

# Erie County Legal Journal

May 2, 2014

Vol. 97 No. 18

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# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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## INDEX

<b>IN MEMORIAM</b> .....	4
<b>NOTICE TO THE PROFESSION</b> .....	4
<b>COURT OF COMMON PLEAS</b>	
Change of Name Notices .....	8
Incorporation Notice .....	8
Legal Notice .....	8
Sheriff Sales .....	9
<b>ORPHANS' COURT</b>	
Estate Notices .....	20
<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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## WEDNESDAY, JUNE 25, 2014

ECBA Mid-Year Meeting  
Sheraton Erie Bayfront Hotel  
*more information coming soon*

## THURSDAY, JUNE 26, 2014

ECBF Annual Golf Tournament  
Whispering Woods Golf Course  
\$99/ECBA member or summer law clerk  
*includes Greens fee and half-cart, on-course beverages &  
snack and outdoor Bar-B-Que dinner*  
1:00 p.m. - Shotgun Start



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

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# *In Memoriam*



## *Lawrence "Larry" Kinter*

February 9, 1946 - April 22, 2014

*Lawrence "Larry" Kinter passed away at UPMC Hamot on April 22, 2014. He was born in Erie on February 9, 1946 to the late Dr. Harold "Doc" Kinter and Mildred Wells Kinter.*

*He was a graduate of Cathedral Prep, the University of Pittsburgh and Pitt Law School.*

*He started his legal career as law clerk under US District Judge Gerald Weber. He was appointed Police Solicitor and later City Solicitor, and worked out of his office on "The Avenue" (East Avenue). In 1972 he began his private practice.*

*Larry enjoyed taking frequent family vacations with his wife, children and grandchildren, and most recently, visiting his son in Arizona. He had a love for cooking, and his favorite place to be during football season in Erie, was on a field officiating the local high school teams. The Erie County Football Chapter of Officials elected him as an officer in 1983. He had a passion for the game of football and refereed for almost 30 years.*

*In addition to his parents, he was preceded in death by his only brother, Thomas Kinter of California.*

*He is survived by his loving and devoted wife of 43 years, Susan Smith Kinter, a daughter Stephanie Robertson and his son-in-law David Robertson, Jr. of Fairview; a son Matthew Kinter of Phoenix, Arizona; three grandchildren, Kaitlyn, Brenna and David III of Fairview; and a niece, Megan Kinter of California. He is also survived by many cousins, including his dear "Stada Baba," Peggy Jean Goetzing.*

*Memorials may be made to Because You Care, Inc., P.O. Box 54, McKean, PA 16426, and the Erie Zoological Society, P.O. Box 3268, Erie, PA 16508, or to an organization of one's choice.*



IN THE UNITED STATES BANKRUPTCY COURT FOR  
THE WESTERN DISTRICT OF PENNSYLVANIA

MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI  
In Re: ERIE DIVISION SCHEDULING PROCEDURES

MAY 2014 NOTICE

The following is a list of *May 2014, June 2014 and July 2014* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* is summarized below and on Judge Agresti's website at: [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov). *The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.*

**ERIE CH. 13 AND CH. 7 CASES**

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Rules* (See Court Website at <http://www.pawb.uscourts.gov> and *W.P.A.LBR 9013-5(a)*), insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

**SCHEDULE CHAPTER 13 MOTIONS ON:**

Wednesday, May 21, 2014	9:30 a.m.: Open for all Erie matters
Wednesday, June 11, 2014	10:00 a.m.: Open for all Erie matters
Wednesday, July 2, 2014	10:30 a.m.: Open for all Erie matters
Wednesday, July 23, 2014	

Chapter 12 matters are to be scheduled at 11:00 a.m.

Sale, Financing and Extended/Impose Stay also scheduled at 11:00 a.m.

**SCHEDULE CHAPTER 7 MOTIONS ON:**

Thursday, May 15, 2014*	See time changes	10:30 a.m.: Open for all Erie matters
Thursday, May 29, 2014		11:00 a.m.: Open for all Erie matters ***
Thursday, June 12, 2014		11:30 a.m.: Sale motions at this time only
Thursday, June 26, 2014		
Thursday, July 10, 2014		
Thursday, July 24, 2014		

\*\*\*All Motions to Extend/Impose Stay are to be scheduled at 11:00 a.m.

\* Revised times for May 15, 2014

9:30 a.m.:	Motions to Extend/Impose Stay and Sale Motions at this time only
10:00 a.m.:	Open for all Erie matters
10:30 a.m.:	Open for all Erie matters
11:00 a.m.:	Not available
11:30 a.m.:	Not available

### ERIE CHAPTER 11 CASES

The Self-scheduling Rule does not apply to Chapter 11 cases. Documents are to be electronically filed with the Clerk's Office. Thereafter, scheduling Orders will be issued from Chambers which schedule any required hearings and, where applicable, outline the specific procedures to be utilized. *Any pleadings in Ch. 11 cases which are self-scheduled will be dismissed upon filing.*

***ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER*** (Public Access to Court Electronic Records) and on the Court's Web Site ([www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)).

Michael R. Rhodes

Clerk of Court

May 2

### 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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[www.lettierilaw.com](http://www.lettierilaw.com)

Visit my website at [www.lettierilaw.com](http://www.lettierilaw.com), then call  
me at 412-364-7255 for a no-charge consultation.



**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 11012-2014

In re: Benjamin Brozich

Notice is hereby given that a Petition as been filed in the above named Court, requesting an Order to change the name of Benjamin Brozich to Benjjamin Brozich.

The Court has fixed the 9th day of June, 2014 at 11:30 a.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.

May 2

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 10430-2013

In re: Malik Moffett-Pulliam

Notice is hereby given that a Petition as been filed in the above named Court, requesting an Order to change the name of Malik Moffett-Pulliam to Malik Pulliam Moffett.

The Court has fixed the 3rd day of June, 2014 at 8:45 a.m. in Courtroom C 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.

May 2

**INCORPORATION NOTICE**

Village Friends, Inc. has been incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

Carney & Ruth Law Office

224 Maple Ave.

Corry, PA 16407

May 2

**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](http://www.resales.usda.gov).

Apr. 11, 18, 25 and May 2



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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

**MAY 23, 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

May 2, 9, 16

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

**SALE NO. 37**

**Ex. #10822 of 2013**

**The Huntington National Bank,  
Plaintiff**

**v.**

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

By virtue of a Writ of Execution filed to No. 10822-2013 The Huntington National Bank v. Richard J. Lee and Kelly Bernhardt 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

May 2, 9, 16

**SALE NO. 1**

**Ex. #10122 of 2014**

**NORTHWEST SAVINGS  
BANK, Plaintiff**

**v.**

**JAMES M. LYNCH, Defendant  
LEGAL DESCRIPTION**

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

BEING Lot No. 72 of the Shady Knoll Subdivision No. 3, per plot of said Subdivision as recorded April 28, 1995 in Erie County, Pennsylvania as Map Number 1995-112.

BEING that same parcel or piece of land conveyed to James M. Lynch by Deed dated February 15, 2004 and recorded February 28, 2005 with the Erie County Recorder of Deed's Office in Erie County, Pennsylvania at Deed Book 1213, Page 2123, and bearing Erie County Index No. (33) 92-376-70.24 and being commonly known as 4168 Alison Avenue, Erie, Pennsylvania.

Mark G. Claypool, Esquire  
Knox McLaughlin Gornall &  
Sennett, P.C.

120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

May 2, 9, 16

**SALE NO. 2**

**Ex. #15202 of 2009**

**BANK OF AMERICA, N.A.  
S/B/M TO BAC HOME LOANS  
SERVICING, L.P., Plaintiff**

**v.**

**NICHOLE R. ADAMOWICZ  
RENEE C. ADAMOWICZ  
DAVID G. ADAMOWICZ,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15202-09  
BANK OF AMERICA, N.A.

S/B/M TO BAC HOME LOANS  
SERVICING, L.P. vs. NICHOLE  
R. ADAMOWICZ, RENEE C.  
ADAMOWICZ, DAVID G.  
ADAMOWICZ

Amount Due: \$70,490.21

NICHOLE R. ADAMOWICZ,  
RENEE C. ADAMOWICZ,  
DAVID G. ADAMOWICZ,  
owner(s) of property situated in Erie  
County, Pennsylvania being 1058  
PRIESTLEY AVENUE, ERIE, PA  
16511-2810

Dimensions: 19.23 X 117

Acreage: 0.0517

Assessment Map number:  
29-018-055.0-031

Assessed Value: 69,340

Improvement thereon: residential  
Phelan Hallinan, LLP

One Penn Center at Suburban  
Station, Suite 1400

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

(215) 563-7000

May 2, 9, 16

**SALE NO. 3**

**Ex. #10099 of 2013**

**WELLS FARGO BANK, N.A.,  
AS TRUSTEE FOR MASTR  
ASSET BACKED SECURITIES  
TRUST 2005-OPT1,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-  
OPT1, Plaintiff**

**v.**

**TIMOTHY J. CARLSON  
MICHELLE L. CARLSON,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10099-2013

WELLS FARGO BANK, N.A., AS  
TRUSTEE FOR MASTR ASSET  
BACKED SECURITIES TRUST  
2005-OPT1, MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2005-OPT1 vs. TIMOTHY  
J. CARLSON, MICHELLE L.  
CARLSON

Amount Due \$105,096.96

TIMOTHY J. CARLSON,  
MICHELLE L. CARLSON,  
owner(s) of property situated in  
the Township of Millcreek, Erie  
County, Pennsylvania being 3318  
WEST 11TH STREET, ERIE, PA  
16505-3710

Dimensions: 50 X 93.7  
 Acreage: 0.1072  
 Assessment Map number:  
 33028072003900  
 Assessed Value: \$93,830.00  
 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

May 2, 9, 16

**SALE NO. 4**

**Ex. #12398 of 2012**

**PHH MORTGAGE  
 CORPORATION F/K/A  
 CENDANT MORTGAGE  
 CORPORATION, Plaintiff**

**v.**

**TOMICA T. DYKES,  
 Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 12398-12

PHH MORTGAGE  
 CORPORATION F/K/A  
 CENDANT MORTGAGE  
 CORPORATION vs. TOMICA T.  
 DYKES

Amount Due: \$76,214.39  
 TOMICA T. DYKES, owner(s) of  
 property situated in ERIE CITY,  
 4TH, Erie County, Pennsylvania  
 being 1010 WEST 8TH STREET,  
 ERIE, PA 16502-1107

Dimensions: 37.5 X 146

Acreage: 0.1257 Acres

Assessment Map number:  
 17040031014200

Assessed Value: \$58,290.00

Improvement thereon: residential  
 Phelan Hallinan, LLP

One Penn Center at Suburban  
 Station, Suite 1400

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

(215) 563-7000

May 2, 9, 16

**SALE NO. 6**

**Ex. #11865 of 2013**

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

**v.**

**LINDA L. FRANTZ  
 DANIEL L. FRANTZ,  
 Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 11865-13

WELLS FARGO BANK, N.A. vs.  
 LINDA L. FRANTZ, DANIEL L.  
 FRANTZ

Amount Due: \$87,490.56

LINDA L. FRANTZ, DANIEL L.  
 FRANTZ, owner(s) of property  
 situated in LAWRENCE PARK  
 TOWNSHIP, Erie County,  
 Pennsylvania being 1032  
 SMITHSON AVENUE, ERIE, PA  
 16511-1978

Dimensions: 80 x 125

Acreage: 0.2296

Assessment Map number:  
 29015060003000

Assessed Value: \$82,550

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

May 2, 9, 16

**SALE NO. 7**

**Ex. #13890 of 2011**

**EVERBANK, Plaintiff**

**v.**

**KAREN L. FRY, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13890-11 EVERBANK

vs. KAREN L. FRY

Amount Due: \$85,628.66

KAREN L. FRY, owner(s)  
 of property situated in  
 WASHINGTON TOWNSHIP, Erie  
 County, Pennsylvania being 5244  
 WESTLAKE ROAD, EDINBORO,  
 PA 16412-1530

Dimensions: 74 x 87.27 (Irr.)

Acreage: 0.1730 acres

Assessment Map number:  
 45017022007000

Assessed Value: \$97,500

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

May 2, 9, 16

**SALE NO. 8**

**Ex. #13644 of 2013**

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

**v.**

**LINDA M. HECK  
 ROBERT R. HECK,  
 Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13644-13

WELLS FARGO BANK, N.A. vs.  
 LINDA M. HECK and ROBERT R.  
 HECK

Amount Due: \$77,400.83

LINDA M. HECK, ROBERT R.  
 HECK, owner(s) of property situated  
 in MILLCREEK TOWNSHIP, Erie  
 County, Pennsylvania being 2466  
 NORCROSS ROAD, ERIE, PA  
 16510-4122

Acreage: 1.2800

Assessment Map number:  
 33110483000900

Assessed Value: \$120,770

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

May 2, 9, 16

**SALE NO. 9**

**Ex. #14180 of 2006**

**CITIMORTGAGE, INC.,  
 Plaintiff**

**v.**

**STEVEN T. KINDLE  
 CAROL A. KINDLE,  
 Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 14180-06

CITIMORTGAGE, INC. vs.  
 STEVEN T. KINDLE, CAROL A.  
 KINDLE

Amount Due: \$133,534.44

STEVEN T. KINDLE, CAROL  
 A. KINDLE, owner(s) of property  
 situated in MILLCREEK  
 TOWNSHIP, Erie County,  
 Pennsylvania being 1307 WEST  
 GORE ROAD, ERIE, PA 16509

Dimensions: 86.96 X 134.19

Acreage: 0.2676

Assessment Map number:  
 33-120-526.0-003.00

Assessed Value: \$124,900  
Improvement thereon: residential  
Phelan Hallinan, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

May 2, 9, 16

**SALE NO. 10**

**Ex. #10714 of 2013**

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

v.

**JASON R. LLOYD, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10714-13  
BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
vs. JASON R. LLOYD

Amount Due: \$136,514.03

JASON R. LLOYD, owner(s) of  
property situated in WATERFORD  
BOROUGH, Erie County,  
Pennsylvania being 509 CHERRY  
STREET, WATERFORD, PA  
16441-7815

Assessment Map number:  
46006016001500

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

May 2, 9, 16

**SALE NO. 11**

**Ex. #11042 of 2013**

**NATIONSTAR MORTGAGE  
LLC, Plaintiff**

v.

**CHARLES R. MARHOEFER  
LINDA NELSON, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11042-13  
NATIONSTAR MORTGAGE LLC

vs. CHARLES R. MARHOEFER  
Amount Due: \$31,957.75  
CHARLES R. MARHOEFER,  
owner(s) of property situated in  
SPRINGFIELD TOWNSHIP, Erie  
County, Pennsylvania being 13143  
WEST LAKE ROAD, EAST  
SPRINGFIELD, PA 16411-9309

Acreeage: 1.5700

Assessment Map number:  
39009030000800

Assessed Value: \$93,600.00

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

May 2, 9, 16

**SALE NO. 12**

**Ex. #13197 of 2010**

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

v.

**RANDOLPH E. ROSE  
LINDA ROSE, Defendant(s)**

By virtue of a Writ of Execution  
filed to No. 13197-2010

BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
LP vs. RANDOLPH E. ROSE,  
LINDA ROSE

Amount Due: \$135,307.84

RANDOLPH E. ROSE, LINDA  
ROSE, owner(s) of property situated  
in BOROUGH OF FAIRVIEW, Erie  
County, Pennsylvania being 3357  
LYNANN LANE, FAIRVIEW, PA  
16415-1037

Assessment Map number:  
21-074-001.3-007.00

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

May 2, 9, 16

**SALE NO. 13**

**Ex. #12448 of 2008**

**CITIMORTGAGE, INC., S/B/M  
TO PRINCIPAL RESIDENTIAL**

**MORTGAGE, INC., Plaintiff  
v.**

**JAY L. STIFFLER  
ROBIN L. STIFFLER,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 12448-08

CITIMORTGAGE, INC., S/B/M  
TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC. vs. JAY L.  
STIFFLER, ROBIN L. STIFFLER  
Amount Due: \$55,733.52

JAY L. STIFFLER, ROBIN  
L. STIFFLER, owner(s) of  
property situated in Erie County,  
Pennsylvania being 13440 ROUTE  
8, WATTSBURG, PA 16442

Dimensions: 142

Acreeage: 199

Assessment Map number:  
44-015-038.0-001.00

Assessed Value: 69,200.00

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

May 2, 9, 16

**SALE NO. 14**

**Ex. #10065 of 2014**

**WELLS FARGO BANK, NA,  
Plaintiff**

v.

**LEONARD E. THOMPSON,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 10065-14

WELLS FARGO BANK, NA vs.  
LEONARD E. THOMPSON

Amount Due: \$94,587.78

LEONARD E. THOMPSON,  
owner(s) of property situated in  
LAKE CITY BOROUGH, Erie  
County, Pennsylvania being 10039  
MARTIN AVENUE, LAKE CITY,  
PA 16423-1530.

Dimensions: 70 x 135

Acreeage: 0.2169

Assessment Map number:  
28015021100600

Assessed Value: \$89,800

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

May 2, 9, 16

**SALE NO. 15**

**Ex. #12910 of 2012**

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

**v.**

**DIANNE M. COCHRANE AND  
JAMES N. COCHRANE, JR.,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12910-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DIANNE M. COCHRANE AND JAMES N. COCHRANE, JR., Defendants

Real Estate: 422 SOUTH SECOND AVENUE, CORRY, PA 16407

Municipality: City of Corry, Fourth Ward, Erie County, Pennsylvania

Dimensions: 198 x 50

See Deed Book 1186, Page 1343

Tax I.D. (8) 37-145-10

Assessment: \$ 4,500. (Land)

\$31,130. (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

May 2, 9, 16

**SALE NO. 16**

**Ex. #13053 of 2013**

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

**v.**

**SARA A. COPELAND and  
BRUCE E. COPELAND, II,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-13053 U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SARA A. COPELAND and BRUCE E. COPELAND, II, Defendants

Real Estate: 9819 MEADVILLE STREET, CRANESVILLE, PA 16410

Municipality: Borough of Cranesville, Erie County, Pennsylvania

Dimensions: 150 x 50

See Deed Book 837, Page 1963

Tax I.D. (9) 1-3-34

Assessment: \$ 10,500. (Land)

\$62,130. (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

May 2, 9, 16

**SALE NO. 17**

**Ex. #13532 of 2013**

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

**v.**

**LINDA L. GIBBENS, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-13532 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. LINDA L. GIBBENS, Defendant

Real Estate: 14340 LOWVILLE STREET, WATTSBURG, PA 16442

Municipality: Borough of Wattsburg, Erie County, Pennsylvania

Instrument No. 2011-018603

Tax I.D. (48) 1-2-30

Assessment: \$26,600. (Land)

\$61,600. (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

May 2, 9, 16

**SALE NO. 18**

**Ex. #12681 of 2013**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE UNDER THE  
POOLING AND SERVICING  
AGREEMENT RELATING TO  
IMPAC SECURED ASSETS  
CORP., MORTGAGE PASS  
THROUGH CERTIFICATES,  
SERIES 2006-1, Plaintiff**

**v.**

**PATRICIA L. CEREZO  
SHAWN M. CEREZO,  
Defendant(s)**

**DESCRIPTION**

All That Certain Piece Or Parcel Of Land Situate In The Borough Of Wesleyville, County Of Erie And Commonwealth Of Pennsylvania, Being Lot No. 68 Of Wesleyville Subdivision As Subdivided By Security Savings And Trust Company, As Recorded In The Records Office Of Erie County, Pennsylvania, In Map Book 1, Page 419.

PARCEL NO.: 50-003-024.0-019.00  
PROPERTY ADDRESS: 2145

Union Avenue, Erie, PA 16510

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

May 2, 9, 16

**SALE NO. 19**

**Ex. #11825 of 2012**

**GREEN TREE CONSUMER  
DISCOUNT COMPANY**

**v.**

**JOSEPH F. FRAZZINI,  
Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Harborecreek, County of Erie and Commonwealth of Pennsylvania, being Lots Nos. 27, 28, 59 and 60 of Throop Road Gardens Subdivision, of part of Tract No. 220, Harborecreek Township, as per plot of said Subdivision duly recorded in Erie County Map Book 3, pages 206 and 207; having erected thereon a one story frame dwelling more commonly known as

6151 Redwood Drive, Harborcreek,  
Pennsylvania. Bearing Erie County  
Tax Index Number (27) 18-33-27  
**PROPERTY ADDRESS:** 6151  
Redwood Drive, Harborcreek, PA  
16421

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

May 2, 9, 16

**SALE NO. 20**

**Ex. #11101 of 2013**

**M&T BANK, Plaintiff**

**v.**

**MICHAEL H. HELSLEY,**

**Defendant(s)**

**DESCRIPTION**

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

BEGINNING at a point on the  
centerline of the road leading from  
Sherman's Corners to Five Points  
at the northwesterly corner of lands  
conveyed to John Shimrock, et al.,  
by deed recorded in Erie County  
Deed Book 948 at Page 394 and  
being the northeasterly corner of  
lands herein described;

Thence, South by said Shimrock's  
West line to the top of the South  
bank of Conneaut Creek;

Thence, westerly-along the top of  
the South bank of Conneaut Creek,  
two hundred (200) feet, more  
or less, to the West line of lands  
conveyed to Melvin W. Eggers  
and wife by deed recorded in Erie  
County Deed Book 807 at Page 543;  
Thence, Northerly along said West  
line to the centerline of the road  
leading from Sherman's Corners to  
Five Points;

Thence, Easterly along said  
centerline, two hundred (200)  
feet, more or less, to the place of  
beginning. Containing the lands  
within said bounds be the same  
more or less.

Parcel No.: (39) 21-90-4  
**PROPERTY ADDRESS:** 12163  
Old Albion Road, Girard, PA 16417

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

May 2, 9, 16

**SALE NO. 21**

**Ex. #13417 of 2013**

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

**v.**

**NEIL R. MANDO, Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of  
land situate in Sixth Ward of the  
City of Erie, County of Erie, and  
Commonwealth of Pennsylvania,  
being known as Lot Number Fifty  
(50) of Sink's Re-Subdivision  
of Blocks "C", "D" and "E" in  
Niemeyer Gardens as more fully set  
forth in Erie County Map Book No.  
3, page 11, said lot having a frontage  
of forty (40) feet on the north side of  
Thirtieth Street and a uniform depth  
of ninety-five (95) feet,

SAID premises commonly known  
as 1322 West 30th Street, Erie,  
Pennsylvania, 16504 and are  
further identified by Erie County  
Assessment Index Number  
(19) 62223-427.

BEING the same premises conveyed  
to the Mortgagor by deed which is  
intended to be recorded forthwith.

**PROPERTY ADDRESS:** 1322 West  
30th Street, Erie, PA 16508

KML Law Group, P.C.

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

May 2, 9, 16

**SALE NO. 22**

**Ex. #15992 of 2008**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS  
TRUSTEE FOR THE MLN1  
TRUST SERIES 2007-MLN1,  
Plaintiff**

**v.**

**JACK MCINTIRE  
JESSIE L. MCINTIRE,  
Defendant(s)**

**DESCRIPTION**

All That Certain Piece Or Parcel  
Of Land Situate In The Township  
Of Leboeuf, County Of Erie And  
Commonwealth Of Pennsylvania,  
Bounded And Described As  
Follows, To-Wit:

Starting At The Intersection Of  
The North East Corner Of Milo  
Hull Property And The West Right  
Of Way Of Rt. 19; Thence N2° 22'  
49" E, 150.00 Feet To The Point Of  
Beginning; Thence N79° 33' 00"  
W 300.00 Feet To An Iron Stake;  
Thence N2° 22' 49"E 150.00 Feet  
To An Iron Stake; Thence 579° 33'  
00" E 300.00 Feet To An Iron Stake  
On The West Right Of Way Of Rt.  
19; Thence 52° 22' 49 W Along  
The West Right Of Way Of Rt. 19  
150.00 Feet To The POINT OF  
BEGINNING.

And Being Known As Parcel 2 Of  
Niemeyer Subdivision No. 4 As  
Recorded In Map Book 39, Page  
42. Having Erected Thereon A Split  
Foyer Home With Integral One Car  
Garage, More Commonly Known  
As 13240 Route 19, Waterford,  
Pennsylvania, And Bearing County  
Of Erie Index No. (30) 4-32-2.03.  
**PROPERTY ADDRESS:** 13240  
Route 19, Waterford, PA 16441

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

May 2, 9, 16

**SALE NO. 23**

**Ex. #13610 of 2013**

**PNC BANK, NATIONAL  
ASSOCIATION, Plaintiff**

**v.**

**VICTOR MURRAY II,  
Defendant(s)**

**DESCRIPTION**

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

BEGINNING at a point in the north  
line of Twentieth Street, seven  
hundred ninety-five and sixteen  
hundredths (795.16) feet west of the  
west line of Cranberry street, said  
point being one hundred forty-eight



and eighty-six hundredths (148.68) [sic] feet west of the boundary line of the City of Erie as the same existed prior to the passage of City Ordinance No. 4701, thence northwardly parallel with Cranberry Street, eighty-six (86,) feet to a point; thence westwardly parallel with Twentieth Street, thirty-four (34) feet to a point; thence southwardly parallel with Cranberry Street, eighty-six (86) feet to a point in the north line of Twentieth Street; and thence eastwardly along the north line of Twentieth Street, thirty-four (34) feet to the place of beginning, and having erected thereon a two-story dwelling with a two-car garage and being more commonly known as 1318 West 20th Street, Erie, Pennsylvania and being further identified by Erie County Tax Index No. (16) 31-28-204.  
**PROPERTY ADDRESS:** 1318 West 20th Street, Erie, PA 16502  
**KML Law Group, P.C.**  
**Attorney for Plaintiff**  
 Suite 5000 - BNY Independence  
 Center 701 Market Street  
 Philadelphia, PA 19106-1532  
 (215) 627-1322

May 2, 9, 16

**SALE NO. 24**

**Ex. #12886 of 2013**  
**PNC BANK, NATIONAL ASSOCIATION, Plaintiff**  
 v.  
**DORA E. SALAS, Defendant(s)**  
**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:  
 Beginning in the east side of Perry Street one hundred (100) feet north of Twenty-third Street, thence eastwardly, parallel with Twenty-third Street, one hundred (100) feet, thence northwardly, parallel with Perry Street, thirty-five (35) feet, thence westwardly, parallel with Twenty-third Street, one hundred (100) feet to Perry Street, and thence southwardly, by the east line of Perry Street, thirty-five (35) feet to the place of beginning; and having erected thereon a frame

dwelling house and garage.  
**PROPERTY ADDRESS:** 2215 Perry Street, Erie, PA 16503  
**KML Law Group, P.C.**  
**Attorney for Plaintiff**  
 Suite 5000 - BNY Independence  
 Center 701 Market Street  
 Philadelphia, PA 19106-1532  
 (215) 627-1322

May 2, 9, 16

**SALE NO. 25**

**Ex. #13963 of 2012**  
**Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18**

v.

**Sheridan T. Fassett**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13963-2012 Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18 vs. Sheridan T. Fassett, owners of property situated in Erie County, Pennsylvania being 1116 W 25th St., Erie, PA 16502  
**Assessment Map number:** 19-6036-246  
**Assessed Value figure:** \$50,720.00  
**Improvement thereon:** Residential Dwelling  
 Robert W. Williams, Esquire  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400

May 2, 9, 16

**SALE NO. 26**

**Ex. #11164 of 2013**  
**Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.**

v.

**Kelly L. Corey; Michael T. Corey**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 11164-13 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. vs. Kelly L. Corey; Michael T. Corey; owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 932 West 34th Street, Erie, PA 16508-2526  
 1596 square feet

**Assessment Map Number:** 19061012011000  
**Assessed Value figure:** 93,100.00  
**Improvement thereon:** Single Family Dwelling  
 Scott A. Dietterick, Esquire  
 Zucker, Goldberg & Ackerman, LLC  
 200 Sheffield Street, Suite 201  
 Mountainside, NJ 07092  
 (908) 233-8500

May 2, 9, 16

**SALE NO. 27**

**Ex. #11502 of 2013**  
**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP**

v.

**Melisa Zimmerman; Jacob L. Zimmerman**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 2013-11502 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. Melisa Zimmerman; Jacob L. Zimmerman; owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 641 East 9th Street, Erie, PA 16503  
 26.5X165 = 1,320 SF 0.1004 acre  
**Assessment Map Number:** 15020031010900  
**Assessed Value figure:** \$29,980.00  
**Improvement thereon:** Single Family Dwelling  
 Scott A. Dietterick, Esquire  
 Zucker, Goldberg & Ackerman, LLC  
 200 Sheffield Street, Suite 201  
 Mountainside, NJ 07092  
 (908) 233-8500

May 2, 9, 16

**SALE NO. 28**

**Ex. #15456 of 2010**  
**LSF8 Master Participation Trust**  
 v.

**Eric R. Greaves and Jennifer L. Greaves**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Girard, County of Erie and State



of Pennsylvania, being Lot No. Forty (40) as set forth on the plan of Quail Ridge Subdivision as recorded in Erie County Map Book 18, page 20 to which plan reference is hereby made for a further description thereof.

SAID premises have erected thereon a dwelling commonly known as 200 Woodcock Drive, Girard, Pennsylvania, 16417, and being further identified by Erie County Assessment Index Number (23) 13-41.1-11.

KNOWN as 200 Woodcock Drive, Girard, PA 16417.

Tax Parcel I.D. No. 23-13-41.1-11.

BEING the same premises which Jennifer L. Platz and Eric R. Greaves, by Quit Claim Deed dated November 9, 2005 and recorded November 21, 2005 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1288 Page 1677, granted and conveyed unto Eric R. Greaves and Jennifer L. Greaves, in fee.

PROPERTY ADDRESS: 200 Woodcock Drive, Girard, PA 16417  
PARCEL ID # 23-13-41.1-11.

Christina C. Viola, Esquire  
Stern and Eisenberg, PC

1581 Main Street, Suite 200  
The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

May 2, 9, 16

**SALE NO. 29**

**Ex. #10009 of 2014**

**LoanCare, a division of FNF  
Servicing, Inc., n/k/a LoanCare,  
LLC**

**v.**

**Tod Phillips**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, bounded and described as follows: BEING Lot No. 120 of "Fairfield-on-the-Lake" Section no. 1 of Andrews Land Company Subdivision of part of Reserve Tract No. 245 in Harborcreek Township, as recorded in Erie County Map Book 3, Pages 46 and 47; subject to the restrictions set forth in Deed

recorded in Erie County Deed Book 307, Page 2.

BEING the same premises which Wilma E. Brandt, an unmarried widow, by Deed dated April 30, 2010, and recorded May 4, 2010, in the Erie County recorder of Deeds as Instrument No. 2010-009963, granted and conveyed unto Tod Phillips, in fee.

PROPERTY ADDRESS: 114 Taylor Avenue, Erie, PA 16511

PARCEL ID # (27) 2-3-44.

Christina C. Viola, Esquire

Stern and Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

May 2, 9, 16

**SALE NO. 30**

**Ex. #12578 of 2013**

**Nationstar Mortgage, LLC**

**v.**

**Renee R. Dennen**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land lying, situate and being in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows: Beginning at the point of intersection of the centerline of Depot Street, (Abandoned), with the center line of Route 20, a seventy foot wide right of way; thence S°39-52'-34" E along the center line of Depot Street, passing over an iron pipe at a distance of 37.5 feet, a total distance of 184 feet to an iron pipe in the north right of way line of the former New York Central Rail Road; thence along said right of way line S 63°-55'-15" W passing over an iron pipe at a distance of 189 feet, a total distance of 240 feet to a point in the center line of Route Number 20; thence along said center line N 26°12'-45" W a distance of 1.59 feet to the Point of Curve of a Curve to the right; the degree of Curve being 35 degrees, tangent length 132.66 feet, radius of 166.28 feet; thence along said curve an Arc Distance of 223.95 feet to the Point of Tangency; thence continuing along said line N 50°-57'-15" E a distance

of 69.32 feet to a point and place of beginning. Having a two unit frame two-story house with a one car detached garage located thereon and being more commonly known as 6589 Buffalo Road, Harborcreek, Pennsylvania.

Title to said premises is vested in Renee R. Dennen by deed from WILLIAM M. NASH AND SHARON A. NASH, HUSBAND AND WIFE dated December 24, 1991 and recorded December 24, 1991 in Deed Book 189, Page 1181. The first parties have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or presently being or presently being disposed of on or about the property described in this deed.

Subject to all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

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

May 2, 9, 16

**SALE NO. 31**

**Ex. #11309 of 2012**

**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 2005-  
3, Plaintiff**

**v.**

**Kevin J. McGregor, Executor of  
The Estate of John McGregor,  
Deceased Mortgagor and Real  
Owner, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11309-12 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 2005-3 v. Kevin J. McGregor, Executor of The Estate of John McGregor, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Millcreek,

Erie County, Pennsylvania being  
3019 Hampshire Road, Erie,  
Pennsylvania 16506.  
Tax I.D. No. 33-070-228.0-032.00  
Assessment: \$88,612.99  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

May 2, 9, 16

**SALE NO. 32**

**Ex. #11433 of 2013**

**Nationstar Mortgage LLC,  
Plaintiff**

**v.**

**Scott Reed, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
filed to No. 11433-13 Nationstar  
Mortgage LLC v. Scott Reed,  
owners of property situated in  
the Township of Millcreek, Erie  
County, Pennsylvania being 418  
Marshall Drive, Erie, Pennsylvania

16505.  
Tax I.D. No. (33) 6-26-10  
Assessment: \$79,371.43  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

May 2, 9, 16

**SALE NO. 33**

**Ex. #13325 of 2012**

**THE BANK OF NEW  
YORK MELLON FKA THE  
BANK OF NEW YORK AS  
SUCCESSOR TRUSTEE TO  
JPMORGAN CHASE BANK,  
N.A., AS TRUSTEE FOR  
THE NOTEHOLDERS OF  
THE CWHEQ INC., CWHEQ  
REVOLVING HOME EQUITY  
LOAN TRUST, SERIES 2005-L,  
Plaintiff**

**v.**

**Jessica D. Rodak, Defendant  
SHORT DESCRIPTION**

By virtue of a Writ of Execution  
filed to No. 13325-12 THE BANK  
OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK  
AS SUCCESSOR TRUSTEE  
TO JPMORGAN CHASE  
BANK, N.A., AS TRUSTEE  
FOR THE NOTEHOLDERS OF  
THE CWHEQ INC., CWHEQ  
REVOLVING HOME EQUITY  
LOAN TRUST, SERIES 2005-  
L v. Jessica D. Rodak, owners of  
property situated in the Township  
of Millcreek, Erie County,  
Pennsylvania being 1135 Western  
Lane, Erie, Pennsylvania 16505.  
Tax I.D. No. 33-020-109.0-005.00  
Assessment: \$73,519.68  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

May 2, 9, 16

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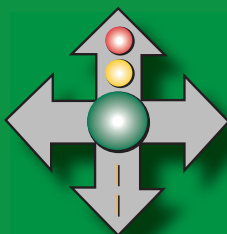
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**ESTATE NOTICES**

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****COLE, ROXIE LEE, deceased**

Late of the Borough of Edinboro, County of Erie, Commonwealth of Pennsylvania

*Administrator:* Brian Derek Wallace, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

*Attorney:* Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**GIFFORD, ELSIE E., a/k/a ELSIE E. JOHNSON GIFFORD, deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* Raymond N. Ronander, c/o Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

*Attorney:* Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**HALL, RODERICK C., deceased**

Late of the Township of Springfield, County of Erie and Commonwealth of Pennsylvania  
*Executor:* John T. Hall, c/o John P. Eppinger, Esq., Suite 300, 300 State Street, Erie, PA 16507

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

**HEINTZEL, ANTHONY F., a/k/a ANTHONY F. HEINTZL, deceased**

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

*Executrix:* Diane E. McCoy, c/o Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501

*Attorney:* John J. Shimek, III, Esq., Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501

**KALA, WALTER J., JR., a/k/a WALTER KALA, JR., a/k/a WALTER J. KALA, deceased**

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

*Executor:* Kevin Shawn Kala, c/o Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501

*Attorney:* John J. Shimek, III, Esq., Sterrett Mott Breski & Shimek, 1001 State Street, Suite 1400, Erie, PA 16501

**KONKOL, JUDITH A., a/k/a JUDIE KONKOL, deceased**

Late of Harborcreek Township, Erie County, Pennsylvania

*Executor:* Bryon Konkol, 1126 East 33rd Street, Erie, PA 16504

*Attorney:* Thomas D. Brasco, Jr., Esq., 305 West Sixth Street, Erie, PA 16507

**NEWCOMER, DONALD E., a/k/a DONALD E. NEWCOMER, JR., deceased**

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

*Executor:* Elva Newcomer-Kocher, c/o Zanita A. Zacks-Gabriel, Esq., 402 West Sixth Street, Erie, PA 16507

*Attorney:* Zanita A. Zacks-Gabriel, Esq., 402 West Sixth Street, Erie, PA 16507

**SCHAUBLE, ALVENA J., deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Co-Executors:* Kathleen J. Pullen and Earl L. Schauble

*Attorney:* David J. Rhodes, Esquire, Elderkin Law Firm, 150 West 8th Street, Erie, PA 16501

**SWIECKI, WANDA, a/k/a WANDA R. SWIECKI, deceased**

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

*Executor:* Dr. George R. Carson, 8990 Old Yellowstone Trail, Three Forks, MT 59752-9207

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

**ZARENKO, PAUL E., deceased**

Late of the City of Erie, Erie County, PA

*Executors:* Barbara Smith and Martha Young, c/o 120 West Tenth Street, Erie, PA 16501

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

**SECOND PUBLICATION****BECKMAN, JOAN M., a/k/a JOAN M. TOMAT BECKMAN, deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania  
*Executors:* William L. Beckman, 2386 Avis Drive, Harborcreek, PA 16421-1402 and Brian O. Beckman, 8521 Lewis Road, Harborcreek, PA 16421-1257

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



**BISBEE, LARRY E.,  
deceased**

Late of the Township of Union, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Trudi Watkins, 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

**CONNORS, LILA M.,  
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Administratrix c.t.a.:* Renae J. Hagmann  
*Attorney:* Edward P. Wittmann, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**DAVIS, SHIRLEY B.,  
deceased**

Late of North East Township, Erie County, North East, Pennsylvania  
*Executor:* Charles D. Meyer, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**HEIDT, ROBERT E.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Catherine H. Savvas  
*Attorney:* David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**HUNT, DARLENE D.,  
deceased**

Late of the Borough of Girard, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Heidi J. Heintzel, c/o Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501  
*Attorney:* Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**KREIDINGER, NORMA JEAN,  
deceased**

Late of the City of Erie, County of Erie  
*Executors:* Charles Edward Kreidinger, 7503 Saddleback Lane, Gates Mills, OH 44040 and Kevin T. Kreidinger, 3025 Harvard Road, Erie, Pennsylvania 16508  
*Attorney:* W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**LYONS, MATTHEW S.,  
deceased**

Late of the City of Erie  
*Administratrix:* Tracie C. Morgan  
*Attorney:* Charbel G. Latouf, 246 West 10th Street, Erie, PA 16501

**MAUZ, THEODORE E.,  
deceased**

Late of Summit Township, Erie County, Commonwealth of Pennsylvania  
*Executrix:* Kimberly Seth, 8260 Sterrettania Road, Girard, PA 16417  
*Attorney:* None

**SWIFT, RAYMOND W.,  
deceased**

Late of the Township of Franklin, County of Erie, State of Pennsylvania  
*Executor:* Dennis L. Swift, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412  
*Attorney:* David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**THOMPSON, MARSHALL  
DUAINE, JR.,  
deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania  
*Executrix:* Sheila Thompson, 3111 Garland Street, Erie, PA 16506  
*Attorney:* Carmen F. Lamancusa, Esq., 414 North Jefferson Street, New Castle, PA 16101

**TIRPAK, ELLIOT,  
deceased**

Late of the City of Erie  
*Administratrix:* Lisa Tirpak  
*Attorney:* Charbel G. Latouf, Esq., 246 West 10th Street, Erie, PA 16501

**VanDYKE, GERALD P., a/k/a  
GERALD PAUL VanDYKE,  
deceased**

Late of the Township of Leboeuf, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Andrew J. VanDyke, 11821 Sharp Road, Waterford, PA 16441-3937  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**THIRD 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:* Janeen 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

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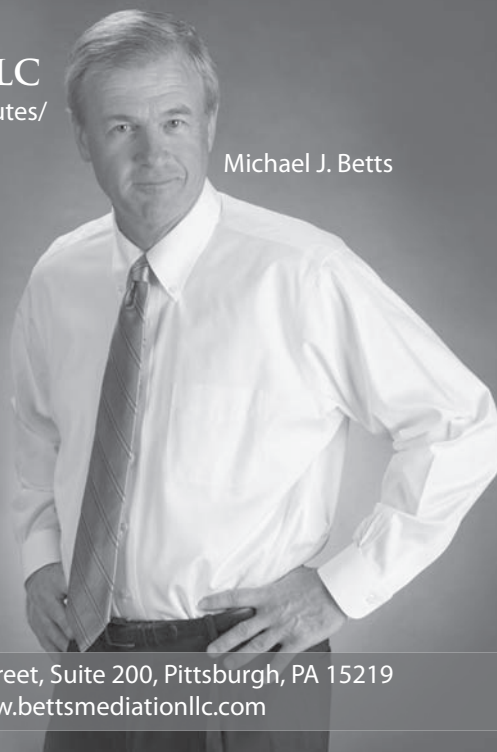
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