: 310 LIGHTHOUSE  
 STREET, ERIE, PA 16507

Municipality: City of Erie, Erie  
 County, Pennsylvania

See Deed Book 0272, Page 0743.

Tax I.D. (14) 1040-419

Assessment: \$ 6,700. (Land)  
 \$37,410. (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

Jan. 31 and Feb. 7, 14

**SALE NO. 20**

**Ex. #10851 of 2013**  
**U.S. Bank National Association,**  
**as Trustee for the Pennsylvania**  
**Housing Finance Agency,**  
**Plaintiff**

v.

**Kimberly A. Johnson**  
**Nathaniel D. Johnson,**  
**Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 No. 2013-10851 U.S. BANK  
 NATIONAL ASSOCIATION,  
 AS TRUSTEE FOR THE  
 PENNSYLVANIA HOUSING  
 FINANCE AGENCY, Plaintiff  
 vs. KIMBERLY A. JOHNSON,  
 NATHANIEL D. JOHNSON,  
 Defendants

Real Estate: 2642 CHERRY  
 STREET, ERIE, PA 16508

Municipality: City of Erie, Erie  
 County, Pennsylvania

Dimensions: 71.76 ft. x 40 ft.

See Deed Book 0506, Page 2176.

Tax I.D. (19) 6043-114

Assessment: \$ 9,700. (Land)

\$42,900. (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

Jan. 31 and Feb. 7, 14

**SALE NO. 21**

**Ex. #11420 of 2013**  
**U.S. Bank National Association,**  
**as Trustee for the Pennsylvania**  
**Housing Finance Agency,**  
**Plaintiff**

v.

**Delma Kercado, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 No. 2013-11420 U.S. BANK  
 NATIONAL ASSOCIATION,  
 AS TRUSTEE FOR THE  
 PENNSYLVANIA HOUSING  
 FINANCE AGENCY, Plaintiff vs.

DELMA KERCADO, Defendant

Real Estate: 505 EAST AVENUE,  
 ERIE, PA 16507

Municipality: City of Erie, Erie  
 County, Pennsylvania

Dimensions: 40 1/6 ft. x 112 ft.

See Deed Book 1169, Page 2168  
 Tax I.D. (14) 1036-117  
 Assessment: \$ 8,700. (Land)  
 \$46,500. (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

Jan. 31 and Feb. 7, 14

**SALE NO. 22**

**Ex. #11693 of 2013**  
**U.S. Bank National Association,**  
**as Trustee for the Pennsylvania**  
**Housing Finance Agency,**  
**Plaintiff**

v.

**Jamie L. Scott and Michael L.**  
**Scott, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 No. 2013-11693 U.S. BANK  
 NATIONAL ASSOCIATION,  
 AS TRUSTEE FOR THE  
 PENNSYLVANIA HOUSING  
 FINANCE AGENCY, Plaintiff vs.  
 JAMIE L. SCOTT AND MICHAEL  
 L. SCOTT, Defendants

Real Estate: 62 FRANKLIN  
 STREET, ALBION, PA 16401  
 Municipality: Borough of Albion,  
 Erie County, Pennsylvania  
 Lot 9, Block 17, Plat of Albion  
 Borough

See Deed Book 1107, Page 847  
 Tax I.D. (1) 4-18-4  
 Assessment: \$29,200. (Land)  
 \$65,200. (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

Jan. 31 and Feb. 7, 14

**SALE NO. 23**

**Ex. #12758 of 2013**  
**U.S. Bank National Association,**  
**as Trustee for the Pennsylvania**  
**Housing Finance Agency,**  
**Plaintiff**

v.

**Roxina Cass Snyder and Douglas**  
**W. Snyder, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 No. 2013-12758 U.S. BANK  
 NATIONAL ASSOCIATION,  
 AS TRUSTEE FOR THE  
 PENNSYLVANIA HOUSING  
 FINANCE AGENCY, Plaintiff  
 vs. ROXINA CASS SNYDER  
 and DOUGLAS W. SNYDER,  
 Defendants

Real Estate: 7308 BUFFALO  
 ROAD, HARBORCREEK, PA  
 16421

Municipality: Township of  
 Harborcreek, Erie County,  
 Pennsylvania

See Deed Book 387, Page 2375.

Tax I.D. (27) 21-32-42

Assessment: \$32,600. (Land)  
 \$33,400. (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

Jan. 31 and Feb. 7, 14

**SALE NO. 24**

**Ex. #12311 of 2013**  
**Federal National Mortgage**  
**Association, Plaintiff**

v.

**Christopher P. Crawford,**  
**Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 12311-13 Federal  
 National Mortgage Association v.  
 Christopher P. Crawford, Owner(s)  
 of property situated in City of Erie,  
 Erie County, Pennsylvania, being  
 1329 Lynn Street, Erie, PA 16503  
 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 Lynn Street, Two hundred  
 ninety and seventy-eight one  
 hundredths (290.78) feet east of the  
 east line of Hess Avenue; Thence  
 southwardly parallel with Hess  
 Avenue, One hundred (100) feet;  
 Thence eastwardly parallel with  
 Lynn Street, Thirty (30) feet;

Thence northerly parallel with Hess  
 Avenue, One hundred (100) feet to  
 the south line of Lynn Street; and  
 thence westwardly along the south  
 line of Lynn Street, Thirty (30) feet  
 to the place of beginning.

This parcel has erected thereon a  
 dwelling commonly known as 1329  
 Lynn Street, Erie, Pennsylvania  
 16503, and bears Erie County Tax  
 Index No. (14) 1101-212.

Assessment Map number:  
 14-011-001.0-212.00

Assessed Value figure: \$43,670.00  
 Improvement thereon: Residential  
 Dwelling

Martha E. Von Rosenstiel, Esquire  
 No. 52634

Heather Riloff, Esquire  
 No. 309906

649 South Avenue, Unit #6  
 PO Box 822  
 Secane, PA 19018  
 610-328-2887

Jan. 31 and Feb. 7, 14

**SALE NO. 25**

**Ex. #12577 of 2013**  
**M&T BANK, Plaintiff**

v.

**GREGORY K. MANLEY,**  
**Defendant(s)**  
**DESCRIPTION**

ALL that certain piece or parcel  
 of land situate in the City of Erie,  
 County of Erie and Commonwealth  
 of Pennsylvania, being Lot No. 567  
 in the Southlands Plan of Lots as  
 recorded in the Recorder's Office of  
 Erie County in Map Book 3, pages  
 82 and 83;

SAID property commonly known  
 as 1717 West 32nd Street, Erie,  
 Pennsylvania 16508 and bearing  
 Erie County Tax Index No.:  
 (19) 6147-212.

PROPERTY ADDRESS: 1717 West  
 32nd 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

Jan. 31 and Feb. 7, 14

**SALE NO. 27**  
**Ex. #12675 of 2013**  
**CitiMortgage, Inc.**

v.

**Jamar E. Gregory**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12675-13, CitiMortgage, Inc. vs. Jamar E. Gregory, owners of property situated in Erie County, Pennsylvania being 1937 East 40th Street, Erie, PA 16510  
 Assessment Map number: (18) 5236-610  
 Assessed Value figure: \$118,810.00  
 Improvement thereon: Residential Dwelling  
 Robert W. Williams, Esquire  
 220 Lake Drive East, Suite 301  
 Cherry Hill, NJ 08002  
 (856) 482-1400

Jan. 31 and Feb. 7, 14

**SALE NO. 28**  
**Ex. #12676 of 2013**  
**CitiMortgage, Inc.**

v.

**Regis P. Mabie and Rita E. Mabie**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12676-13, CitiMortgage, Inc. vs. Regis P. Mabie and Rita E. Mabie, owners of property situated in Erie County, Pennsylvania being 806 E. Grandview Blvd, Erie, PA 16504  
 Assessment Map number: 18-5372.0.900.00  
 Assessed Value figure: \$119,700.00  
 Improvement thereon: Residential Dwelling  
 Robert W. Williams, Esquire  
 220 Lake Drive East, Suite 301  
 Cherry Hill, NJ 08002  
 (856) 482-1400

Jan. 31 and Feb. 7, 14

**SALE NO. 29**  
**Ex. #12135 of 2012**  
**HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset Backed Certificates, Series 2005-4**

v.

**Richard D. Hess, Sheila M. Hess**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 12135-12, HSBC Bank USA, National Association, Trustee

for Wells Fargo Home Equity Asset Backed Certificates, Series 2005-4 vs. Richard D. Hess; Sheila M. Hess, owner(s) of property situated in the Township of Fairview, County of Erie, Pennsylvania being 8090 West Ridge Road, Fairview, PA 16415-1806  
 2323 square feet  
 Assessment Map Number: 21067102001100  
 Assessed Value figure: 245,300.00  
 Improvement thereon: Single Family Dwelling  
 Zucker, Goldberg & Ackerman, LLC  
 200 Sheffield Street, Suite 101  
 Mountainside, NJ 07092  
 (908) 233-8500

Jan. 31 and Feb. 7, 14

**SALE NO. 30**  
**Ex. #12536 of 2012**  
**Wells Fargo Bank, N.A.**

v.

**Edward J. McConnell as Co-Administrator of the Estate of Mary M. McConnell; Terrence J. McConnell as Co-Administrator of the Estate of Mary McConnell**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 2012-12536 Wells Fargo Bank, N.A. vs. Edward J. McConnell as Co-Administrator of the Estate of Mary M. McConnell; Terrence J. McConnell as Co-Administrator of the Estate of Mary M. McConnell; owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 1805 West 29th Street, Erie, PA 16508-1104  
 1568 square feet  
 Assessment Map Number: 19062037010600  
 Assessed Value figure: 112,840.00  
 Improvement thereon: Single family Dwelling  
 Zucker, Goldberg & Ackerman, LLC  
 200 Sheffield Street, Suite 101  
 Mountainside, NJ 07092  
 (908) 233-8500

Jan. 31 and Feb. 7, 14

**SALE NO. 31**  
**Ex. #12433 of 2013**  
**HSBC Mortgage Services, Inc.**

v.

**John A. Gieza**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Girard, County of Erie and State of Pennsylvania; being part of Tract 293, bounded and described as follows, to wit:  
 BEGINNING at the southwesterly corner of the piece at an iron pin in the center line of the Fairplain Road and westerly line of Tract 293, distant thereon North 25° 53' West, 932.93 feet from an iron pin at the original southwesterly corner of the whole piece and northwesterly corner of land of Julius G. A. Herhold, said point also being the northwesterly corner of a 26.513 acre parcel of land heretofore conveyed to Andrew and Anna Pacansky; thence North 25° 53' West, along the center line of Fairplain Road and westerly line of Tract 293, two hundred eighty-one and seven hundredths (281.07) feet to an iron pin; thence by the residue of the piece North 63° 56' East, passing over an iron pipe at distance of 25.00 feet, seven hundred fourteen and five hundredths (714.05) feet to an iron pin at a northwesterly corner of land heretofore conveyed to Andrew and Anna Pacansky aforesaid; thence along said land South 25° 53' East, two hundred eighty-one and seven hundredths (281.07) feet to an iron pipe; thence by the same south 63° 56' West, passing over an iron pipe at distance of 689.05 feet, seven-hundred fourteen and five hundredths (714.05) feet to the place of beginning and containing a 4.608 Acres of land.  
 UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances. BEING the same premises which Mary A. Geiza, Trustee of The Mary A. Gieza Revocable Living Trust, by Deed dated September 26, 2003, and recorded October 1, 2003 in the Office of the Recorder of Deeds for the County of Erie in Book 1070, Page 2228, granted and conveyed

unto John A. Geiza, in fee.  
 PROPERTY ADDRESS: 1443  
 Fairplain Road, Lake City, PA  
 16423  
 PARCEL ID #24003011000901  
 Christina C. Viola, Esquire  
 Stern and Eisenberg, PC  
 1581 Main Street, Suite 200  
 The Shops at Valley Square  
 Warrington, PA 18976  
 (215) 572-8111

Jan. 31 and Feb. 7, 14

**SALE NO. 32**

**Ex. #12988 of 2013**  
**Master Participation Trust**  
**v.**

**The Unknown Heirs, Executors,  
 Administrators and devisees of  
 the Estate of Dorothy M. Liebel,  
 Deceased and Raymond W.  
 Liebel, III**

**LEGAL DESCRIPTION**

ALL THE CERTAIN piece or parcel  
 of land situate in the Township of  
 Fairview, County of Erie and State  
 of Pennsylvania, being part of Tract  
 No. 357 and being Lot No. 2 of  
 Princess Anne Subdivision No. 1,  
 as the same is set forth on a plat of  
 the same intended to be recorded in  
 the office of the Recorder of Deeds  
 of Erie County, Pennsylvania, more  
 particularly bounded and described  
 as follows, to wit:

BEGINNING at a point on the  
 south line of Valley Drive 200 feet  
 west of the intersection with the east  
 line of Millfair Road; thence south  
 25 degrees 57 minutes 30 seconds  
 east along the west line of Frederick  
 Deutsch, et ux. One hundred thirty  
 five and nine hundredths (135.09)  
 feet to a point; thence south 05  
 degrees 07 minutes 10 seconds  
 west twenty nine and seventy eight  
 hundredths (29.78) feet to a point;  
 thence south 63 degrees 38 minutes  
 30 seconds west one hundred eight  
 and forty one hundredths (108.41)  
 feet to a point; thence north 26  
 degrees east one hundred sixty two  
 and forty four hundredths (162.44)  
 feet to a point in the south line of  
 Valley Drive aforesaid; thence  
 north 64 degrees 18 minutes 30  
 seconds east, one hundred twenty  
 three (123.00) feet to the place of  
 beginning.

SUBJECT to certain restrictions as  
 set forth in Deed Book 759, Page 68.  
 SAID premises having erected a  
 dwelling house commonly known  
 as 6023 Valley Drive, Fairview,  
 Pennsylvania.

BEING the same premises which  
 Dorothy M. Liebel, widower and  
 single, by Deed dated May 27,  
 2005, and recorded June 6, 2005  
 in the Office of the Recorder of  
 Deeds for the County of Erie in  
 Book 1239, Page 2358, granted  
 and conveyed unto Dorothy M.  
 Liebel and Raymond W. Liebel,  
 III, as Joint Tenants with Right of  
 Survivorship, in fee.

PROPERTY ADDRESS: 6023  
 Valley Drive, Fairview, PA 16415  
 PARCEL ID # 21061088000101  
 Christina C. Viola, Esquire  
 Stern and Eisenberg, PC  
 1581 Main Street, Suite 200  
 The Shops at Valley Square  
 Warrington, PA 18976  
 (215) 572-8111

Jan. 31 and Feb. 7, 14

**SALE NO. 33**

**Ex. #13016 of 2013**  
**Tommy R. Mills Training &  
 Transport, Plaintiff**  
**v.**

**Bush Family Trust, LLC and  
 Carol Clapp, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13016-13, Tommy R.  
 Mills Training & Transport vs. Bush  
 Family Trust, LLC and Carol Clapp,  
 owner(s) of property situated in City  
 of Corry, Erie County, Pennsylvania  
 being 920 E. Main Street, Corry, PA  
 16407

100 x 369; 1412 sq.ft.; 0.8402 acres  
 Assessment Map number:  
 (05) 029-108.0-016.00  
 Assessed Value figure: 71,300  
 Improvement thereon: 61,500  
 Alaine Generelli  
 512 Market Street  
 P.O. Box 309  
 Freeport, PA 16229  
 (724) 295-0013

Jan. 31 and Feb. 7, 14



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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, January 27, 2014** and confirmed Nisi.

**February 20, 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.

**2014 ESTATE**

**ACCOUNTANT**

**ATTORNEY**

- |   |   |   |
|---|---|---|
| <p>3. Leo I. Davis<br/>a/k/a Leo Ignatius Davis .....</p> <p>4. Edwin M. Loosley<br/>a/k/a Edwin Miller Loosley<br/>a/k/a Edwin Loosley .....</p> | <p>Msgr. Richard J. Sullivan, Executor .....</p> <p>Robert M. Loosley, Executor .....</p> | <p>Darlene M. Vlahos, Esq.</p> <p>Robert E. McBride, Esq.</p> |
|---|---|---|

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

Jan. 24, 31



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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**

**AMANN, NORBERT P.,  
deceased**

Late of Greene Township  
*Executrix:* Lisa J. Miller, c/o 246 West 10th Street, Erie, PA 16501  
*Attorney:* Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**BLAKLEY, JUDITH A.,  
deceased**

Late of the Township of Union, County of Erie and Commonwealth of Pennsylvania  
*Administrator:* Richard J. Nuhfer, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**BRYANT, PEGGY JOYCE,  
deceased**

Late of Wayne Township, Erie County, Pennsylvania  
*Executor:* Scott Haynes Bryant, c/o William E. Barney, Esq., 200 N. Center St., Corry, PA 16407  
*Attorney:* William E. Barney, Esq., 200 N. Center St., Corry, PA 16407

**LEVESQUE, MAURICE J.,  
deceased**

Late of Millcreek Township  
*Administrators:* John T. Levesque and Michelle R. Tefft, c/o 246 West 10th Street, Erie, PA 16501  
*Attorney:* Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**MCCRAY, MARIE W.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Carol A. McCray, 915 St. Clair Avenue, Erie, PA 16505  
*Attorney:* Gary K. Schonhaler, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**PARR, MILDRED,  
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania  
*Executrix:* Cynthia Ann Bowser, 125 Circle Drive, Girard, PA 16417  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**RENNER, CARL NICHOLAS,  
deceased**

Late of the Township of Harborcreek, County of Erie, State of Pennsylvania  
*Administratrix:* Susan D. Bartlett, c/o 78 East Main Street, North East, PA 16428  
*Attorney:* John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**ROUCH, JEFFREY D.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Sally Rouch, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**RUST, CHRISTOPHER G.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Heidi L. Rust, c/o 900 State Street, Suite 104, Erie, PA 16501  
*Attorney:* Sumner E. Nichols, II, Esquire, Nichols & Myers, P.C., 900 State Street, Suite 104, Erie, PA 16501

**SPAMPANI, TITO J., JR.,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Robert J. Spampani, 1525 East Horizon Drive, Mukilteo, Washington 98275  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**STEEN, SAMUEL D., a/k/a  
SANUEL STEEN,  
deceased**

Late of the City of Erie, Erie County, PA  
*Administratrix:* Audrey M. Steen, c/o 120 West 10th Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**TAYLOR, CLIFFORD W.,  
deceased**

Late of the City of Erie  
*Executor:* Michael J. Taylor, c/o 246 West 10th Street, Erie, PA 16501  
*Attorney:* Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**TERRY, SANDRA L., a/k/a  
SANDRA TERRY,  
deceased**

Late of the Township of Lawrence Park, County of Erie, Pennsylvania  
*Executrix:* Erin M. Terry, c/o 900 State Street, Suite 215, Erie, PA 16501  
*Attorney:* Gregory L. Heidt, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**SECOND PUBLICATION**

**BENNETT, ARTHUR V.,  
deceased**

Late of the County of Erie and State of Pennsylvania  
*Co-Executors:* Bruce Bennett and Patricia Hagerty, c/o Edward J. Niebauer, Esquire, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507  
*Attorney:* Edward J. Niebauer, Esquire, Talarico & Niebauer, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

**BLAKESLEE, BARBARA L.,  
deceased**

Late of the City of Erie, Erie County, Erie, Pennsylvania  
*Executrix:* Margaret M. Smith, 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

**JUSTUS, REBECCA J.,  
deceased**

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

**KLAN, EDWARD J.,  
deceased**

Late of the Township of Millcreek  
*Executor:* Elizabeth A. Wygant, 2921 Hastings Rd., Erie, PA 16506  
*Attorney:* Michael J. D'Amico, Esquire, Savinis, D'Amico, & Kane, LLC, 707 Grant Street, Suite 3626, Gulf Tower, Pittsburgh, PA 15219

**LEWIS, PAUL L.,  
deceased**

Late of the Borough of Wattsburg, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Vickie Schrecengost, 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

**PENMAN, JEAN S.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Susan P. Decker, c/o W. Atchley Holmes, Esquire, 3820 Liberty Street, Erie, PA 16509  
*Attorney:* W. Atchley Holmes, Esquire, 3820 Liberty Street, Erie, PA 16509

**PICZ, EDWARD WILLIAM,  
a/k/a EDWARD PICZ,  
deceased**

Late of the City of Erie  
*Executrix:* Dena Sehr, 2773 Julie Ann Court, Carmichael, CA 95608  
*Attorney:* Jennifer Rea Abel, Esquire, Richards & Richards, LLP, 16020 Perry Highway, Warrendale, PA 15086

**SCHROLL, RONALD L.,  
deceased**

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

**ST. GEORGE, DONALD M.,  
a/k/a DON ST. GEORGE,  
deceased**

Late of the Township of East Springfield, County of Erie and State of Pennsylvania  
*Executor:* John F. St. George, c/o 227 West 5th Street, Erie, PA 16507  
*Attorney:* Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

**VINCENT, MARTHA M.,  
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Michael Vincent, 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

**THIRD PUBLICATION**

**ANTHONY, MARION H.,  
deceased**

Late of the City of Erie, Erie County, PA  
*Executor:* Darl E. Anthony, 1587 W. 41st Street, Erie, PA 16509  
*Attorney:* Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BATES, AGNES L., a/k/a  
AGNES BATES,  
deceased**

Late of the Township of Springfield, County of Erie, State of Pennsylvania  
*Administratrix CTA:* Janet Regelmann, 1760 Eagley Road, East Springfield, PA 16411  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**BERDIS, MARJORIE A.,  
a/k/a MARJORIE BERDIS,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Michael L. Fitzpatrick, 850 Washington Avenue, Carnegie, PA 15106  
*Attorney:* Fitzpatrick & LaCava P.C., 850 Washington Avenue, Carnegie, PA 15106

**CARLSON, WALLACE C.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* James H. Carlson, 4236 Lane Rd., Perry, OH 44081  
*Attorney:* None

**De LEON SOTO, KATHY ANN,  
a/k/a KATHY ANN OLLINGER,  
deceased**

Late of the City of Erie  
*Administrator:* Andrew De Leon Soto, c/o 900 State Street, Suite 215, Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**FAWCETT, JUDITH A.,  
deceased**

Late of the Township of Springfield, Erie County, Commonwealth of Pennsylvania  
*Executrix:* Tina L. Shreve, 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

**FEARN, EMMA,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Kathleen A. Fearn, M.D., c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**GORENFLO, ANNA MAE,  
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania  
*Executrix:* Mary E. Bentley, c/o 78 East Main Street, North East, PA 16428  
*Attorney:* John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**HALLER, MARK F.,  
deceased**

Late of Millcreek Township, Erie County, PA  
*Administrator:* Christopher D. Haller, c/o Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**JAGODZINSKI, PATRICIA S.,  
deceased**

Late of the City of Erie, County of Erie  
*Administrator:* Barbara A. Smith, 5087 Walnut Ridge Dr., Erie, PA 16506  
*Attorney:* Donald J. Rogala, Esq., 3131 Zimmerly Rd., Erie, PA 16506

**MEEDER, LINNIE D., a/k/a  
LINNIE L. MEEDER, a/k/a  
LINNIE MEEDER,  
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania  
*Executrix:* Judith A. Hovanec, 10058 Bessemer Road, Cranesville, PA 16410  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**MILANO, JENNIE,  
deceased**

Late of the County of Erie, State of Pennsylvania  
*Executrix:* Marcia Drew, c/o Edward J. Niebauer, Esquire, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507  
*Attorney:* Edward J. Niebauer, Esquire, Talarico & Niebauer, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

**PARKER, AUDREY A.,  
deceased**

Late of the Township of North East  
*Executrix:* Beverly L. Conn  
*Attorney:* Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**WALKER, VICTORIA LEA,  
a/k/a VICTORIA L. WALKER,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Cheryl L. Visnoski, 1133 East 7th Street, Erie, PA 16502  
*Attorney:* None

**WARHAM, TERRY L., a/k/a  
TERRY LEE WARHAM, a/k/a  
TERRY WARHAM,  
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania  
*Executor:* Frederick C. Warham, 35585 Jay Road, Titusville, PA 16354  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**WILLIARD, DELBERT L.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Wendy B. Thornton  
*Attorney:* Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

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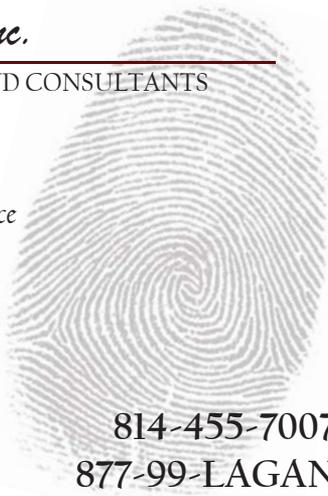
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Erie, PA 16501 ----- *mhaller@eriecountygov.org*

STEVEN E. GEORGE ----- (814) 452-6800  
Shapira, Hutzelman, et al. ----- (f) (814) 456-2227  
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Erie, PA 16507 ----- *sgeorge@shapiralaw.com*

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