

Erie County Legal Journal

August 1, 2014

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97 ERIE

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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Erie County Bar Association Calendar of Events and Seminars

MONDAY, AUGUST 18, 2014

Criminal Law Family Night

Seawolves Game - 7:05 p.m.

Jerry Uht Park

Free to ECBA members and their families

TUESDAY, AUGUST 19, 2014

The Sunshine Act and Right-to-Know Law

ECBA Live Seminar

Sheraton Erie Bayfront Hotel

8:30 a.m. - 11:45 a.m. (8:00 a.m. reg./continental breakfast)

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

\$158 (nonmembers)

\$49 (non-lawyer employees of municipalities, authorities and school districts)

3 hours substantive



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 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**

AUGUST 2014 NOTICE

The following is a list of *August 2014, September 2014 and October 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. ***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, August 13, 2014	9:30 a.m.: Open for all Erie matters
Thursday, September 4, 2014	10:00 a.m.: Open for all Erie matters
Wednesday, September 24, 2014	10:30 a.m.: Open for all Erie matters
Wednesday, October 15, 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, August 7, 2014	10:30 a.m.: Open for all Erie matters
Thursday, August 28, 2014	11:00 a.m.: Open for all Erie matters ***
Thursday, September 11, 2014	11:30 a.m.: Sale motions at this time only
Thursday, October 2, 2014	
Thursday, October 16, 2014	***All Motions to Extend/Impose Stay are to be scheduled at 11:00 a.m.
Thursday, October 30, 2014	

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).

Michael R. Rhodes
Clerk of Court

Aug. 1

Waterford professional office space available for lease, with in-floor heat. Located one block west of High Street (RT 19) in the Borough. Ample off-street parking and open floor plan ready for your personalized office plans. Offered at \$825/ month NNN. Contact Paul Steva, Howard Hanna Commercial at 480-8400 for details.

Aug. 1

1,740 square feet of professional office space available. 425 West 10th Street, Erie, PA. Off street parking, internet, fax, gas and electric included. Two 16 x 16 offices, one 9 x 9, conference room, break room and receptionist/secretary work space. Most of office is furnished. Lease whole floor or office share. 453-4141 or mcgowanlaw@verizon.net.

Aug. 1, 8

NOTICE OF RECORDING FEE INCREASE
EFFECTIVE AUGUST 8, 2014

ACTS 113 AND 126 OF 2014, RECENTLY PASSED BY GOVERNOR CORBETT, INCREASED THE JUDICIAL COMPUTER SYSTEM/ACCESS TO JUSTICE (JCS/ATJ) FEES by \$12.00. THEREFORE, THE FOLLOWING BASE RECORDING FEES WILL BE EFFECTIVE **AUGUST 8, 2014**.

DEED	\$64.50
MORTGAGE	\$64.50
MORTGAGE SATISFACTION	\$54.00
MORTGAGE ASSIGNMENT	\$54.00
MORTGAGE RELEASE	\$54.00
LAND CONTRACT/INSTALLMENT SALES AGREEMENT	\$54.00
EASEMENT/RIGHT OF WAY	\$54.00
EXCERPT OF ADJUDICATION/DECREE	\$54.00
LEASE-30 YEAR+	\$54.00

Jul. 18, 25 and Aug. 1

**CERTIFICATE OF
AUTHORITY**

NOTICE IS HEREBY GIVEN that Articles of Incorporation for a Professional Corporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 9, 2014, for:

Ball Chiropractic &
Pain Center, P.C.
c/o Corporation Creation
Network, Inc.

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Aug. 1

LEGAL NOTICE

To the owners of Cycle City and more specifically, Gary Pepicello, you are hereby given notice that on August 20, 2014 at 10:00 a.m. in Courtroom G, Room 222 of the Erie County Courthouse before the Honorable Stephanie Domitrovich are to attend a hearing for a Transfer of Title for a 2006 Kawasaki Vulcan 900, VIN JKAVN2B166A005144 that you are still in possession of.

Aug. 1

LEGAL NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
JENNIFER JOHNSON now SEIB
vs.

TYWRINE JOHNSON
No. 10858-2013

AMENDED ORDER OF COURT

You, Tywrine Johnson, have been sued in court to obtain or modify custody of the child(ren). You are Ordered to appear in person in the CUSTODY CONCILIATION OFFICE, Room 02, ground floor, Erie County Courthouse, 140 West Sixth Street, Erie, Pennsylvania on AUGUST 18, 2014 at 9:00 A.M. for a custody conference. If you fail to appear, an order for custody may be entered against you or the court may issue a warrant for your arrest.

Both parents are further ORDERED to attend a custody seminar entitled "CHILDREN COPE WITH CUSTODY & DIVORCE" HELD AT FAMILY SERVICES, 5100 PEACH STREET, ERIE,

PENNSYLVANIA

Jennifer (Johnson) Seib completed the seminar on August 10, 2013.

Tywrine Johnson must provide certificate of completing the seminar. You must file with the court a verification of criminal record or abuse history of you and any household member on or before your conference, but no later than 30 days after the complaint/petition is served. No party may make a change in any child's residence which significantly impairs the ability of the other party to exercise custodial rights without first complying with all applicable provisions of 23 Pa.C.S. §5337 and Pa.R.C.P. 1915.17 regarding relocation.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

AMERICANS WITH DISABILITIES ACT OF 1990 - The Court of Common Pleas of Erie County is required by law to comply with the Americans with Disability Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact the Court's ADA Coordinator at Erie County Court of Common Pleas, 140 West Sixth Street, Room 205, Erie, PA 16501-1030, Phone (814) 451-6308, TTD (814) 451-6237, Email - courtadacoordinator@eriecountygov.org. Requests should be made as soon as possible or at least three business days prior to any hearing or business before the court. Children shall not be present in the Custody Office during the conference unless specifically Court ordered.

BY THE COURT:

/s/ Ernest J. DiSantis, Jr., President Judge

Aug. 1

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW

US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-
BNC3, Plaintiff

vs.

CHARLES R. HYSLOP, JR.
A/K/A CHARLES R. HYSLOP,
Individually and in his capacity as
Heir of CHARLES A. HYSLOP,
Deceased

MARY C. BURTON, in her
capacity as Heir of CHARLES A.
HYSLOP, Deceased

THOMAS C. HYSLOP, in his
capacity as Heir of CHARLES A.
HYSLOP, Deceased

CONNIE HYSLOP, in her capacity
as Heir of CHARLES A. HYSLOP,
Deceased

DAVID HYSLOP, in his capacity
as Heir of CHARLES A. HYSLOP,
Deceased

RUSSELL HYSLOP, in his
capacity as Heir of CHARLES A.
HYSLOP, Deceased

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER CHARLES
A. HYSLOP, DECEASED,

Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY
No. 11249-14

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER CHARLES A.
HYSLOP, DECEASED

You are hereby notified that on
May 8, 2014, Plaintiff, US BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED

ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC3, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ERIE County Pennsylvania, docketed to No. 11249-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1932 COLE DRIVE, ERIE, PA 16505-2820 whereupon your property would be sold by the Sheriff of ERIE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:

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

Aug. 1

LEGAL NOTICE

Notice is hereby given that any individuals, who have had weapons confiscated from January 1, 2010, through December 31, 2010, by Court Order of Protection from Abuse Order have thirty (30) days from the date of this publication to respond in person to take possession of their weapons.

The Sheriff will dispose of all unclaimed weapons after thirty (30) days of the date of said notice.

Sheriff John T. Loomis

Jul. 18, 25 and Aug. 1

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:12-cv-00275, I shall expose to public sale the real property of Laurie A. Preston known as 11332 Emily Drive, North East, Pennsylvania 16428, being fully described in the Deed dated May 11, 2007, and recorded May 11, 2007, in the Recorder of Deeds Office of Erie County, Pennsylvania, in Deed Book Volume 1415, Page 0868 and at Instrument No. 2007-013653.

TIME AND LOCATION OF SALE: Friday, August 8, 2014, at 10:00 A.M. at the Erie County Courthouse, Room 209, 140 West Sixth Street, Erie, PA 16501.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale,

and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Cathy Diederich at 314-457-5514.

Jul, 11, 18, 25 and Aug. 1

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

AUGUST 22, 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

Aug. 1, 8, 15

SALE NO. 1

Ex. #13451 of 2013

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**LEOPOLD S. LECOURS and
NICOLE L. MICHAELSON
a/k/a NICOLE L. LECOURS,**

Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 13451-2013, Marquette Savings Bank vs. Leopold S. Lecours and Nicole L. Michaelson a/k/a Nicole L. Lecours, owners of property situate in the Township of Harborcreek, Erie County, Pennsylvania being: 1493 Troupe Road, Harborcreek, Pennsylvania. Approx. .4590 acres

Assessment Map Number:
(27) 21-33-119

Assessed Value Figure: \$172,800.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Aug. 1, 8, 15

SALE NO. 2

Ex. #30625 of 2014

**THOMAS K. CROSS and
MICHAEL J. CROSS, Plaintiffs**

v.

**IAQUINTA REALTY, LP,
Defendant**

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, Erie County, Pennsylvania, having erected thereon a commercial building being commonly known as 2500 Yoder Drive, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (33) 53-211- 21.05.

BEING the same premises conveyed to Iaquinta Realty, LP by deed dated September 30, 2008 and recorded in the Office of the Recorder of Deeds for Erie County on October 1, 2008 at Deed Book 1523, page 1619 at Instrument No. 2008-026165.

Nicholas R. Pagliari

Pa. Supreme Court ID No. 87877

MacDonald, Illig, Jones &

Britton, LLP

100 State Street, Suite 700

Erie, Pennsylvania 16507-1459

(814) 870-7754

Aug. 1, 8, 15

SALE NO. 3

Ex. 11608 of 2010

**Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Bank Minnesota, N.A.,
as Trustee f/k/a Norwest Bank
Minnesota, N.A., as Trustee
for the registered holders of
Renaissance Home Equity Loan
Asset-Backed Certificates, Series
2004-1, Plaintiff**

v.

JOYE A DEIBEL, Defendant(s)

LEGAL DESCRIPTION

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

BEGINNING at a point in the north line of Second Street, ten (10) rods west of the southeast corner of Out Lot No. 26; thence westwardly six (6) rods; thence northwardly ten (10) rods to a point; thence eastwardly four (4) rods to a point; thence northwardly ten (10) rods to a point in the south line of Third Street; thence eastwardly two (2) rods; thence southwardly twenty (20) rods to the place of beginning, and having erected thereon a two story frame building.

EXCEPTING and reserving therefrom, all that certain piece or parcel of land situate in the Borough of Waterford, County of Erie and State of Pennsylvania, and being part of Out-Lot No. 26, as originally shown on the map or plan of said borough, bounded and described, as follows, to wit: BEGINNING at a point on the north line of West Second Street two hundred and twenty-one (221) feet west of the southeast corner of Out-Lot No. 26; thence westwardly along the north line of West Second Street forty-three (43) feet to a point, that point being the southeast corner of the land formerly of Guy A. Smith and Mamie Smith, his wife; thence northwardly along the line of land formerly of Guy A. Smith and Mamie Smith, his wife, one hundred and sixty-five (165) feet to line parallel with the second mention course of the land being hereby excepted, one hundred and sixty-five (165), feet to a point on the north line of West Second Street and the place of beginning.

ALSO ALL THAT CERTAIN piece or parcel of land situate in the Borough of Waterford, County of Erie and State of Pennsylvania, and being part of Out-Lot No. 26, As originally shown on the plan or map of the said Borough bounded and described as follows, to-wit: BEGINNING at a point on the south line of W. Third Street, one hundred and ninety-eight (198) feet west of

the northeast corner of Out-Lot No. 26, (Said point was erroneously described as Out-Lot No. 26 in Erie County Deed Book 594 at page 574.) And being the northwest corner of the land formerly of Guy A. Smith and Mamie Smith, his wife; thence southwardly along the land formerly of Guy A. Smith and Mamie Smith, his wife; one hundred and sixty-five (165) feet to a point; thence westwardly along land formerly of Guy A. Smith and Mamie Smith, his wife twenty-three (23) feet to a point; thence northwardly on a line parallel to the first mentioned course of the land herein being conveyed one hundred and sixty-five (165) feet to a point on the south line of the aforesaid third street twenty (23) feet to a point, that point being the place of beginning.

BEARING Erie County Tax Index number (46) 11 39 4 and being more commonly known as 413 West Third Street, Waterford, Pennsylvania, 16441.

BEING KNOWN AS: 413 West 3rd Street, Waterford, PA 16441

PARCEL NUMBER: 46-11-39-4

TITLE TO SAID PREMISES IS VESTED IN Joye A. Deibel by deed from Harold K. Smith and Lois A. Smith, his wife dated 02/08/1988 recorded 02/11/1988 in Deed Book 0041 page 1219.

David Neeren, Esquire,
PA ID 204252

Attorney for Plaintiff

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

Aug. 1, 8, 15

SALE NO. 5

Ex. #31412 of 2013

**BOROUGH OF EDINBORO,
Plaintiff,**

v.

**CHARLES GILBERT
and CYNTHIA GILBERT
DANIELSON, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2013-31412, Borough of Edinboro vs. Charles Gilbert

and Cynthia Gilbert Danielson, owners of property situate in the Borough of Edinboro, Erie County, Pennsylvania being: 122 Harrison Drive, Edinboro, Pennsylvania.

Approx. 150' X 195' X 150' X 195' Assessment Map Number: (11) 6-32-119

Assessed Value Figure: \$178,700.00

Improvement Thereon: Residence

Ritchie T. Marsh, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Aug. 1, 8, 15

SALE NO. 6

Ex. #10770 of 2014

Caliber Home Loans, f/k/a

Vericrest Financial, Inc., Plaintiff

v.

Scott T. Barnes and Joanne

DeSantis-Barnes

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10770-2014 Caliber Home Loans, Inc f/k/a Vericrest Financial, Inc.. Plaintiff vs. Scott T. Barnes and Joanne DeSantis-Barnes, owners of property situated in 4th Ward City of Erie, Erie County, Pennsylvania being 1112-

1114 W. 5th Street, Erie, PA 16507. Dimensions of parcel: 30 x 132

Assessment Map number: 17-4035-242 Assessed Value figure: \$44,270.00

Improvement thereon: Two Story 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

Aug. 1, 8, 15

SALE NO. 7

Ex. #11802 of 2013

Wells Fargo Bank, N.A., Plaintiff

v.

Diane Arlowene Mitchell

Bacchus a/k/a Diane A. Bacchus,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13-11802

Wells Fargo Bank, N.A. vs. Diane

Arlowene Mitchell Bacchus a/k/a Diane A. Bacchus

Amount Due: \$55,105.69

Diane Arlowene Mitchell Bacchus a/k/a Diane A. Bacchus, owner(s)

of property situated in ERIE CITY, Erie County, Pennsylvania being

325 West 22ND Street, Erie, PA 16502-2616

Dimensions: 40 X 125

Area: 1012 Sq. Ft.

Assessment Map number:

19060011021000

Assessed Value: \$45,500.00

Improvement thereon: residential

Phelan Hallinan, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Aug. 1, 8, 15

SALE NO. 8

Ex. #11150 of 2008

Deutsche Bank, National

Trust Company, as Trustee for

Morgan Stanley ABS Capital I

Inc. Trust 2005-HE1 Mortgage

Pass-through Certificates, Series

2005-HE1, Plaintiff

v.

Louis Barko a/k/a Louis G.

Barko Joann Barko, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11150-08

Deutsche Bank, National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust

2005-HE1 Mortgage Pass-through Certificates, Series 2005-HE1 vs.

Louis Barko a/k/a Louis G. Barko, Joann Barko

Amount Due: \$158,934.54

Louis Barko a/k/a Louis G. Barko, Joann Barko, owner(s) of property

situated in WASHINGTON TOWNSHIP, Erie County,

Pennsylvania being 5486 Bonnieview Drive, Edinboro, PA

16412 Dimensions: 91.02 ft. x 100 ft.

Acreage: 0.2089 Acres Assessment Map number:

450150340000101 Assessed Value: \$108,570.00

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

Aug. 1, 8, 15

SALE NO. 9

Ex. #13268 of 2013

**OCWEN Loan Servicing, LLC,
Plaintiff**

v.

John P. Brewer, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 13268-13 OCWEN
Loan Servicing, LLC vs. John P.
Brewer

Amount Due: \$32,440.31

John P. Brewer, owner(s) of
property situated in SPRINGFIELD
TOWNSHIP, Erie County,
Pennsylvania being 13461 Old
Lake Road, East Springfield, PA
16411-8803

Dimensions: 320 ft. x 140 ft.

Acreage: 1.0300 Acres

Assessment Map number:
39003013000104

Assessed Value: \$65,400.00

Improvement thereon: Mobile
Home

Phelan Hallinan, LLP

One Penn Center at Suburban
Station, Suite 1400

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

(215) 563-7000

Aug. 1, 8, 15

SALE NO. 10

Ex. #10232 of 2012

**OCWEN LOAN SERVICING,
LLC, Plaintiff**

v.

JED W. DEIST A/K/A

JED DESIT

MICHELE L. DEIST A/K/A

MICHELE DEIST, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10232-12

OCWEN LOAN SERVICING,
LLC vs. JED W. DEIST A/K/A
JED DESIT, MICHELE L. DEIST
A/K/A MICHELE DEIST

Amount Due: \$121,929.80

JED W. DEIST A/K/A JED DESIT,
MICHELE L. DEIST A/K/A

MICHELE DEIST, owner(s) of
property situated in the TOWNSHIP
of MCKEAN, County of Erie
and State of Pennsylvania being
6173 VAN CAMP ROAD, A/K/A
6173 WEST VAN CAMP ROAD,
MCKEAN, PA 16426-1519

Dimensions: 1118 sq. ft.

Acreage: 1.2300

Assessment Map number:
31012053000400

Assessed Value: \$130,610

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

Aug. 1, 8, 15

SALE NO. 11

Ex. #10113 of 2012

Bank of America, N.A., Plaintiff

v.

Scott M. Kelso a/k/a Scott Kelso

Kelly Lynn Kelso a/k/a Kelly

Kelso, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10113-2012

Bank of America, N.A. vs. Scott M.
Kelso a/k/a Scott Kelso, Kelly Lynn

Kelso a/k/a Kelly Kelso

Amount Due: \$88,058.21

Scott M. Kelso a/k/a Scott Kelso,
Kelly Lynn Kelso a/k/a Kelly Kelso,
owner(s) of property situated in
TOWNSHIP OF ERIE CITY, Erie
County, Pennsylvania being 3407
Elmwood Avenue, Erie, PA 16508-
2467

Acreage: 0.1010 Acres

Assessment Map number:
19061027021200

Assessed Value: \$76,540.00

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

Aug. 1, 8, 15

SALE NO. 12

Ex. #14988 of 2009

**Deutsche Bank National
Trust Company, as Trustee in**

**Trust for The Benefit of The
Certificateholders for Argent
Securities Trust 2005-w3, Asset-
backed Pass-through Certificates
Series 2005-w3, Plaintiff**

v.

Kelly A. McGee

Bryan T. McGee, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14988-09

Deutsche Bank National Trust
Company, as Trustee in Trust for The
Benefit of The Certificateholders
for Argent Securities Trust 2005-
w3, Asset-backed Pass-through
Certificates Series 2005-w3 vs.

Kelly A. McGee, Bryan T. McGee

Amount Due: \$82,130.95

Kelly A. McGee, Bryan T. McGee,
owner(s) of property situated
in ERIE CITY, Erie County,
Pennsylvania being 2771 East
32ND Street, Erie, PA 16509

Dimensions: 88.49 X 101 Ft.

Area: 1401 Sq. Ft.

Assessment Map number:
18051050010300

Assessed Value: \$ 105,900.00

Improvement thereon: residential

Phelan Hallinan, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Aug. 1, 8, 15

SALE NO. 13

Ex. #10712 of 2014

Wells Fargo Bank, NA, Plaintiff

v.

Sheila M. Norton a/k/a Sheila M.

Wurst, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 2014-10712

Wells Fargo Bank, NA vs. Sheila M.
Norton a/k/a Sheila M. Wurst

Amount Due: \$35,540.60

Sheila M. Norton a/k/a Sheila M.
Wurst, owner(s) of property situated
in the CITY OF ERIE, Erie County,

Pennsylvania being 2014 Myrtle
Street, Erie, PA 16502-2637

Dimensions: 31 x 82.5

Acreage: 0.0587

Assessment Map number:
19060010020100

Assessed Value: \$55,540
Improvement thereon: Residential dwelling
Phelan Hallinan, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Aug. 1, 8, 15

SALE NO. 14

Ex. #10513 of 2014

**Wells Fargo Bank, N.A., Plaintiff
v.**

Paulette A. Sanders, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10513-14 Wells Fargo Bank, N.A. vs. Paulette A. Sanders Amount Due: \$48,223.25
Paulette A. Sanders, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1124 East 5th Street, Erie, PA 16507-1906

Dimensions: 49.5 x 120.5

Acreage: 0.1369

Assessment Map number:
14010040022300

Assessed Value: \$48,301

Improvement thereon: Residential dwelling

Phelan Hallinan, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Aug. 1, 8, 15

SALE NO. 15

Ex. #10428 of 2014

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

Jason D. Stiffler, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10428-14 Bank of America, N.A. vs. Jason D. Stiffler Amount Due: \$181,822.33

Jason D. Stiffler, owner(s) of property situated in AMITY TOWNSHIP, Erie County, Pennsylvania being 14709 Route 8, Union City, PA 16438-5023

Dimensions: Built = 1930; Width = 22; Length = 36; Area = 792

Acreage: 5.0 Acres

Assessment Map number:
02003017001800

Assessed Value: \$100,600.00

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

Aug. 1, 8, 15

SALE NO. 16

Ex. #11748 of 2013

**Fannie Mae ("Federal National Mortgage Association"), Plaintiff
v.**

**ROBERT P. WESCHLER,
INDIVIDUALLY AND AS
TRUSTEE OF THE ROBERT
PETER WESCHLER LIVING
TRUST, DATED OCTOBER 6,
2011, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11748-13

Fannie Mae ("Federal National Mortgage Association") vs. ROBERT P. WESCHLER, INDIVIDUALLY AND AS TRUSTEE OF THE ROBERT PETER WESCHLER LIVING TRUST, DATED OCTOBER 6, 2011

Amount Due: \$46,076.53

ROBERT P. WESCHLER, INDIVIDUALLY AND AS TRUSTEE OF THE ROBERT PETER WESCHLER LIVING TRUST, DATED OCTOBER 6, 2011, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 5035 Cider Mill Road, Erie, PA 16509-3918

Square Footage: 1,320

Assessment Map number:
33114494002756

Assessed Value: \$85,800.00

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

Aug. 1, 8, 15

SALE NO. 17

Ex. #13530 of 2013

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

v.

**DONALD J. HOLDEN,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2013-13530 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DONALD J. HOLDEN, Defendant Real Estate: 2822 GLENWOOD PARK AVENUE, ERIE, PA 16508 Municipality: 5th Ward City of Erie Erie County, Pennsylvania See Deed Book 1292, Page 2065 Tax I.D. (18) 5090-113

Assessment: \$18,500. (Land)

\$43,270. (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

Aug. 1, 8, 15

SALE NO. 18

Ex. #10682 of 2014

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

v.

**ALTON W. NICKERSON, JR.,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2014-10682 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALTON W. NICKERSON, JR., Defendants Real Estate: 4049 WEST 15TH STREET, ERIE, PA 16505

Municipality: Township of Millcreek, Erie County, Pennsylvania

Lot 51, Riehland Gardens
Subdivision, Map Book 2, Pg. 378
See Deed Book 1507, Page 1242
Tax I.D: (33) 26-156-7
Assessment: \$17,300. (Land)
\$72,300. (Bldg)

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

Aug. 1, 8, 15

SALE NO. 19

Ex. #12347 of 2010

**U.S. BANK, NATIONAL
ASSOCIATION (TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST
INDENTURE DATED AS OF
APRIL 1, 1982), Plaintiff,**

v.

**NICHOLAS M. COOLING,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12347-10, U.S. Bank,
et al, vs. Nicholas M. Cooling,
owner(s) of property situated in the
Borough of Girard, Erie County,
Pennsylvania being 716 Mechanic
Street, Girard, Pa 16417.

Dimensions: 0.2057 acres

Assessment Map Number: (23) 4-20-2

Assess Value figure: \$78,260.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Aug. 1, 8, 15

SALE NO. 20

Ex. #10863 of 2014

**U.S. BANK NATIONAL
ASSOCIATION (TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST
INDENTURE DATED AS OF
APRIL 1, 1982), Plaintiff**

v.

**MELISSA D. ALLEN
JANES R. ALLEN, Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN piece or
parcel of land situate in the Borough
of North East, Erie County,
Pennsylvania Bearing Assessment
No. (36) 005-039.0-007-00,
bounded and described as follows,
to-wit:

BEGINNING at a point in the south
line of poplar Street, sixty-one
feet west of the intersection of the
south line of Poplar Street, sixty-
one feet west of the intersection
of the south line of Poplar Street
with the west line of Blaine Street;
thence southerly about ninety and
one-half (90 ½) feet to an iron pin
sixty-four (64) feet westerly from
the west line of Blaine Street;
thence westerly thirty-five (35) feet
to an iron pin and the line of land
of Green; thence northerly along
the line of said land of Green ninety
and one-half (90 ½) feet to the south
line of Poplar Street; thence easterly
along the south line of Poplar Street,
thirty-eight (38) feet to the place of
beginning.

PROPERTY ADDRESS: 35 Poplar
Street, North East, PA 16428

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Aug. 1, 8, 15

SALE NO. 21

Ex. #10848 of 2014

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff**

v.

**BECKY L. COOPER, as
Executrix of the Estate of
ROY L. COOPER, Deceased,
Defendant(s)**

DESCRIPTION

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

BEGINNING at a post in the west
side of Miles Street, the corner of
Isaac Shreve's lot, now or formerly;
THENCE west along said Shreve's
line of lot, now or formerly of A.

Frank about 11 perches to a point;
THENCE north along line of said
Frank lot to the line of lot formerly
of Jenny Pounds and now or
formerly of William Goss;

THENCE east along said line
formerly of Pounds and now or
formerly of Goss to a post in the
west side of Miles Street;

THENCE south along Miles
Street, 57 feet to the place of
beginning, having erected thereon
a frame dwelling house and other
improvements, and having the
municipal address of 46 Miles
Street, Union City, Pennsylvania,
and bearing Erie County Assessment
Index No. (41) 15-70-7.

Being the same land conveyed
to Roy L. Cooper and Norma J.
Cooper, his wife, by deed recorded
of even date herewith.

PROPERTY ADDRESS: 46 Miles
Street, Union City, PA 16438

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Aug. 1, 8, 15

SALE NO. 23

Ex. #10898 of 2014

**GREEN TREE SERVICING
LLC, Plaintiff**

v.

**JEREMIAH R. NEGRON,
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:

BEING the East Thirty-Eight (38)
Feet of Lot No. Twenty-Eight (28)
and the West Nine (9) Feet of Lot
No. Twenty-Seven (27) of Block
"C" of the Rilling Additions,
a complete description of said
subdivision being recorded in Erie
County Map Book No. 2, Pages
92, 93. Having erected thereon a
one-story frame dwelling known
as 1134 West Fortieth Street, Erie,
Pennsylvania, and bearing Erie
County Index No. (19)6129-132.

PROPERTY ADDRESS: 1134 West

40th Street, Erie, PA 16509
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence
Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Aug. 1, 8, 15

SALE NO. 24

Ex. #12473 of 2013

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

v.

**Michael T. Fehr and
Rebecca J. Fehr**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12473-13, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRY WIDE HOME LOANS SERVICING LP vs. Michael T. Fehr and Rebecca J. Fehr, owners of property situated in Erie County, Pennsylvania being 9770 Route 215, Albion, PA 16401

Assessment Map number: 4-10-30-13
Assessed Value figure: \$148,500.00
Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Aug. 1, 8, 15

SALE NO. 25

Ex. #14781 of 2010

Wells Fargo Bank, N.A.

v.

Jason M. Ferrie

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14781-10 Wells Fargo Bank, N.A. vs. Jason M. Ferrie; owner(s) of property situated in the Township of North East, County of Erie, Pennsylvania being 10623 West Main Road, North East, PA 16428-2225

1,728 square feet

Assessment Map Number:
37019071000600

Assessed Value figure: 111,900.00
Improvement thereon: Single Family Dwelling
Scott A. Dietterick, Esquire
Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500

Aug. 1, 8, 15

SALE NO. 26

Ex. #10000 of 2011

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

v.

Christopher Romanowicz
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 10000-11 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates Series 2006-WFHE3 vs. Christopher Romanowicz; owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 1013 East 5th Street, Erie, PA 16507-1864

2,104 square feet

Assessment Map Number:
14010036011500

Assessed Value figure: 43,700.00
Improvement thereon: Two-Family Dwelling

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

Aug. 1, 8, 15

SALE NO. 27

Ex. #12728 of 2013

**U.S. Bank, National Association,
as Trustee under the Pooling
and Servicing Agreement dated
as of January 1, 2007, GSAMP
Trust 2007-H1, Mortgage Pass-
Through Certificates, Series
2007-H1, by its Servicer Ocwen
Loan Servicing LLC.**

v.

**John Austin a/k/a John M. Austin
Angela Austin a/k/a Angela A.
Austin**

LEGAL DESCRIPTION

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

BEGINNING at a point in the north line of Tenth Street, one hundred sixty-five (165) feet east of the east line of Raspberry Street; thence northwardly, parallel with Raspberry Street, one hundred sixty-five (165) feet to a point; thence eastwardly, parallel with Tenth Street, thirty-one (31) feet to a point; thence southwardly, parallel with Raspberry Street, one hundred sixty-five (165) feet to the north line of Tenth Street; thence westwardly along the north line of Tenth Street, thirty-one (31) feet to the place of beginning. Having erected thereon, a two-story frame dwelling and garage, commonly known as 1050 West 10th Street, Erie, Pennsylvania and bearing Erie County Tax Index Number (16) 3052-124

PROPERTY ADDRESS: 3313 Post Avenue, Erie, PA 16508

PARCEL 16-030-052.0-124.00

BEING the same premises which Northwest Consumer Discount Company, d/b/a Erie Consumer Discount Company 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 1373, Page 2067, granted and conveyed unto John Austin and Angela Austin, husband and wife, tenants in the entirety.

Andrew J. Marley, Esquire
Stern & Eisenberg, PC

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Aug. 1, 8, 15

SALE NO. 28

Ex. #10961 of 2014

**Deutsche Bank National Trust
Company, as Trustee for
Meritage Mortgage Loan Trust
2005-1 Asset-Backed Certificates,
Series 2005-1, by its servicer,
Ocwen Loan Servicing, LLC**
v.

**Brandon Chase
LEGAL NOTICE**

ALL that certain piece or parcel of land situate in the Borough of Waterford, County of Erie and State of Pennsylvania, being the north one-half of In-Lots 361 and 362, bounded and described as follows, to-wit:

On the north by Fifth Street; on the east by In-Lot No. 363; on the south by the south half of Lots 361 and 362, now or formerly owned by C.B. Phelps; and on the west by Cherry Street; said property having a frontage on the east side of Cherry Street of seventy-seven and one-half (77 1/2) feet and a uniform depth on Fifth Street of one hundred sixty-five (165) feet. Said premises being more commonly known as 431 Cherry Street, Waterford, PA and bearing Erie County Index Number (46) 6-27-1.

PROPERTY ADDRESS: 431 Cherry Street, Waterford, PA 16441
PARCEL 46-6-27-1

BEING the same premises Shawn R. McWilliams and Julie A. McWilliams, husband and wife by Deed dated October 22, 2004, and recorded October 25, 2004, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 1183, Page 1623, granted and conveyed unto Brandon Chase, single.

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

Aug. 1, 8, 15

SALE NO. 29

Ex. #11517 of 2013

**HSBC Bank USA, N.A. as
Trustee for the registered holders
of the Renaissance Home Equity
Loan Asset-Backed Certificates,
Series 2004-4, by its servicer,
Ocwen Loan Servicing, LLC,
Plaintiff**

v.

**Joni L. Wiedenfeller, solely in her
capacity as successor trustee of
the Irrevocable Trust Agreement
dated 10-9-08 and as trustee of**

**any/all trusts with an interest
in the property located at 1057
Silliman Ave, Erie, PA 16511**

**Janis L. Gorski, solely as
beneficiary of the Irrevocable
Trust Agreement dated 10-9-08**

**Michael L. Gorski, solely as
beneficiary of the Irrevocable
Trust Agreement dated 10-9-08**

**Unknown Heirs, Executors, and
Devises of Joyce E. Gorski,
Defendants**

LEGAL NOTICE

ALL THAT CERTAIN tract of land situate in Lawrence park realty company plot of portions of Tracts Nos. 247 and 246 in Lawrence Park Township, Erie County, Pennsylvania, as recorded in Erie County, Pennsylvania Map Book No. 2, Pages 12 and 13, and known as Lot Numbered Eighteen (18) in Block one hundred seventy (170).

BEING the same premises which Joyce E. Gorski, Single Widow, by Deed dated October 9, 2008 and recorded on November 24, 2008 in the office of the recorder of deeds in and for Erie County at book 1532 page 1505 granted and conveyed unto James C. Bootes, Trustee. James C. Bootes has since departed this life on 10/03/2009. Joni L. Wiedenfeller is the successor trustee for James C. Bootes.

PROPERTY ADDRESS: 1057 Silliman Avenue, Erie, PA 16511
PARCEL 29015060001300

Attorney for Plaintiff:

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

Aug. 1, 8, 15

SALE NO. 30

Ex. #11445 of 2005

**Centex Home Equity
Corporation n/d/b/a Centex
Home Equity Company, LLC,
Plaintiff**

v.

**Carol Zoe Bloss-Fulton a/k/a
Carol Zoe Fulton, Defendant**

**AMENDED SHORT
DESCRIPTION**

By virtue of a Writ of Execution

filed to No. 11445 of 2005 Centex Home Equity Corporation n/d/b/a Centex Home Equity Company, LLC v. Carol Zoe Bloss-Fulton a/k/a Carol Zoe Fulton, owners of property situated in the Township of Township of Union, Erie County, Pennsylvania being 10040 Concord Road, Union City, Pennsylvania 16438.

Tax I.D. No. 43-14-41-8.02

Assessment: \$80,042.93

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

Aug. 1, 8, 15

SALE NO. 31

Ex. #13108 of 2013

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

**Aaron J. Globosky and
Kristy L. Markel, Deceased
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13108-13 Bank of America, N.A. v. Aaron J. Globosky and Kristy L. Markel, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1205 West 29th Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19062021030100

Assessment: \$93,181.51

Improvements: Residential
Dwelling

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

215-790-1010

Aug. 1, 8, 15

SALE NO. 32

Ex. #10598 of 2014

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

v.

**Victoria L. Henry, Plaintiff
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10598-14 JPMorgan Chase Bank, National Association v. Victoria L. Henry, Victoria L. Henry, owner of property situated in the Township of Wesleyville, Erie County, Pennsylvania being 2715 Woodlawn Avenue, Erie, Pennsylvania 16510.

Tax I.D. No. 50-4-53-2

Assessment: \$ 73,681.98
Improvements: Residential
Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Aug. 1, 8, 15

SALE NO. 33

Ex. #10044 of 2014
OneWest Bank, N.A., Plaintiff
v.

Betty L. Klinger, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10044-14 OneWest Bank, N.A. v. Betty L. Klinger, owners of property situated in the Township of Corry, Erie County, Pennsylvania being 754 Wright Street, Corry, Pennsylvania 16407. Tax I.D. No. 06010016002400 Assessment: \$118,256.47

Improvements: Residential
Dwelling

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

Aug. 1, 8, 15

SALE NO. 34

Ex. #10709 of 2014
Northwest Savings Bank,
Plaintiff
v.

Matthew W. Mitchell, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10709-14 Northwest Savings Bank v. Matthew W. Mitchell, Matthew W. Mitchell, owners of property situated in the Township of 5th Ward in the City of Erie, Erie County, Pennsylvania being 848 East 37th Street, Erie, Pennsylvania 16504.

Tax I.D. No. (18) 5392-220

Assessment: \$ 52,785.51

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Aug. 1, 8, 15

SALE NO. 35

Ex. #12378 of 2013
Wells Fargo Bank, NA, Plaintiff
v.

Carol Yoest and Richard Yoest,
Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12378-13 Wells Fargo Bank, NA v. Carol Yoest and Richard Yoest, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3525 Caughey Road, Erie, Pennsylvania 16506.

Tax I.D. No. 33-067-314.0-001.00

Assessment: \$211,564.35

Improvements: Residential
Dwelling

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

215-790-1010

Aug. 1, 8, 15

SALE NO. 36

Ex. #30766 of 2013
Velocity Commercial Capital
Aggregation Facility 2012-1,
Plaintiff
v.

Carmen S. Opperman and
Michael L. Opperman,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 30766-13 Velocity Commercial Capital Aggregation Facility 2012-1 vs. Carmen S. Opperman and Michael L. Opperman, owner(s) of property situated in Erie, Erie County, Pennsylvania being 461-463 W. 8th Street, Erie, PA 16428

78.50 x 88; 7538 square feet

0.1586 acres

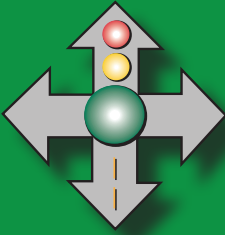
Assessment Map number:
16-030-025.0-220.00

Assessed Value figure: 143,500

Improvement thereon: Mixed Res/
Commercial

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Aug. 1, 8, 15



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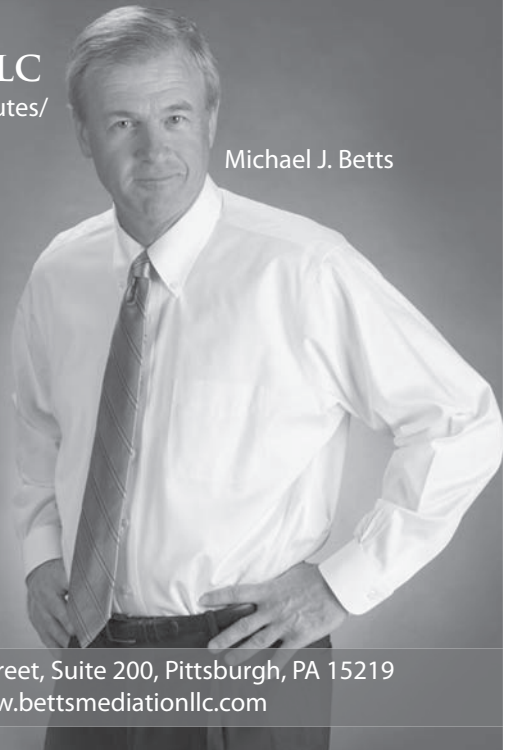
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FIRST PUBLICATION

**CHRISTENSEN, ROBERT C.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Gary R. Christensen, 167 Holly Drive, Fairview, Pennsylvania 16415
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**DEIMEL, GERALD C., a/k/a
GERALD D. DEIMEL, a/k/a
GERALD DEIMEL, a/k/a
GERRY DEIMEL, a/k/a
JERRY DEIMEL,
deceased**

Late of the City of Erie
Administrator: John S. Deimel
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**DIEHL, HAROLD A.,
deceased**

Late of Erie
Co-Executors: George and Mary Jane Brabender, c/o Sumner E. Nichols, II, Esq., 1001 State Street, Suite 1416, Erie, PA 16501
Attorney: Sumner E. Nichols, II, Esq., Sumner Nichols P.C., 1001 State Street, Suite 1416, Erie, PA 16501

**GIEBFRIED, RUTH M.,
deceased**

Late of the Township of Millcreek, County of Erie
Executor: John Gary Giebfried, c/o Thomas A. Testi, Esq., PO Box 413, Fairview, PA 16415
Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, PO Box 413, Fairview, PA 16415

**GNACINSKI, MARGARET D.,
deceased**

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

**GRIFFIS, DOROTHY MAE,
a/k/a DORTHA MAY GRIFFIS
deceased**

Late of Albion Boro, Erie County, Pennsylvania
Co-Administrators: Dale Griffis and Russell J. Griffis, 884 Main St., Conneaut, OH 44030
Attorney: None

**KARLOCK, ALEX,
deceased**

Late of the Township of Greene, County of Erie
Executrix: Charleen M. Karlock, c/o Thomas A. Testi, Esq., PO Box 413, Fairview, PA 16415
Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, PO Box 413, Fairview, PA 16415

**KELLEY, EMILY P., a/k/a
E. PAULINE KELLEY,
deceased**

Late of the Township of Elk Creek, County of Erie, State of Pennsylvania
Executor: Thomas E. Kelley, Jr., 11239 Pont Road, Albion, PA 16401
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**MAGOON, FRANKLIN F.,
deceased**

Late of the City of Erie, County of Erie
Executor: Janet Welton
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B., Erie, PA 16505

**MILLER, FRANKLIN R.,
deceased**

Late of the City of Erie, County of Erie
Executor: Gae Anderson-Miller
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B., Erie, PA 16505

**OSBORN, WILBUR P.,
deceased**

Late of the Township of Waterford, County of Erie and State of Pennsylvania
Executor: Duane S. Osborn, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**PASCHKE, KATHERINE L.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Co-Executors: René M. Wehner and Ron D. Paschke, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**PRIEBE, FLORENCE E.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Ritabeth Ford, 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

**SANFRATELLO, DOROTHY J.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administrator: James C. Sanfratello, 3103 Charlotte Street, Erie, PA 16508
Attorney: None

**SEDLOCK, THERESE A.,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Co-Executrices: Kathleen S. Geanous and Anne M. DeSarro, c/o Knox Law Firm, 120 West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**STEADMAN, WILLIAM, a/k/a
WILLIAM G. STEADMAN,
deceased**

Late of the Township of Union, County of Erie, Commonwealth of Pennsylvania
Executrix: Nancy S. Linkewitz, c/o Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407
Attorney: Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407

**ST. GEORGE, ROSEMARY L.,
deceased**

Late of Millcreek
Administrator: Joseph A. St. George, c/o Sumner E. Nichols, II, Esq., 1001 State Street, Suite 1416, Erie, PA 16501
Attorney: Sumner E. Nichols, II, Esq., Sumner Nichols P.C., 1001 State Street, Suite 1416, Erie, PA 16501

**THOMPSON, JOHN R.,
deceased**

Late of the City of Erie, County of Erie
Executor: Bruce Thompson
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B., Erie, PA 16505

**WILDER, PEGGY A.,
deceased**

Late of Harborcreek Township, Erie County
Administratrix: Nicole A. Wilczynski, 3 Pheasant Run Drive, Export, PA 15632
Attorney: Nicole A. Wilczynski, 3 Pheasant Run Drive, Export, PA 15632

SECOND PUBLICATION

**ANDERSON, JOANNE MARIE,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Lori J. Anderson, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**BURGER, MARY ELLEN,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Co-Executrices: Rhonda Lipinski and Noreen Rae Smith, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**FICKLE, NORA A.,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Administrator CTA: John Grubbs, 1848 West Eighth Street, Erie, PA 16505
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HAMME, DONALD G., SR.,
a/k/a DONALD G. HAMME,
deceased**

Late of the Township of Harborcreek, County of Erie, State of Pennsylvania
Executor: Donald G. Hamme, Jr., 183 Young Road, Erie, PA 16509
Attorney: James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**HOLLISTER, GRACE R.,
deceased**

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

**KUCHAR, ANN M.,
deceased**

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

**OLSZEWSKI, THERESA M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Donald M. Olszewski, 5618 Washington Ave., Erie, PA 16509
Attorney: None

**SCHREIBER, MARIE L., a/k/a
MARIE LEONA SCHREIBER,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: John Douglas Schreiber, 10923 Rt. 8, Wattsburg, PA 16442
Attorney: None

**SEDLER, MARY C.,
deceased**

Late of the Borough of Girard,
County of Erie, Pennsylvania
Administrator: Dana M. Sedler,
9 Hunt Wood Drive, Poquoson,
VA 23662

Attorney: None

**SMITH, DONALD D., SR.,
deceased**

Late of the Union City
Borough, County of Erie and
Commonwealth of Pennsylvania
Executrix: Kelly D. McCafferty,
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

**WAGNER, AARON C.,
deceased**

Late of the Township of
Millcreek, County of Erie and
Commonwealth of Pennsylvania
Administrator: David C.
Wesmiller

Attorney: Thomas J. Minarcik,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**WHIPPLE, DOROTHY,
deceased**

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

Executrix: Susan M. Oldakowski,
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

THIRD PUBLICATION**LOHSE, VIOLET B.,
deceased**

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

Co-Executors: Robert P. Lohse
and Kenneth A. Lohse, 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

**NOVOTNY, RUDOLPH A.,
deceased**

Late of the Borough of Edinboro,
Erie County, Pennsylvania
Administrator: Thomas D.
Brasco, Jr., Esq., 305 West Sixth
Street, Erie, PA 16507

Attorney: Gary J. Shapira, Esq.,
305 West Sixth Street, Erie, PA
16507

**PAGLIARI, JOHN J.,
deceased**

Late of the Township of Millcreek,
Erie County, Pennsylvania
Executor: Raymond A. Pagliari,
510 Cranberry Street, Suite 301,
Erie, Pennsylvania 16507

Attorney: Raymond A. Pagliari,
Esq., 510 Cranberry St., Suite
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