

*Erie
County
Legal
Journal*

April 18, 2014

Vol. 97 No. 16

USPS 178-360



**In the Commonwealth Court of Pennsylvania
Howell v. City of Erie Blighted Property, Property Maintenance &
Rental License Appeals Board**

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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Erie County Bar Association Calendar of Events and Seminars

TUESDAY, APRIL 22, 2014

ECBA Live Seminar

Erie County Treatment Court: Your Client's Best Chance at Recovery, Exploring the Myths and Benefits

Bayfront Convention Center

8:45 - 12:00 p.m. (8:15 a.m. reg./breakfast)

\$105 (ECBA member / non-attorney staff)

\$158 (nonmember)

\$73 (Member Judge not needing CLE)

2 hours substantive / 1 hour ethics

FRIDAY, APRIL 25, 2014

Annual Law Day Luncheon

Bayfront Convention Center

12:00-1:45 p.m.

\$25 / person

SATURDAY, APRIL 26, 2014

Law Day 5K Run/Walk

Perry Square / Erie County Court House

9:00 a.m. start time

\$20 (adult w/shirt) \$15 (adult/no shirt)

\$15 (12 and under w/shirt) \$10 (12 and under/no shirt)

www.eriebar.com/public-calendar

TUESDAY, APRIL 29, 2014

CAPE Live Seminar

Professional Interaction in a High-Tech World:

Not So Virtual Liability

Sheraton Erie Bayfront Hotel

5:30 - 6:30 p.m. - Social Hour

6:30 - 8:30 p.m. - Seminar

\$70 (ECBA member / non-attorney staff)

\$105 (nonmember)

\$49 (Member Judge not needing CLE)

1 hour substantive / 1 hour ethics



Erie County Bar
Association



@eriepabar

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

2014 BOARD OF DIRECTORS ——— Edwin W. Smith, President

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OFFICE SPACE FOR LEASE:

Location: Historic John Hill House, 230 West 6th Street, 1 Block West of the Erie County Court House, 2nd Floor, 753 Square Feet.

Amenities: High end professional suite with lots of natural light. Currently configured as 2 offices, reception area, with conference room; furnished or unfurnished. Includes off-street parking. Short or long-term lease available.

Contact: Joseph Marchini, 814-864-3661

Apr. 18, 25, May 2, 9, 16, 23, 30 and Jun. 6

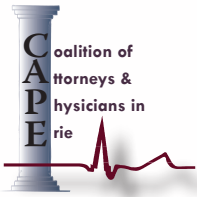


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5950 Lake Shore Drive Erie PA 16505 www.lakeshorecountryclub.com
LSCC is an exclusive, private club with limited membership availability



Erie County Bar Association
and the
Erie County Medical Society
present



Professional Interaction in a High-Tech World: Not So Virtual Liability

Tuesday, April 29, 2014

Sheraton Erie Bayfront Hotel

55 West Bay Drive, Erie, PA

This seminar has been approved by the PA CLE Board for **1 hour substantive and 1 hour ethics law credits.**

Cost: \$70 (ECBA member/non-attorney staff)
\$105 (nonmember)
\$49 (Member judge not needing CLE)

Presenters:

Jenna Bickford, Esquire
MacDonald Illig Jones & Britton LLP

Bradley P. Fox, MD
Physician, Liberty Family Practice

Jonathon A. Izbicki, DO
Physician, Izbicki Family Medicine

Mark K. Kauffman, DO
Assistant Dean of Graduate Studies, LECOM

Robert C. LeSuer, Esquire
Elderkin Law Firm

Lisa Smith Presta, Esquire
MacDonald Illig Jones & Britton LLP

Joy E. Sadaly, Esquire
Knox, McLaughlin, Gornall & Sennett, PC

Peter W. Yoars, Jr., Esquire
Knox, McLaughlin, Gornall & Sennett, PC

5:30 - 6:20 pm

Social Hour - heavy hors d'oeuvres, cash bar

6:20 - 6:30 pm

WELCOME

"PROFESSIONAL INTERACTION IN A HIGH-TECH WORLD"

Mark K. Kauffman, DO

6:30 - 6:50 pm

"SOCIAL MEDIA PRO'S AND PITFALLS"

Bradley P. Fox, MD

6:50 - 7:10 pm

"HIPAA ISSUES IN A HIGH-TECH WORLD"

Lisa Smith Presta, Esq.

Jenna Bickford, Esq.

7:10 - 7:40 pm

"SETTING BOUNDARIES IN A VIRTUAL WORLD"

Jonathon A. Izbicki, DO

Robert C. LeSuer, Esq.

7:40 - 8:00 pm

"WHERE DOES THE DOCTOR/PATIENT, ATTORNEY/CLIENT RELATIONSHIP BEGIN?"

Peter W. Yoars, Jr., Esq.

Joy E. Sadaly, Esq.

8:00 - 8:30 pm

"BRINGING THE HIGH-TECH WORLD TOGETHER FOR PHYSICIANS AND ATTORNEYS"

Mark K. Kauffman, DO

Peter W. Yoars, Jr., Esq.

Joy E. Sadaly, Esq.

*CAPE would like to thank the following
for their financial support which helped
to make this program possible:*



Reservations due to the ECBA office by April 21, 2014

LANCE T. HOWELL, APPELLANT

v.

**CITY OF ERIE BLIGHTED PROPERTY, PROPERTY MAINTENANCE &
RENTAL LICENSE APPEALS BOARD**

No. 442 C.D. 2013

Argued: November 12, 2013

IN THE COMMONWEALTH COURT OF PENNSYLVANIA

BEFORE: HONORABLE BONNIE BRIGANCE LEADBETTER, Judge
HONORABLE PATRICIA A. McCULLOUGH, Judge (P)
HONORABLE JAMES GARDNER COLINS, Senior Judge

OPINION BY

JUDGE LEADBETTER

FILED: March 12, 2014

Lance T. Howell appeals from an order of the Court of Common Pleas of Erie County that affirmed the decision of the City of Erie Blighted Property, Property Maintenance and Rental License Appeals Board (Board) to deny his appeal from a notice of violation issued pursuant to the City’s Uniform Construction Code (UCC)¹ relating to the minimum headroom clearance for a third-floor stairwell. We reverse.

Howell owns the property at issue, a 1926 two-family residential home at 3009 Glenwood Park Avenue, Erie, PA. In June 2012, he filed an application for residential rental registration with the City of Erie, which led to an inspection pursuant to its residential rental licensing program.² Subsequently, the inspector issued Howell a notice of violation indicating the following: “Fire & Life Safety; Means of Egress; Interior Stair-60 inches at the top landing and 57-69 at the middle landing.” Notice of Violation at 1; Reproduced Record (R.R.) at 38a. The notice also provided that a re-inspection was scheduled in approximately thirty days and that a re-inspection “[i]ndicate[d] that significant code violation(s) were observed and documented.” *Id.* at 2; R.R. at 39a. Although the City did not specify the UCC provision at issue,³ Section 1503.21(a)(7)(C)(5) of the UCC sets forth an eighty-inch

¹ The City has defined the UCC to include the following:

[T]his Part Fifteen of the Codified Ordinances [of Erie]; “The International Building Code First Edition 2003” and the “International Residential Code for One- and Two- Family Dwellings 2003,” ... and any standards adopted by the City of Erie in this Part Fifteen of the Codified Ordinances under Section 301 of the [Pennsylvania Construction Code Act (PCCA), Act of November 10, 1999, P.L. 491, *as amended*, 35 P.S. § 7210.301].

Section 1501.101 of the UCC; Reproduced Record (R.R.) at 79a. In 1999, the General Assembly enacted the PCCA due to its “[c]oncern that many municipalities in the Commonwealth either had no construction codes or had a confusing multiplicity of construction codes ...” *Allegheny Insp. Serv. v. N. Union Twp.*, 912 A.2d 380, 381 (Pa. Cmwlth. 2006). The purpose of the PCCA was “to insure uniform, modern construction standards and regulations through the Commonwealth through the adoption of a [UCC].” *Id.* (footnote omitted).

² Section 330.03(a) of the City’s Landlord and Rental Ordinance (Ordinance) provides as follows: “It shall be unlawful for any person, firm or corporation to operate, let or rent to another for occupancy any residential rental unit in the City of Erie, unless a Residential Rental Registration has been issued by the Code Official.” R.R. at 63a.

³ Mindful of the General Assembly’s concern in enacting the PCCA, that many municipalities in the Commonwealth had a confusing multiplicity of construction codes, we disapprove the City’s failure to cite a specific section of the UCC in the citation at issue.

staircase headroom requirement.⁴ Howell appealed to the Board, arguing that the UCC did not apply to his property.⁵ In support, he cited Section 1503.11(a) and (b)(1) of the UCC, which provides as follows:

1503.11 SCOPE.

(a) The [UCC] applies to the construction, alteration, repair, movement, equipment, removal, demolition, location, maintenance, occupancy or change of occupancy of every building or structure which occurs on or after July 8, 2004, and all existing structures that are not legally occupied.

(b) The [UCC] does not apply to:

(1) New buildings or renovations to existing buildings for which an application for a permit was made to the City of Erie before July 8, 2004.

Section 1503.11(a) and (b)(1) of the UCC; R.R. at 80a.

At the Board hearing, Howell preserved his legal argument that the UCC did not apply to his property but took the practical step of pursuing a variance under Section 1503.62 of the UCC. The Board denied Howell’s appeal and he appealed to the court of common pleas. Common pleas considered his appeal on the certified record and affirmed. The court conducted a statutory construction analysis and, *inter alia*, noted that, although the City’s Landlord and Rental Ordinance (Ordinance) does not contain any building specifications that must be met for compliance, it incorporates provisions of other codes that do set forth specific requirements. Noting that the Ordinance defines “residential property” as “a property used or intended to be used for residential purposes,”⁶ the court concluded that the City intended for the Ordinance to apply to rental property that existed at the time of the Ordinance’s 2006 enactment and into the future. Accordingly, the court concluded that the provisions of the other codes, limiting application to times on or after a particular date, were not dispositive because the Ordinance was enacted with existing and future rental units in mind. Howell’s appeal to this Court followed.

Howell’s arguments go to the legal issue of applicability of the UCC and whether common pleas erred in construing the City’s Ordinance and various codes. In addressing the issue of whether the UCC applies to Howell’s property, we note that our review over an issue of law is plenary. *Allegheny Insp. Serv. v. N. Union Twp.*, 912 A.2d 380, 384 n.8 (Pa. Cmwlth. 2006).

⁴ Section 1503.21(a)(7)(C)(5) of the UCC provides as follows:

(a) The City of Erie adopts and incorporates by reference the following codes as the [UCC]:

....
 (7) The “International Residential Code 2003.”

....
 C. Stairway specifications utilized in place of section R-314.2 of the “International Residential Code”

....
 5. Stairways may not be less than 3 feet in clear width and clear headroom of 6 feet, 8 inches, shall be maintained for the entire run of the stair.

Section 1503.21(a)(7)(C)(5) of the UCC; R.R. at 82a.

⁵ The Board’s appeal form has three boxes: 1) an appeal from a building code official’s decision; 2) an extension of time request; and 3) a request for a variance. Howell chose the first box, selecting the second of three possible grounds for his appeal: the provisions of the Property Maintenance Code do not apply. Howell’s Appeal to the Board; R.R. at 41–42a. The three choices outlined when selecting the first box mirror Section 501(c)(2) of the PCCA, 35 P.S. § 7210.501(c)(2).

⁶ Section 330.02(k) of the Ordinance; R.R. at 62a.

As noted above, the UCC’s scope provision provides that it “applies to the construction, alteration, repair, movement, equipment, removal, demolition, location, maintenance, occupancy or change of occupancy of every building or structure which occurs on or after July 8, 2004, and all existing structures that are not legally occupied.” Section 1503.11(a) of the UCC; R.R. at 80a. At the Board hearing, the City did not dispute Howell’s testimony that he did not undertake any construction or alteration since July 8, 2004. He emphasized that, since his 1987 purchase of the property, he never applied for a building permit or did any work on his property. In addition, there was no evidence that Howell’s property underwent a “change of occupancy” or was not “legally occupied,” as those terms are defined in the UCC.⁷ Section 102.7 of the Residential Code for One- and Two-family Dwellings (Residential Code) provides as follows:

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code* [IFC], or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 102.7 of the Residential Code; Appendix D to Board’s Brief at 1. In addition, the exception found in Section 1026.1 of the IFC, which sets forth the requirements for the means of egress in existing buildings, is also applicable. Section 1026.1 of the IFC, including the exception, provides as follows:

General. Means of egress in existing buildings shall comply with Sections 1003 through 1025, except as amended in Section 1026.

Exception: Mean [sic] of egress [in existing buildings] conforming to the requirements of the building code under which they were constructed shall be considered as complying means of egress if, in the opinion of the fire code official, they do not constitute a distinct hazard to life.

Section 1026.1 of the 2003 IFC; Appendix B to City’s Brief at 128 (emphasis added). Moreover, to construe the term “applies to ... occupancy after July 8, 2004” to include any unchanged continuation of lawful occupancy after that date would mean that all homeowners residing in older properties which did not meet the modern requirements of the UCC would have to retrofit their homes by July 8, 2004, no matter the cost, even if the homes were perfectly safe and lawful on July 7. We believe that would be an absurd result, if not an uncompensated taking, not intended by the General Assembly. Accordingly, we conclude that the UCC does not apply to Howell’s property and that, therefore, there was no need for him to seek a variance from an inapplicable requirement.

We turn then to determining whether the City nonetheless established grounds for its notice of violation under its police powers, and specifically the safety exceptions in the provisions cited above. With regard to any potential danger presented by the staircase in question, the City suggests that the code enforcement officer’s denial of a license to Howell,

⁷ The UCC defines “Occupancy” as an “approved use of a building or a structure under the [UCC].” Section 1501 of the UCC; R.R. at 79a. The UCC defines “Legally Occupied” as “use or habitation of a building or facility that was occupied in accordance with all valid construction statutes and ordinances in effect before this chapter took effect.” *Id.*

in and of itself, is indicative of the officer's opinion that the deficiency in the means of egress constitutes a distinct hazard of life and/or a safety and welfare issue. We disagree.

From the transcript, it is clear that the City did not establish that a staircase less than eighty inches in height constituted a fire hazard, *per se*, or a distinct hazard to life. Although a building code inspector was present at the hearing, he did not testify as to safety. He only expressed his opinion as to the legal applicability of the UCC to Howell's house. The only person to testify as to safety was Howell, who did so in his endeavor to prove the grounds necessary for issuance of a variance. Admitting that the staircase in question was less than the required height, Howell testified generally that he never had a tenant complain about the staircase height, that a fireman would have no problems climbing the stairs under normal circumstances and that a tall person simply could tilt his head. October 17, 2012 Hearing, Notes of Testimony (N.T.) at 15-16; R.R. at 19-20a. In addition, although the Board members at the end of the hearing expressed their concerns regarding safety, their opinions do not constitute the opinion of a fire code official or substantial evidence supporting a finding of a distinct hazard of life and/or a safety and welfare issue.

Accordingly, the only thing established at the hearing was that the staircase in question was less than eighty inches in height, not that it presented a danger to "the general safety and welfare of the occupants and the public" or constituted a safety violation such that it was rendered non-compliant with the requirements of the building code under which it was constructed. Having concluded that, under the undisputed facts of this case, the UCC is inapplicable to Howell's property and that the City failed to meet its burden that the staircase in question was unsafe, we reverse.⁸

ORDER

AND NOW, this 12th day of March, 2014, the order of the Court of Common Pleas of Erie County is hereby REVERSED.

BONNIE BRIGANCE LEADBETTER,
Judge

⁸ Having concluded that the UCC is inapplicable to Howell's property and that the City failed to satisfy its burden, we need not address whether common pleas erred in construing the City's Ordinance to effectively override and amend the City's various codes, thus rendering their respective scopes and applicability dates inapplicable and irrelevant.

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 10855-2014

In re: Nikolai Fasick, a minor and Victoria Fasick

Notice is hereby given that a Petition as been filed in the above named Court by Victoria Fasick, requesting an Order to change the names of Victoria Fasick and Nikolai Fasick to Victoria Sereno and Nikolai Sereno, respectively.

The Court has fixed the 21st day of May, 2014 at 2:15 p.m. in Courtroom G, Room 222 of the Erie County Court House, 140 West Sixth Street, 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.

Apr. 18

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 10785-14

In re: Jesse Tyler Newcomer

Notice is hereby given that a Petition as been filed in the above named Court, requesting an Order to change the name of Jesse Tyler Newcomer to Jesse Tyler Benim.

The Court has fixed the 21st day of May, 2014 at 1:30 p.m. in Courtroom G, Room 222 of the Erie County Court House, 140 West Sixth Street, 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.

Apr. 18

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

1. Fictitious Name: RMN Pottery
2. Principal business address: 1337 West 10th Street, Erie, PA 16502
3. Name and address of the parties to the registration: Robert M. Naylor, 1337 West 10th Street, Erie, PA 16502
4. An application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act on or about December 23, 2013.

Apr. 18

LEGAL NOTICE

THE SCHOOL DISTRICT

CITY OF ERIE, PA

Dr. James E. Barker

Leadership Center

148 West 21st Street, Erie, PA 16502

NOTICE TO BIDDERS

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for CNC Machining Center for Central Tech up to Tuesday, April 29, 2014 at 12:00 p.m., prevailing time, and will be opened in the Board Room at 1:30 p.m. prevailing time, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith

Secretary

Apr. 18, 25

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 578 Benson Road, Waterford, PA 16441 being more fully described at Erie County Deed Book Volume 38, Page 1492.

SAID SALE to be held at the Erie County Courthouse, Room 209, 140 West Sixth Street, Erie, Pennsylvania 16501 at **10:00 a.m.** prevailing, standard time on **May 9, 2014.**

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. (47) 09-

24-5.12 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of John P. Davis and Deborah A. Davis, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:13-CV-00243. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

Apr. 11, 18, 25 and May 2

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

**APRIL 25, 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

April 4, 11, 18

**FROM THE OCTOBER 18,
2013 SHERIFF SALES:**

OCTOBER SALE #37

**Ex. #10822 of 2013
The Huntington National Bank,
Plaintiff**

v.

**Richard J. Lee and
Kelly Bernhardt, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10822-2013 The Huntington National Bank v. Richard J. Lee and Kelly Bernhardt (Plaintiff and defendant) Kelly Bernhardt owner of property situated in the Township of Platea, Erie County, Pennsylvania being 8492 Meadville Street, Girard,

Pennsylvania 16417.
Tax I.D. No. (38) 9-14-1
Assessment: \$ 94,975.53
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

April 4, 11, 18

SALE NO. 1

**Ex. #13200 of 2013
Deutsche Bank Trust Company
Americas, as Trustee for Saxon
Asset Securities Trust
2003-3, Mortgage Loan Asset
Back Certificates, Series 2003-3,
Plaintiff**

v.

**DIANE L. CROWL a/k/a DIANE
CROWL, Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF CONNEAUT, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 10230 Knapp Road, Albion, PA 16401
PARCEL NUMBER:
04016042001501
IMPROVEMENTS: Residential Property
Udren Law Offices, P.C.
Harry B. Reese, Esquire
PA ID 310501
Attorney for Plaintiff
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

April 4, 11, 18

SALE NO. 2

**Ex. #12697 of 2011
PNC Bank, National Association,
Plaintiff**

v.

**LIDIJA DEMIROVIC
NERMI DEMIROVIC,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MILLCREEK, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 5130 Cherry Street, Erie, PA 16509
PARCEL NUMBER:
(33) 118-461-18.01
IMPROVEMENTS: Residential

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

April 4, 11, 18

SALE NO. 3

**Ex. #13520 of 2013
PNC Bank, National Association,
Plaintiff**

v.

**JESSICA L. NOWACINSKI
MICHAEL J. NOWACINSKI,
Defendants**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MILLCREEK, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 3406 West 32nd Street, Erie, PA 16506
PARCEL NUMBER: 33-69-258-14
IMPROVEMENTS: Residential Property
Udren Law Offices, P.C.
Harry B. Reese, Esquire
PA ID 310501
Attorney for Plaintiff
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

April 4, 11, 18

SALE NO. 4

**Ex. #13483 of 2013
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**GARY A. BROWN AND LYNN
M. BROWN, Defendants
LEGAL DESCRIPTION**

ALL THOSE CERTAIN pieces or parcels of land located in Venango Township, Erie County, Pennsylvania, and being more particularly bounded and described as follows, to-wit:
BEING Lot No. 1 and Lot No. 2 of the BEMISS SUBDIVISION NO. 1, as shown on a subdivision map recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania as Map 1999-307.
SUBJECT to all covenants, conditions, restrictions, easements,

rights of way, leases, oil and gas leases and building lines of record and/or those visible or discoverable upon physical inspection of the premises.

BEING the same premises conveyed to Gary A. Brown by deed dated April 26, 2007 and recorded April 26, 2007 in the Erie County Recorder's Office in Erie County, Pennsylvania Book 1411, Page 1153, bearing parcel identification number (44) 21-34-1 and (44) 21-34-1.01 commonly known as 14210 Route 8 and 89, Wattsburg, Pennsylvania.

Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool, Esquire
Pa ID #63199

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

April 4, 11, 18

SALE NO. 5

Ex. #13414 of 2013

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**PARNELL PROPERTIES, LLC,
Defendant(s)**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, Commonwealth of Pennsylvania, bounded and described as follow to-wit:

BEING part of Out Lot #2, beginning at a point in the intersection of the West line of East Avenue with the south line of East 24th Street; thence southerly along the west line of East Avenue fifty-six (56) feet to a point; thence westerly and parallel with East 24th Street one hundred (100) feet to a point; thence southerly and parallel with East Avenue ninety (90) feet three (3) inches to a point; thence westerly and parallel with East 24th Street seventy-five (75) feet to a point; thence northerly and parallel with East Avenue forty-six (46) feet three (3) inches to a point; thence easterly and parallel with East 24th Street sixty-five (65) feet to a point; thence northerly and parallel with

East Avenue one hundred (100) feet to the south line of East 24th Street and thence easterly along the south line of East 24th Street one hundred ten (100) [sic] feet to the place of beginning.

BEING the same piece or parcel of ground which Quince Tree Acquisitions Group, LLC, by deed dated May 14, 2009 and recorded on May 26, 2009 in the Erie County Recorder's Office in Deed Book Volume 1564, Page 654, granted and conveyed unto Parnell Properties, LLC, and being known as 2402-2404 East Avenue, Erie, PA 16503 and bearing parcel ID. No. (18) 5039-207

Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool, Esquire
Pa ID #63199

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

April 4, 11, 18

SALE NO. 6

Ex. #13353 of 2013

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**PARNELL PROPERTIES, LLC,
Defendant(s)**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the First 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 south line of Sixth Street, 168 feet westerly from the west line of Wayne Street (formerly Beech Lane) as originally laid out; thence Southwardly, parallel with Wayne Street, 165 feet to a point; thence Westerly and parallel with Sixth Street, 32 feet to a point; thence Northerly and parallel with Wayne Street, 165 feet to the south line of Sixth Street, thence Easterly along said south line of Sixth Street, 32 feet to the place of beginning. Having erected thereon a two story two family frame flat and two car garage.

BEING the same piece or parcel of ground which Louis Vitale and Caroline Vitale a/k/a Caroline Allen, by deed dated April 20, 2009 and recorded on May 7, 2009 in the Erie County Recorder's Office in Deed Book Volume 1560, Page 573, granted and conveyed unto Parnell Properties, LLC, and being known as 741-743 East 6th Street, Erie, PA 16507 and bearing parcel ID. No. 14010022031100.

Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool, Esquire
Pa ID #63199

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

April 4, 11, 18

SALE NO. 8

Ex. #12977 of 2010

**ERIE COMMUNITY CREDIT
UNION, successor by merger
to Zurn Federal Credit Union,
Plaintiff**

v.

**DENISE A. ZELINA, Defendant
SHORT DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, Erie County, Pennsylvania, having erected thereon a one-story frame dwelling with two car detached garage being commonly known as 1846 West 50th Street, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (33) 121-551-9.01.

BEING the same premises conveyed to Denise Zelina by deed dated January 7, 1999, and recorded in the Office of the Recorder of Deeds for Erie County on January 20, 1999, at Deed Book 0613, page 0316.

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

April 4, 11, 18

SALE NO. 9
Ex. #13210 of 2013
REGENCY FINANCE
COMPANY, D/B/A FNB
CONSUMER DISCOUNT
COMPANY
 v.
NATHAN GOODMAN
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13210-13 REGENCY FINANCE COMPANY, d/b/a FNB CONSUMER DISCOUNT COMPANY vs. NATHAN GOODMAN, owner of property situated in the City of Erie, Erie County, Pennsylvania being 229 East 10th Street, Erie, PA 16503; 75 feet south by 38 1/2 feet West by 165 feet north by 8 feet east by 90 feet south by 30 1/2 feet east Assessment Map number: plat book 94, page 1188
 Assessed Value figure: \$22,400
 Improvement thereon: private residence
 Barry J. Klenowski, Esquire
 Klenowski & Klenowski
 416 East Street
 Warren, PA 16365
 (814) 723-1715

April 4, 11, 18

SALE NO. 10
Ex. #12948 of 2013
PNC BANK, NATIONAL
ASSOCIATION successor by
merger to NATIONAL CITY
BANK, Plaintiff
 v.
PATRICIA MAXFIELD
COCHRAN A/K/A PATRICIA J.
COCHRAN, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12948-2013 PNC BANK, NATIONAL ASSOCIATION successor by merger to NATIONAL CITY BANK vs. PATRICIA MAXFIELD COCHRAN, a/k/a Patricia J. Cochran, owner(s) of property situated in FIFTH WARD CITY OF ERIE, Erie County, Pennsylvania being 2204 PROSPECT AVENUE, ERIE, PA 16510
 0.3515 acres
 Assessment Map number:

(18) 5133-132
 Assessed Value figure: \$88,260.00
 Improvement thereon: single family dwelling
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212

April 4, 11, 18

SALE NO. 11
Ex. #12651 of 2013
PNC Bank, National Association
successor by merger to National
City Bank, Plaintiff
 v.
Larry A. Hites and Linda M.
Hites, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12651-13 PNC Bank, National Association successor by merger to National City Bank vs. Larry A. Hites and Linda M. Hites, owner(s) of property situated in TOWNSHIP OF ELK CREEK, Erie County, Pennsylvania being 7495 Route 6 North & 0 Route 98, Edinboro, PA 16412
 1.50 acres and 57.00 acres
 Assessment Map number: 13-18-33-1 and 13-17-32-5
 Assessed Value figure: \$165,300.00 and \$67,300.00
 Improvement thereon: single family dwelling and vacate land
 Donna M. Donaher, Esquire
 Michael C. Mazack, Esquire
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212

April 4, 11, 18

SALE NO. 12
Ex. #12819 of 2013
Springleaf Financial Services of
Pennsylvania, Inc., et al., Plaintiff
 v.
Gregory A. Murzynski,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2013-12819 Springleaf Financial Services of Pennsylvania, Inc., et al. vs. Gregory A. Murzynski, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1445 East 36th Street, Erie,

PA 16504
 .18 acre
 Assessment Map number:
 18-051-056.0-303.00
 Assessed Value figure: 78,580.00
 Improvement thereon: Single family dwelling
 Craig H. Fox, Esquire
 706 One Montgomery Plaza
 Norristown, PA 19401
 (610) 275-7990

April 4, 11, 18

SALE NO. 13
Ex. #13025 of 2013
Caliber Home Loans, Inc., f/k/a
Vericrest Financial Inc. as its
attorney in fact, Plaintiff
 v.
David Getz a/k/a D. Getz a/k/a
Dave Getz
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13025-13, Caliber Home Loans, Inc., f/k/a Vericrest Financial Inc. as its attorney in fact, Plaintiff vs. David Getz a/k/a D. Getz a/k/a Dave Getz, owner of property situated in City of Erie, Erie County, Pennsylvania being 441/443 West 9th Street, Erie, PA 16502
 Dimensions of parcel: 41.25 x 165
 Assessment Map number:
 16-3025-117
 Assessed Value figure: \$81,400.00
 Improvement thereon: Two Family Residential Dwelling
 Craig Oppenheimer, Esquire
 Attorney for Plaintiff
 Richard M. Squire & Associates, LLC
 115 West Avenue, Suite 104
 Jenkintown, PA 19046
 (215) 886-8790

April 4, 11, 18

SALE NO. 14
Ex. #12589 of 2013
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff
 v.
SHANE T. ARCHER
MICHELLE A. HARGER,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12589-13
 JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION vs. SHANE T. ARCHER, MICHELLE A. HARGER
 Amount Due: \$134,842.52
 SHANE T. ARCHER, MICHELLE A. HARGER, owner(s) of property situated in GIRARD TOWNSHIP, Erie County, Pennsylvania being 5736 DAGGETT ROAD, GIRARD, PA 16417-8880
 Dimensions: 100 x 217.21 (Irr.)
 Acreage: 0.4994
 Assessment Map number: 24012036005506
 Assessed Value: \$151,020
 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

April 4, 11, 18

SALE NO. 16

Ex. #13293 of 2013
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
DELTHEIA N. DURAH A/K/A
DELTHEIA NOLEN DURAH,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13293-13
 WELLS FARGO BANK, N.A. vs. DELTHEIA N. DURAH A/K/A DELTHEIA NOLEN DURAH
 Amount Due: \$66,004.46
 DELTHEIA N. DURAH, A/K/A DELTHEIA NOLEN DURAH, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2112 MCCLELLAND AVENUE, ERIE, PA 16510-1356
 Dimensions: 40 x 122.68
 Acreage: 0.1127
 Assessment Map number: 18051034020300
 Assessed Value: \$66,410
 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

April 4, 11, 18

SALE NO. 17
Ex. #13390 of 2013
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
KATHERINE J. GROSS
JEFFREY R. GROSS
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13390-13
 WELLS FARGO BANK, N.A. vs. KATHERINE J. GROSS, JEFFREY R. GROSS
 Amount Due: \$76,588.14
 KATHERINE J. GROSS, JEFFREY R. GROSS, owner(s) of property situated in WESLEYVILLE BOROUGH, Erie County, Pennsylvania being 2106 UNION AVENUE, ERIE, PA 16510-1746
 Assessment Map number: 50003025001000
 Dimensions: 40 x 130.95
 Acreage: 0.1198
 Assessed Value: \$91,060
 Improvement thereon: Residential Assessment Map number: 50003025001101
 Dimensions: 40 x 131.82
 Acreage: 0.1203
 Assessed Value: \$1,700
 Improvement thereon: Vacant land Phelan Hallinan, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

April 4, 11, 18

SALE NO. 18
Ex. #10984 of 2013
PNC BANK, NATIONAL
ASSOCIATION, S/B/M TO
NATIONAL CITY BANK S/B/M
TO NATIONAL CITY BANK OF
PENNSYLVANIA, Plaintiff
 v.
MARY ANNE LAFLAMME,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10984-13
 PNC BANK, NATIONAL ASSOCIATION, S/B/M TO NATIONAL CITY BANK S/B/M TO NATIONAL CITY BANK OF PENNSYLVANIA vs. MARY

ANNE LAFLAMME
 Amount Due: \$49,066.87
 MARY ANNE LAFLAMME, owner(s) of property situated in WATERFORD BOROUGH, Erie County, Pennsylvania being 150-152 WEST 2ND STREET, WATERFORD, PA 16441
 Assessment Map number 1: 46009041001300
 Dimensions: 52 x 155
 Acreage: 0.1850
 Assessed Value: \$111,800
 Assessment Map number 2: 46009041001200
 Dimensions: 19.75 x 155
 Acreage: 0.0703
 Assessed Value: \$2,900
 Improvement thereon: Vacant Phelan Hallinan, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

April 4, 11, 18

SALE NO. 19
Ex. #12834 of 2013
WELLS FARGO BANK,
N.A. F/K/A WACHOVIA
MORTGAGE CORPORATION,
Plaintiff
 v.
WILLIAM M. MATCZAK
LORRAINE M. MATCZAK,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12834-13
 WELLS FARGO BANK, N.A. F/K/A WACHOVIA MORTGAGE CORPORATION vs. WILLIAM M. MATCZAK, LORRAINE M. MATCZAK
 Amount Due: \$83,799.41
 WILLIAM M. MATCZAK, LORRAINE M. MATCZAK, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 918 WEST 26TH STREET, ERIE, PA 16508-3208
 Dimensions: 40 x 145
 Acreage: 0.1331
 Assessment Map number: 19060028013700
 Assessed Value: \$87,700
 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

April 4, 11, 18

SALE NO. 20

Ex. #12162 of 2012
**PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR
BY MERGER TO NATIONAL
CITY BANK, SUCCESSOR BY
MERGER TO NATIONAL CITY
BANK OF PENNSYLVANIA,
Plaintiff**
v.
**THOMAS J. MCCONNELL
MELINDA J. KOETH,
Defendant(s)**
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12162-12
PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR
BY MERGER TO NATIONAL
CITY BANK, SUCCESSOR BY
MERGER TO NATIONAL CITY
BANK OF PENNSYLVANIA
vs. THOMAS J. MCCONNELL,
MELINDA J. KOETH
Amount Due: \$211,352.71
THOMAS J. MCCONNELL,
MELINDA J. KOETH, owner(s)
of property situated in TOWNSHIP
OF GREENE TOWNSHIP, Erie
County, Pennsylvania being 8701
KUHLMAN ROAD, ERIE, PA 16510-
4937
Acreage: 11.6300
Assessment Map number: 25-003-
012.0-023.01
Assessed Value: 3900
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

April 4, 11, 18

SALE NO. 21

Ex. #10914 of 2013
**PNC BANK NATIONAL
ASSOCIATION, SUCCESSOR
IN INTEREST TO NATIONAL
CITY REAL ESTATE**

**SERVICES, LLC, SUCCESSOR
BY MERGER TO NATIONAL
CITY MORTGAGE, INC.
FORMERLY KNOWN AS
NATIONAL CITY
MORTGAGE CO.,
SUCCESSOR BY MERGER
TO INTEGRA MORTGAGE
COMPANY, Plaintiff**
v.
**LISA PERSHING, in her
capacity as Heir of PAUL R.
PERSHING, Deceased
PAUL PERSHING, JR., in his
capacity as Heir of PAUL R.
PERSHING, Deceased
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER PAUL
R. PERSHING, DECEASED,
Defendant(s)**
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10914-13
PNC BANK NATIONAL
ASSOCIATION, SUCCESSOR IN
INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC,
SUCCESSOR BY MERGER TO
NATIONAL CITY MORTGAGE,
INC. FORMERLY KNOWN AS
NATIONAL CITY MORTGAGE
CO., SUCCESSOR BY MERGER
TO INTEGRA MORTGAGE
COMPANY vs. LISA PERSHING,
in her capacity as Heir of PAUL
R. PERSHING, Deceased, PAUL
PERSHING, JR., in his capacity
as Heir of PAUL R. PERSHING,
Deceased, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER PAUL R.
PERSHING, DECEASED
Amount Due: \$46,535.71
LISA PERSHING, in her
capacity as Heir of PAUL R.
PERSHING, Deceased, PAUL
PERSHING, JR., in his capacity
as Heir of PAUL R. PERSHING,
Deceased, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST
FROM OR UNDER PAUL
R. PERSHING, DECEASED,
owner(s) of property situated
in the CITY OF ERIE, Erie
County, Pennsylvania being 2610
GOODRICH STREET, ERIE, PA
16508-1860
Dimensions: 30 x 88.5
Acreage: 0.0610
Assessment Map number:
19-060-053.0319.00
Assessed Value: \$48,600
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

April 4, 11, 18

SALE NO. 22

Ex. #12133 of 2012
**GREEN TREE SERVICING
LLC Plaintiff**
v.
**CHERYL MITCHELL
FRANCIS RINDERLE, in his
capacity as Heir of ALOYSIUS J.
RINDERLE, Deceased
RICHARD RINDERLE, in his
capacity as Heir of ALOYSIUS J.
RINDERLE, Deceased
RITA RINDERLE, in her
capacity as Heir of ALOYSIUS J.
RINDERLE, Deceased
MARY RINDERLE, in her
capacity as Heir of ALOYSIUS J.
RINDERLE, Deceased
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ALOYSIUS
J. RINDERLE, DECEASED
Defendant(s)**
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12133-12
GREEN TREE SERVICING
LLC vs. CHERYL MITCHELL,
FRANCIS RINDERLE, in his
capacity as Heir of ALOYSIUS J.
RINDERLE, Deceased, RICHARD
RINDERLE, in his capacity as Heir
of ALOYSIUS J. RINDERLE,
Deceased, RITA RINDERLE, in

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her capacity as Heir of ALOYSIUS J. RINDERLE, Deceased, MARY RINDERLE, in her capacity as Heir of ALOYSIUS J. RINDERLE, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALOYSIUS J. RINDERLE, DECEASED
 Amount Due: \$198,615.46
 CHERYL MITCHELL, FRANCIS RINDERLE, in his capacity as Heir of ALOYSIUS J. RINDERLE, Deceased, RICHARD RINDERLE, in his capacity as Heir of ALOYSIUS J. RINDERLE, Deceased, RITA RINDERLE, in her capacity as Heir of ALOYSIUS J. RINDERLE, Deceased, MARY RINDERLE, in her capacity as Heir of ALOYSIUS J. RINDERLE, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALOYSIUS J. RINDERLE, DECEASED, owner(s) of property situated in the TOWNSHIP OF WATERFORD TOWNSHIP, Erie County, Pennsylvania being 13021 UNION ROAD, WATERFORD, PA 16441-8139
 Acreage: 10.5400
 Assessment Map number: 47-023-053.0-001.00
 Assessed Value: \$140,650
 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

April 4, 11, 18

SALE NO. 23

Ex. #10133 of 2013
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
NELSON D. TORRES,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10133-13 WELLS

FARGO BANK, N.A. vs. NELSON D. TORRES
 Amount Due: \$83,794.72
 NELSON D. TORRES, owner(s) of property situated in the TOWNSHIP OF SUMMIT, County of Erie and State of Pennsylvania being 9540 PERRY HIGHWAY, WATERFORD, PA 16441-9262
 Dimensions: 1449 sq. ft.
 Acreage: 1.6700
 Assessment Map number: 40023109001400
 Assessed Value: \$ 152,400.00
 Improvement thereon: residential Phelan Hallinan, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

April 4, 11, 18

SALE NO. 24

Ex. #12445 of 2010
HSBC BANK USA, AS
TRUSTEE IN TRUST FOR
CITIGROUP MORTGAGE
LOAN TRUST, INC., ASSET-
BACKED PASS-THROUGH
CERTIFICATES SERIES 2004-
RP1, Plaintiff

v.

PAUL V. UBER, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12445-10
 HSBC BANK USA, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-RP1 vs. PAUL V. UBER
 Amount Due: \$111,544.56
 PAUL V. UBER, owner(s) of property situated in the TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 8930 ROHL ROAD, NORTH EAST, PA 16428-2479
 Dimensions: 8930 ROHL RD 1.8 AC
 Acreage: 1.8000
 Assessment Map number: 27075233000501
 Assessed Value: \$128,560.00
 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

April 4, 11, 18

SALE NO. 25

Ex. #10185 of 2013
STONECREST INCOME and
OPPORTUNITY FUND I, LLC,
Plaintiff

v.

PAMELA KRASINSKI and
DONALD GLOVER, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10185-13 STONECREST INCOME and OPPORTUNITY FUND I LLC vs. PAMELA KRASINSKI and DONALD GLOVER, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 1858 West Gore Road, Erie, PA 16509
 (33) 98-420-12.01
 acreage 0.1791;
 square feet: 1040;
 77.50 x 100
 Assessment Map number: (33) 98-420-12.01
 Assessed Value figure: \$103,630
 Improvement thereon: single family dwelling
 Keri P. Ebeck, Esquire
 PA ID #91298
 Weltman, Weinberg & Reis
 436 7th Avenue, Suite 1400
 Pittsburgh, PA 15219
 (412) 434-7955

April 4, 11, 18

SALE NO. 26

Ex. #13401 of 2013
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

CARMEN J. BARNETT,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2013-13401
 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff vs. CARMEN J. BARNETT, Defendant
 Real Estate: 939 EAST 25TH STREET, ERIE, PA 16503
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 150 x 31
 See Deed Book 1281 Page 936
 Tax I.D. (18) 5039-110
 Assessment: \$ 5,000. (Land)
 \$30,620. (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

April 4, 11, 18

SALE NO. 27

Ex. #12216 of 2013
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff
v.
ROBERT P. CRISHOCK, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No 2013-12216 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ROBERT P. CRISHOCK, Defendants
 Real Estate: 302 EAST 29TH STREET, ERIE, PA 16504
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 70 x 35
 See Deed Book 65, Page 738
 Tax I.D. (18) 5079-224
 Assessment: \$ 16,100. (Land)
 \$ 47,580. (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

April 4, 11, 18

SALE NO. 28
Ex. #13174 of 2013
Federal National Mortgage Association, Plaintiff
v.
Joyce A. Thompson and Carol B. Krineski, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13174-13 Federal National Mortgage Association v. Joyce A. Thompson and Carol B. Krineski, Owner(s) of property situated in Greene Township, Erie County, Pennsylvania, being 10913 West Greene Road, Erie, PA 16510 All that certain piece or parcel of land situate in Greene Township, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
 BEGINNING at a point in the center line of West Greene Road, South Two Hundred Twenty-Eight and One-Tenth (228.1 feet) feet from the intersection of said center line with the center line of Lake Pleasant Road at Weed's Corners, said distance being to the point of a curve, and thence Southerly on the center line of West Greene Road by a curve to the right having a radius of Eight Hundred Eighty-one and Ninety-Five Hundredths (881.95 feet) feet, Fourteen and Three-Tenths (14.3 feet) feet to said beginning point; thence North eighty-nine degrees, forty-five minutes East (N 89 degrees 45 minutes E), along the North line of the whole piece, being the South line of land of Paul E. Smock, et ux, passing over an iron pipe at Twenty-Nine and Two-Tenths (29.2 feet) feet, the side of the road, and an old iron line marker at Thirty and Four-Tenths (30.4 feet) feet, in all Three Hundred Thirty-one and Fifty-Three Hundredths (331.53 feet) feet to an old iron pipe at the Northwest corner of land of James L. Spaeder, et ux, thence South nineteen degrees, thirty- seven minutes West (S 19 degrees 37 minutes W) along the Westerly line of land of said Spaeder, passing over an iron pin at the Southwest corner of said land at One Hundred Eighty-Six and Thirty-Five Hundredths (186.35

feet) feet, in all Two Hundred Seven and Sixty-Five Hundredths (207.65 feet) feet to an iron pin; thence South eighty-nine degrees, thirty-four minutes West (S 89 degrees 34 minutes W) Two Hundred Eighty-Nine (289 feet) feet to the center line of West Greene Road; thence along the center line of West Greene Road by a curve to the left having a radius of Eight Hundred Eighty One and Ninety-Five Hundredths (881.95 feet) feet, the chord of which measures North seven degrees, fifty-three minutes East (N 07 degrees 53 minutes E) One Hundred Ninety-Eight and Twenty-One Hundredths (198.21 feet) feet to the place of beginning.
 Containing One and Twenty-Three Hundredths (1.23) acres exclusive of the road, and having erected thereon a two-story frame dwelling end being more commonly known as West Greene Road, R.D. #2, Waterford, Pennsylvania.
 The foregoing description is in accordance with a survey by James M. Fry, Registered Surveyor, dated August 21, 1970, and approved by the Supervisor of Greene Township on April 10, 1973.
 ALSO
 All that certain piece or parcel of land situate in Greene Township, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
 Commencing at a point in the center line of West Greene Road, South Two Hundred Twenty-Eight and One-Tenth (228.1 feet) feet from the intersection of said center line with the centerline of Lake Pleasant Road at Weed's Corners, said distance being to the point of a curve, and thence Southerly on the center line of West Green Road by a curve to the right having a radius of eight Hundred Eighty-One and Ninety-Five Hundredths (881.95 feet) feet, Fourteen and Three Tenths (14.3 feet) feet to the Northwest corner of land of Dennis Long, Jr. and Carolyn S. Long, his wife, recorded in Deed Book 1098, Page 132; thence continuing along the center line of West Green Road by said curve having a chord measuring

South seven degrees, fifty-three minutes West (S 07 degrees 53 minutes W) One Hundred Ninety-Eight and Twenty-One Hundredths (198.21 feet) feet to the Southwest corner of land of said Dennis Long, Jr. and Carolyn S. Long, his wife, the place of beginning of their herein described parcel; thence North eighty-nine degrees, thirty-four minutes East (N 89 degrees 34 minutes E) passing over an iron pin at Thirty and Twenty-One Hundredths (30.21 feet) feet at the side of the road, in all Two Hundred Eighty-Nine (289) feet to an iron pin at the Southeast corner of said land; thence South nineteen degrees, thirty-seven minutes West (S 19 degrees 37 minutes W) Sixty-Five and Seventeen Hundredths (65.17 feet) feet to an iron pin; thence North seventy-nine degrees, twenty-seven minutes West (N 79 degrees 27 minutes W), passing over an iron pin Twenty-Nine (29 feet) feet from the center of the road, Two Hundred Seventy-Six (276 feet) feet to the center line of West Greene Road; thence Northeasterly along said curve, Nine and Seven Tenths (9.7 feet) feet to the place of beginning. Containing Two Hundred Twenty-Two Thousandths (0.222) acre, excluding the road and having erected thereon a small frame barn. The foregoing description being in accordance with a survey by James M. Fry, Registered Surveyor, dated May 29, 1976; said Subdivision being property approved by Green Township Supervisors and being appropriately recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania. More commonly known as 10913 West Greene Road, Waterford, Pennsylvania 16441 and bearing Erie County Assessment Index Number (25) 19-54-44.01. Assessment Map number: 25-019-054.0-044.01 Assessed Value figure: \$111,830.00 Improvement thereon: Residential Dwelling Martha E. Von Rosenstiel, Esquire / No. 52634 Heather Riloff, Esquire / No. 309906 649 South Avenue, Unit #6

P.O. Box 822
Secane, PA 19018
(610) 328-2887

April 4, 11, 18

SALE NO. 30
Ex. #12502 of 2013
THE BANK OF NEW
YORK MELLON FKA THE
BANK OF NEW YORK,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF
THE CWABS, INC., ASSET-
BACKED CERTIFICATES,
SERIES 2006-15, Plaintiff
v.
TAMMY L. KRIEBEL
DANIEL J. WAISLEY,
Defendant(s)
SHERIFF'S SALE

ALL that certain piece or parcel of land situate; Borough of Albion, Erie County, Pennsylvania, bounded and described as follows, to wit: BEING Lot No. 13 in Block No. 27; reference being had to a plot and survey of said Borough as made by E.G. Wheeler, Esq., and being bounded on the east by the land formerly of the Canal; south by land formerly of Iva I. Miller; west by Canal Street and on the north by Pearl Street. THIS deed conveys Lot No. 13 as aforesaid, EXCEPTING a strip three (3) feet wide on the south side running east and west sold to Iva Miller by said Lydia K. Joslin and I.J. Joslin in March, 1905 and that portion on the East side deeded to Pittsburgh, Bessemer and Lake Erie R.R. Co. by deed recorded December 17, 1902 in Erie County Deed Book 142, Page 270. Reference is also had to a deed recorded in Erie County Court House in Deed Book 101 at page 782; being all of the same property described in deed from Lydia K. Joslin et vir. to Carl F. Kuppler, now deceased, recorded December 20, 1927 in Deed Book 320 at page 561, EXCEPT sufficient to clear the dwelling house and porch thereof located on the property immediately to the south.

THE ABOVE-DESCRIBED property is more accurately described by the legal description

attached hereto in Exhibit A and incorporated:
EXHIBIT "A"

ALL that parcel of land situate in the southeast corner of Pearl Street, a 60 feet R/W, and Canal Street, a 50 feet R/W in the Borough of Albion, County of Erie, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of land herein described, at an iron pin located at the intersection of the south R/W line of Pearl Street with the east R/W line of Canal Street, thence from said point of beginning the following courses: (1) S 89 degrees 58 minutes 33 seconds E, along the south R/W line of Pearl Street, a distance of 106.27 feet to an iron survey pin located at the intersection of the south R/W line of Pearl Street with the west R/W line of land of the Bessemer & Lake Erie Railroad, said point being the northeast corner of lands herein described; thence (2) S 12 degrees 03 minutes 54 seconds W, along the west R/W line of the B & LE RR, a distance of 75.15 feet to an iron survey pin, said point being the northeast corner of lands known as Erie County Index #1-4-21-2 and also the southeast corner of lands herein described; thence (3) N 61 degrees 46 minutes 12 seconds W, along said lands of Erie County index 1-4-21-2, a distance of 114.00 feet to an iron survey pin located on the east R/W line of Canal Street, said point being the southwest corner of lands herein described; thence (4) N 26 degrees 44 minutes 00 seconds E, along the east R/W line of Canal Street, a distance of 21.96 feet to the point of beginning. PROPERTY ADDRESS: 39 Canal Street, Albion, PA 16401
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

April 4, 11, 18

SALE NO. 32

Ex. #13077 of 2013

**CitiMortgage, Inc., successor
by merger with Principal
Residential Mortgage, Inc.
v.**

**James A. Groves and Karen R.
Groves and The United States of
America c/o the U.S. Attorney
for the Western District of
Pennsylvania**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13077-13 CitiMortgage, Inc., successor by merger with Principal Residential Mortgage, Inc. vs. James A. Groves, Karen R. Groves and THE UNITED STATES OF AMERICA c/o the U.S. Attorney for the Western District of Pennsylvania, owners of property situated in Erie County, Pennsylvania being 13789 West Cherry Hill Road, West Springfield, PA 16443

Assessment Map number:
(4) 12-33-2

Assessed Value figure: \$ 145,300.00
Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

April 4, 11, 18

SALE NO. 33

Ex. #12996 of 2013

**Citimortgage, Inc.
v.**

John Stemple

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12996-13 Citimortgage, Inc. vs. John Stemple, owners of property situated in Erie County, Pennsylvania being 76 North Main Street, Albion, PA 16401

Assessment Map number:
01001014000401

Assessed Value figure: \$ 112,600.00
Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

April 4, 11, 18

SALE NO. 34

Ex. #15465 of 2010

**US Bank National Association,
as Trustee for Asset-Backed
Pass-Through Certificates Series
2006-WFHE3**

v.

Aristides Katos

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2010-15465 US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates Series 2006-WFHE3 vs. Aristides Katos, owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 1114 East 10th Street, Erie, PA 16503

0.0732 acre
Assessment Map Number:
15020047031900

Assessed Value figure: 28,520.00
Improvement thereon: Two Family Dwelling

Scott A. Dietterick, Esquire
Zucker, Goldberg & Ackerman, LLC
Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500

April 4, 11, 18

SALE NO. 35

Ex. #13164 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., as Trustee for the First
Franklin Mortgage Loan Trust
2004-FFH3 Asset-Backed
Certificates 2004-FFH3, by its
servicer, Ocwen Loan
Servicing LLC**

v.

Randall S. Amon

**Mary Beth Smith, f/k/a
Mary Beth Amon and
United States of America, Dept.
of Treasury Internal Revenue
Service**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Waterford County of Erie and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit: BEGINNING at a point in the south line of east sixth street at the

northeast corner of in-lot no. 444; thence eastwardly along the south line of east sixth street, forty-one and one-fourth (41-1/4) feet to a point; thence south one hundred fifty-five (155) feet; thence west forty-one and one-fourth (41-1/4) feet to the southeast corner of in-lot no. 444; thence north one hundred fifty-five (155) feet to the place of beginning.

The above described property has erected thereon a two-story frame dwelling house, frame barn and other improvements.

PROPERTY ADDRESS: 135 East 6th Street, Waterford, PA 16441

PARCEL 46-6-16-4

Andrew J. Marley, Esquire

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

April 4, 11, 18

SALE NO. 36

Ex. #13501 of 2013

**HSBC Bank USA, National
Association, as Trustee for
Option One Mortgage Loan
Trust 2007-HL1, Asset-Backed
Certificates, Series 2007-HL1, by
its servicer, Ocwen Loan
Servicing LLC**

v.

Cullen R. Myers

Jacqueline A. Caputo

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the City of Erie (formerly the Township of Millcreek), County of Erie and Commonwealth of Pennsylvania, being Lots numbered two hundred forty-seven (247), two hundred forty-eight (248) three hundred forty-five (345) and three hundred forty-six (346) on a map or plan of Erie Terrace, dated June 19, 1909, made by A.L. Elliot Civil Engineer, and filed in the Recorder's Office of Erie County, Pennsylvania, in Map Book 1, Page 378, and more particularly described as follows, to-wit: bounded easterly by Stough Avenue, fifty (50) feet southerly by Lots 249 and 344 on said Plan, two hundred (200) feet westerly by Post Avenue, fifty (50) feet northerly

by Lots 246 and 347 on said plans two hundred (200) feet containing, according to said plan, ten thousand (10,000) square feet, more or less, and having erected thereon a story and a half frame dwelling.

PROPERTY ADDRESS: 3313 Post Avenue, Erie, PA 16508

PARCEL 19061059010100

BEING the same premises which Dustin D. Rhoades and Angela A. Rhoades by Deed dated December 29, 2006, and recorded January 22, 2007, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 1390, Page 1388, granted and conveyed unto Jacqueline A. Caputo and Cullen R. Myers, as Joint Tenants with Right of Survivorship.

Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

April 4, 11, 18

SALE NO. 37

Ex. #13375 of 2013

Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6, by its servicer, Ocwen Loan Servicing LLC.

v.

**Howard B. Simmons
Joan Simmons**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, being Lot Number 100 in Brookside Subdivision as per lot Recorded in Erie County Map Book 2, at Pages 342 and 343 to which map or plot reference is made for a more complete description said premises have erected thereon a dwelling commonly known as 3520 Hereford Road, Erie, Pennsylvania.

PROPERTY ADDRESS: 3520 Hereford Road, Erie, PA 16510

PARCEL 2704817000102

BEING the same premises which Max Rodax and Sherry L. Rodax, his wife by Deed dated September 20, 1999, and recorded September

21, 1999, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 0663, Page 0691, granted and conveyed unto Howard B. Simmons and Joan Simmons, his wife, as tenants by the entireties with the right of survivorship.

Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

April 4, 11, 18

SALE NO. 39

Ex. #13249 of 2013

U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-2, by its servicer, Ocwen Loan Servicing LLC

v.

**Kathleen M. Tolwinski
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of East Springfield, County of Erie and State of Pennsylvania, being part of Tract 563, bounded and described as follow, to-wit:

BEGINNING at the southeasterly corner of the piece at a tack in the centerline of Cemetery road, distant thereon north 16° 30' West 184.30 feet from a tack at the centerline intersection of Cemetery road with the Old Ridge road; thence south 72° 59' 30" West, passing over an iron survey point at distance of 25.00 feet, along the northerly line of land of R.R. Robinsn and W.J. Golden, one hundred ninety-six and fifty hundredths (196.50) feet to an iron survey point; thence by the residue of the piece North 16 ° 58' West, along land of W.J. Golden, fifty-eight and forty-nine hundredths (58.49) feet to an iron survey point; thence north 72° 59' 30" East passing over an iron survey point at distance of 172.00 feet, one hundred ninety-seven (197.00) feet to a tack in the centerline of the Cemetery road; thence south 16° 30' East along the centerline of Cemetery Road, fifty-eight and fifty

hundredths (58.50) feet to the place of beginning and containing 0.264 acres of land, and having erected thereon a two-story aluminum sided three-family apartment building.

Said premises being commonly known as 5056 Route 215, Erie, Pennsylvania and being further identified as Erie County Index No. (39) 42-10-5

PROPERTY ADDRESS: 5056 Route 215, East Springfield, PA 16411

PARCEL 39042010000500

Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

April 4, 11, 18

SALE NO. 40

Ex. #12041 of 2013

Wells Fargo Bank, N.A., Plaintiff

v.

**Frances Harvey, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12041-13 Wells Fargo Bank, N.A. v. Frances Harvey, owners of property situated in the Township of Erie, Erie County, Pennsylvania being 729 East 5th Street, Erie, Pennsylvania 16507-1727.

Tax I.D. No. 14-010-023.0-116-00
Assessment: \$ 18,705.39

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

April 4, 11, 18

SALE NO. 41

Ex. #12295 of 2011

Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, Plaintiff

v.

Melinda L. Peterson aka Melinda Lee Peterson and John R. Peterson, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12295-11 Bank of America, N.A., as successor by

merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Melinda L. Peterson aka Melinda Lee Peterson and John R. Peterson, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3125 Sterrettania Road, Erie, Pennsylvania 16506.

Tax I.D. No. 33-076-281.0-007.00

Assessment: \$ 98,348.29

Improvements:

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

April 4, 11, 18

SALE NO. 42
Ex. #12988 of 2009
Castle Peak 2012-1 Loan Trust
Mortgage Backed Notes, Series
2012-1, by U.S. Bank National
Association, as indenture Trustee
v.

Elizabeth M. Litowkin and
David J. Litowkin
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12988-09 Castle Peak 2012-1 Loan Trust Mortgage Backed Notes, Series 2012-1, by U.S. Bank National Association, as Indenture Trustee vs. Elizabeth M. Litowkin and David J. Litowkin,

owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 6103 Washington Avenue, Erie, PA 16509 0.2394 Acres

Assessment Map number: 33190618000104

Assessed Value figure: 181,600.00 Improvement thereon: Residential Dwelling

Federman & Associates, LLC

305 Old York Road, Suite 300

Jenkintown, PA 19046

(215) 572-5095

April 4, 11, 18

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

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

3703 West 26th St.
 Erie, PA 16506
 814/833-8545

113 Meadville St.
 Edinboro, PA 16412
 814/734-3787



RVM's Director of Forensics, Greg Cancilla, was recently named Best Individual Expert Witness in Technology for Litigation Support by the *New York Law Journal* Reader Rankings Survey. Greg has performed countless digital forensic investigations and has been called to offer expert testimonies in numerous cases, one of which rendered the largest single plaintiff verdict in the State of Ohio's history - *Ronald Luri v. Republic Services, Inc., et al.*



**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, April 28, 2014** and confirmed Nisi.

May 22, 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

- | | | |
|------------------------------|------------------------------------|---------------------------|
| 67. Donald J. Gehrlein | Jennifer L. Kelly, Executrix | Raymond A. Pagliari, Esq. |
| 68. Eugene P. Bowler | | |
| a/k/a Eugene Bowler | PNC Bank, N.A., Trustee | John A. Lauer, Esq. |

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

Apr. 18, 25



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ESTATE NOTICES

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

FIRST PUBLICATION

**ARGENY, THOMAS L.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Administratrix: Nancy R. Nielsen, 315 Gridley Avenue, Erie, PA 16508
Attorney: Christine H. McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BOWER, FREDERICK KEITH, SR., a/k/a FREDERICK K. BOWER, a/k/a F.K. BOWER, a/k/a FREDERICK KEITH BOWER,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Frederick K. Bower, Jr.
Attorney: Sean M. Schultz, Esquire, Saidis, Sullivan & Rogers, 26 W. High Street, Carlisle, Pennsylvania 17013

**CANDELA, GERALD,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executor: Sean P. Candela, 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

**COCHRAN, FLOYD J.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Diana L. Matos, c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**HAAG, MARJORIE A.,
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania
Executrix: Judith A. Coburn, 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

**HANLIN, RENEE K.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Rita J. Hanlin, c/o Thomas J. Buseck, Esq., The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507-1216
Attorney: Thomas J. Buseck, Esq., The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507-1216

**HOVIS, SARAH E.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Bradley D. Hovis, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**HUBER, DEBORAH,
deceased**

Late of Millcreek Township
Executor: Andrew J. Sisinni
Attorney: Andrew J. Sisinni, Esquire, 3820 Liberty Street, Erie, PA 16509

**KOMAR, JANE ANGELA,
deceased**

Late of the City of Erie
Administratrix: Jo Anne Sharkey
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West 6th Street, Erie, PA 16507

**KUBEJA, LILLIAN E.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Joseph A. Yochim
Attorney: Joseph A. Yochim, Esq., Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507

**MEGAT, SHIRLEY A.,
deceased**

Late of the Township of Union, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Janean A. Himrod John E. Megat, II, and Jeffrey C. Megat, 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

**NIEMACK, ROBIN,
deceased**

Late of the Township of Erie
Administratrix: Brittany Beckman, c/o 7300 Penn Avenue, Pittsburgh, PA 15208
Attorney: Bernard R. Rizza, Esquire, Raizman Frischman & Rizza, P.C., 7300 Penn Avenue, Pittsburgh, PA 15208

**PELKOWSKI, VERONICA C. a/k/a VIRGINIA C. PELKOWSKI,
deceased**

Late of the City of Erie
Executor: Robert J. Pelkowski, 1020 East 34th Street, Erie, PA 16504
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**REESE, WILLIAM A.,
deceased**

Late of the Township of North East, County of Erie and Commonwealth of Pennsylvania
Executrix: Gertrude A. Burford, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507
Attorney: Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**ROGERS, GORDON R.,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executor: Brent A. Rogers, 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

**WOODHOUSE, HAROLD C.,
deceased**

Late of North East Township, Erie County, Commonwealth of Pennsylvania
Executor: Dennis J. Kershner, 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

SECOND PUBLICATION**AHLBRANDT, ANNA MAE,
deceased**

Late of the Township of Waterford, County of Erie and Commonwealth of Pennsylvania
Executrix: Brenda Ann Dart, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**BROWN, HELEN M.,
deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Lois H. Edwards, c/o Leigh Ann Orton, Esquire, 11 Park Street, North East, PA 16428
Attorney: Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BURNS, ANN W.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executor: Andrew C. Burns, 5110 Ferndale Place, Fairview, PA 16415
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DIAS, MARGARET I.,
deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Co-Executors: Nancy L. Pence & Kenneth E. Dias, c/o Thomas C. Hoffman II, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DUDZINSKI, CHESTER J.,
deceased**

Late of Erie County, Pennsylvania
Executrix: Candyce Shupenko, c/o Dennis P. Cullen, Esquire, Cipriani & Werner, P.C., 1011 Mumma Road, Suite 201, Lemoyne, PA 17043
Attorney: Dennis P. Cullen, Esquire, Cipriani & Werner, P.C., 1011 Mumma Road, Suite 201, Lemoyne, PA 17043

**HEBERLE, KENNETH J.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Kevin S. Lucas, PO Box 84, East Springfield, PA 16441
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**PASSAUER, EMMA L.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Reverend Gregory P. Passauer, 117 Lencer Drive, PO Box 41, Crown, PA 16220
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PROPER, DONALD R.,
deceased**

Late of Harborcreek Township
Administrator: Karen L. Buckel, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**REICHARDSON, CHARLES
LEON,
deceased**

Late of Millcreek Township, Erie County and Commonwealth of Pennsylvania
Co-Administrators: Cara L. Locke and Edward Richardson, c/o Michael J. Graml, Esq., 714 Sassafras Street, Erie, PA 16501
Attorney: Michael J. Graml, Esq., 714 Sassafras Street, Erie, PA 16501

**SEELINGER, RONALD JAMES,
deceased**

Late of Green Township, Erie County, Pennsylvania
Executor: Dan Law, 9887 Jones Rd., Erie, PA 16510
Attorney: Melanie L. Hoover, Esq., 5091 Stephinah Dr., Edinboro, PA 16412

**TURNER, SARAH L.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Jerry E. Roach, c/o Melaragno & Placidi, 502 West Seventh Street, Erie, PA 16502
Attorney: Gene P. Placidi, Esquire, Melaragno & Placidi, 502 West Seventh Street, Erie, PA 16502

THIRD PUBLICATION**BENDERSKY, DORIS I.,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Administratrix: Rebecca A. Stahlman, 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

**CIESLAK, MICHAEL S., a/k/a
MICHAEL CIESLAK,
deceased**

Late of the City of Erie
Administratrix: Margaret A. Cieslak, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Erie, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Erie, PA 16510

**CONRAD, RICHARD H.,
deceased**

Late of the Township of Millcreek
Executrix: Judith B. Conrad
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**CROLLI, PAULINE,
deceased**

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

**EYSTER, HOWARD GLENN,
a/k/a HOWARD G. EYSTER, SR.,
a/k/a HOWARD G. MCEYSTER,
a/k/a HOWARD G. MCEYSTER,
SR., a/k/a H.G. EYSTER, a/k/a
HAROLD G. EYSTER, a/k/a
H.G. MCEYSTER, SR.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Administrator: Daniel G. Kulik, Sr., PO Box 563, Erie, PA 16512-0563
Attorney: None

**HARTMAN, BETTY M.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Gary A. Smith, c/o Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: James F. Toohy, Esq., c/o Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**JANICKI, FRANK J.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Frank W. Zielinski, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**KERNICK, LINDSEY GRACE,
deceased**

Late of Washington Township, Erie County
Administrator: Mark S. Kernick, 5496 Grandview Avenue, Edinboro, PA 16412
Attorney: Nora G. Chatha, Esquire, Tucker Arsenberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222

**KUEBEL, JEAN P., a/k/a
JEAN L. KUEBEL,
deceased**

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania
Executrix: Melanie Kuebel, 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

**PARIS, LENA I.,
deceased**

Late of the City of Erie
Co-Administrators: Robert J. Paris and Diane L. Miller
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**ROSS, ANGELINE,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Joseph Ross
Attorney: Stephen H. Hutzelman, Esq., 305 West 6th Street, Erie, PA 16507

**TOBIN, ROBERT WILLIAM,
a/k/a ROBERT W. TOBIN,
deceased**

Late of Lawrence Park Twp.
Co-Executrices: Kari Nicholl and Kristy R. Tafelski, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Erie, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Erie, PA 16510

**WEINHEIMER, RUTH A.,
deceased**

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania
Executor: Douglas H. Weinheimer, PO Box 923, Gypsum, CO 81637
Attorneys: MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459



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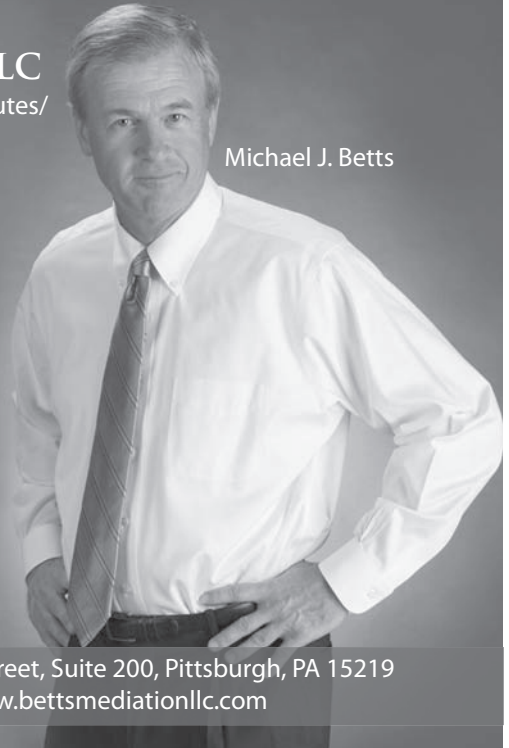
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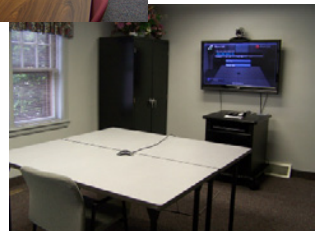
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