

# Erie County Legal Journal

August 8, 2014

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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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# Erie County Bar Association Calendar of Events and Seminars

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**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>

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Aug. 1, 8



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## BIG CHANGES TO PENNSYLVANIA LAW ON POWERS OF ATTORNEY

*by Jeffrey Marshall*

Pennsylvania has enacted broad changes to the law governing powers of attorney. House Bill 1429 (HB 1429) was unanimously passed by the state House and Senate and was signed into law by the Governor on July 2, 2014 (as Act 95). The revisions are the culmination of over 3 years of work and negotiation by interested groups, including the Pennsylvania Bankers Association, the Pennsylvania Association of Elder Law Attorneys (PAELA), the Pennsylvania Bar Association, the Joint State Government Commission, and the legislative staffs of Senator Greenleaf and Representative Keller.

HB 1429 revises Title 20 Chapter 56 (20 Pa.C.S. §§ 5601 – 5612) – the law which governs powers of attorney (POAs) used for financial and property transactions. [Sections 5601 (e.1) and (e.2) provide limitations on the applicability of certain sections of Chapter 56 in commercial transactions and in powers of attorney that provide exclusively for health care or mental health decision making.] Many of the changes draw on the Uniform Power of Attorney Act. But HB 1429 includes some provisions that are unique to Pennsylvania law.

The purpose of this article is to provide an overview of some of the changes made by the new law that are significant from the perspective of an elder law attorney. Chapter 56, as revised by HB 1429, is complex law which requires careful study by any attorney who drafts POAs in Pennsylvania.

### EXECUTION

Section 1 of HB 1429 modifies the execution requirements for POAs. For POAs executed on or after January 1, 2015:

A POA may be signed by another person on behalf of the principal only if the principal is unable to sign and specifically directs the other individual to sign. [§ 5601(b)(1)]

The signature or mark of the principal must be acknowledged before a notary public or other individual authorized to take acknowledgments. [§ 5601(b)(3)(i)]

All POAs must be witnessed by two individuals neither of whom is the agent, or an individual who signed the POA on behalf of and at the direction of the principal, or the notary or other person authorized to take acknowledgments before whom the POA is acknowledged. [§ 5601(b)(3)(ii)]

The Notice that the principal is required to sign under 20 Pa.C.S. § 5601(c) is modified. Language is added to warn that the document may grant the agent the power to give away the principal's property or change how the property is distributed at death. The principal is advised to seek the advice of an attorney at law before signing the POA.

The acknowledgment form that the agent signs under 20 Pa.C.S. § 5601(d) is revised to specify that the agent must act in accordance with the principal's reasonable expectations to the extent that the agent actually knows them and, otherwise, in the principal's best interest. The form notes that the agent must act in good faith and only within the scope of authority granted to the agent by the principal in the power of attorney.

Note that the above requirements of a notary, notice, agent's acknowledgment (and the provisions in section 5601.3 relating to an agent's duties) do not apply to a POA which exclusively provides for making health care decisions or mental health care decisions. [See 5601(e.2)].

## AGENT'S DUTIES

Section 5601.3 relates to an agent's duties. Section 5601.3(a) specifies the general rule: an agent must act in accordance with the principal's reasonable expectations to the extent actually known by the agent and, otherwise, in the principal's best interest. The agent must act in good faith (which means "honesty in fact") and only within the scope of authority granted in the power of attorney.

In addition to the general rule duties, section 5601.3(b) lists other duties that can be modified or waived entirely in the power of attorney. These default duties include acting loyally for the principal's benefit; keeping the agent's funds separate from the principal's (with some stated exceptions); acting with care, competence and diligence; keeping records; cooperating with a person who has authority to make health care decisions for the principal; and attempting to preserve the principal's estate plan.

The lawyer drafting a POA will want to carefully consider whether any or all of these default duties should be modified or waived entirely. For example, if the client wants his child/agent to have the authority to commingle funds with those of the principal after the date of execution of the POA, this authority can be provided in the document.

The agent's default duty to attempt to preserve the principal's estate plan is of some significance to elder law attorneys who are called on to advise agents about the propriety of actions intended to qualify the principal for Medicaid, VA benefits, or some other program. Transfers of assets may facilitate such eligibility.

Section 5601.3(b)(6) specifies that the agent shall attempt to preserve the principal's estate plan, to the extent actually known by the agent, if preserving the plan is consistent with the principal's best interest based on all relevant factors, including all of the following:

- (i) The value and nature of the principal's property;
- (ii) The principal's foreseeable obligations and need for maintenance.
- (iii) Minimization of taxes, including income, estate, inheritance, generation-skipping transfer and gift taxes.
- (iv) Eligibility for a benefit, a program or assistance under a statute or regulation.

Elder law attorneys know that many of their clients want to authorize their agents to have the authority to act in a manner that will facilitate eligibility for public benefits programs. Thus, inclusion of language which recognizes that public benefits eligibility is an appropriate factor to be considered by the agent was a goal of PAELA. The drafters of the Uniform Power of Attorney Act agree. Section 5601.3(b)(6)(iv) is drawn directly from section 114(b)(6) of the Uniform Act.

## **NONLIABILITY OF AN AGENT**

Section 5601.3(c) puts limitations on the liability of an agent. For example, an agent that acts in good faith shall not be liable to a beneficiary of the principal's estate plan for failure to preserve the plan. And, absent a breach of duty to the principal, an agent shall not be liable if the value of the principal's property declines.

## **DISCLOSURE OF RECEIPTS, DISBURSEMENT OR TRANSACTIONS**

Section 5601.3(d) puts limits on the required disclosure of receipts, disbursements or transactions conducted by an agent on behalf of a principal. These limits can be modified in the POA.

## **AUTHORITY THAT REQUIRES SPECIFIC AND GENERAL GRANT OF AUTHORITY**

Section 5601.4(a) limits the power of an agent to take certain actions unless authority is expressly granted in the POA and is not prohibited by another instrument. These "hot power" or "express grant" actions that must be specifically authorized are:

- (1) Create, amend, revoke or terminate an inter vivos trust other than as permitted under section 5602(a)(2), (3) and (7) (relating to form of power of attorney).
- (2) Make a gift.
- (3) Create or change rights of survivorship.
- (4) Create or change a beneficiary designation.
- (5) Delegate authority granted under the power of attorney.
- (6) Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan.
- (7) Exercise fiduciary powers that the principal has authority to delegate.
- (8) Disclaim property, including a power of appointment.

Section 5601.4(b) further limits the exercise of hot power authority by agents who are not in certain family relationship with the principal. However, a POA can be written to specifically opt out of these limitations.

Sections 5601.4(a) and (b) will require careful drafting by the lawyer whose client wants to authorize their agent to have one or more hot powers.

## **LIMITED GIFTS**

Section 5603(a.1) redefines the power to make limited gifts. Unless the power of attorney otherwise provides, language in a power of attorney to make limited gifts or language granting general authority with respect to gifts only authorizes the agent to make gifts in the limited situations described in this section.

## **THIRD PARTY ACCEPTANCE, RELIANCE AND LIABILITY**

Section 5608 addresses the PA Supreme Court decision in *Vine v. Commonwealth State Employees' Retirement Board*, 9 A.3d 1150 (Pa. 2010). That case involved the statutory immunity afforded to third parties that act in good faith on the instructions of an agent pursuant to a facially valid POA without actual knowledge that the POA is void or voidable, has expired, or that the agent is exceeding the scope of his authority. HB 1429 legislatively reverses the *Vine* court's interpretation of section 5608.

Section 5608 will now provide broad protection for banks and other third parties who in good faith accept a POA. For example, a person who in good faith accepts a POA without actual knowledge that a signature or mark is not genuine may, without liability, rely upon the genuineness of the signature or mark [section 5608(c)].

Section 5608 goes well beyond a “Vine fix” and provides third parties who are asked to accept a POA with a number of options including the right to request additional information and documentation such as an agent’s certification of factual matters, an English translation of the document, and an opinion of counsel that the agent is acting within the scope of the authority granted.

Section 5608.1 rewrites the law on the subject of the liability of a third party for refusal to accept a POA. (Elder law attorneys may prefer the old law on this issue, but it is now history). Sections 5608.1(b) and (d) list various circumstances under which acceptance may not be required.

Under section 5608.1(c) a person who refuses to accept a POA in violation of section 5608 shall be subject to:

- (1) Civil liability for pecuniary harm to the economic interests of the principal proximately caused by the person’s refusal to comply with the instructions of the agent designated in the power of attorney.
- (2) A court order mandating acceptance of the power of attorney.

Section 5608.2 provides for actions taken by employees of third parties. A person who conducts activities through employees shall be considered to be without actual knowledge of a fact relating to a power of attorney, a principal or an agent, if the employee conducting the transaction involving the power of attorney is without knowledge of the fact.

## **EFFECTIVE DATE**

The amendment or addition of §§ 5601(f), 5608, 5608.1, 5608.2, 5611 and 5612 take effect immediately upon the Governor’s signature. The remainder of the sections of the new law will take effect on January 1, 2015.



## **ABOUT JEFFREY MARSHALL**

*Jeff Marshall is founder of the law firm Marshall, Parker and Weber. He is past President of the Pennsylvania Association of Elder Law Attorneys. Jeff is listed in "Best Lawyers in America" and as a "Super Lawyer" in Elder Law. He was recently named 2014 "Lawyer of the Year" in Elder Law for the Central PA region by US News Best Lawyers®. He is author/editor of the award winning book "Elder Law in Pennsylvania" published by PBI Press.*



**BANKRUPTCY NOTICE**

**In Re:** Alfred D. Covatto and Joyce M. Covatto Bky Case #11-10849-TPA **Selling Real Property** 1563-1571 W. 38th St., Erie, PA Erie Co. Parcel 19.061.0167.0-304.00 Deed RB 503/626 Parcel #1 and 1573 W. 39th St., Erie, PA Erie Co. Parcel 19-061-067.0-206.00 Deed RB 1152/1197 Subdiv Map at Bk 4 pgs 254-255 **AS IS AND WITHOUT WARRANTIES. Initial Offer and Bidding:** \$670,000.00 Higher and better offers will be considered at hearing. Bidder qualification required at least 24 hours in advance of sale hearing. Refer to Motion at website below. **Contingencies:** All contingencies to be satisfied 5 days prior to hearing except subject to Court approval of sale contingency. **Closing:** Cash due at closing 30 days post Court Order. **Sale Hearing:** August 28, 2014 at 11:30 a.m. U.S. Courthouse, Bankruptcy Court, 17 S. Park Row, Erie, PA 16501 **Objections Due:** August 20, 2014 **Contact:** Broker Donald Hihler, Howard Hanna (814) 833-1000 Ext 311 or Tamera Rothschild, Trustee (814) 827-2760. **Information and Bidding Requirements available:** [www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm).

Aug. 8

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**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 12021 of 2014

In re: Brooklyn Love Mihalak  
Notice is hereby given that a petition has been filed in the above named Court requesting an Order to change the name of Brooklyn Love Mihalak to Harold Love Mihalak. The Court has fixed the 29th day of August, 2014 at 2:15 p.m. in Courtroom G, Room 222 of the Erie County Court House, 140 West Sixth Street, Erie, PA 16501 as the time and place for the hearing on said Petition, when and where all interested parties may appear, and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Aug. 8

**FICTITIOUS NAME NOTICE**

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

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Abbatron
2. Address of the principal place of business, including street and number: 1003 Grant Street, Erie, PA 16505
3. The real name and address, including street and number, of the persons who are parties to the registration: HalSit Holdings, LLC, 1003 Grant Avenue, Erie, PA 16505
4. An application for registration of a fictitious name was filed under the Fictitious Names Act on July 14, 2014.

Thomas E. Kuhn, Esquire  
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.  
2222 West Grandview Boulevard  
Erie, Pennsylvania 16506-4508

Aug. 8

**FICTITIOUS NAME NOTICE**

NOTICE is hereby given that an Application for Registration of Fictitious Name was filed in the

Commonwealth of Pennsylvania on June 24, 2014 for Jim and Sue's Pizza located at 10480 Route 6N, Albion, PA 16401. The name and address of the party interested in the business is J & S Albion Pizza, Inc., located at 10480 Route 6N, Albion, PA 16401. This was filed in accordance with 54 Pa.C.S. 311.

Kevin M. Monahan, Esq.  
Suite 300, 300 State Street  
Erie, PA 16507

Aug. 8

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: World War Games and Distractions
2. Address of the principal place of business, including street and number: 118 2nd Ave, North East, PA 16428
3. The real name and address, including street and number, of the persons who are parties to the registration: Bryan John Lash, 118 2nd Ave., North East, PA 16428
4. An application for registration of a fictitious name was filed under the Fictitious Names Act on or about July 15, 2014.

Aug. 8

**INCORPORATION NOTICE**

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 Corporate Creations  
Network, Inc.

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

Aug. 8

**INCORPORATION NOTICE**

INNOVATION COLLABORATIVE has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Matthew B. Wachter, Esq.  
Knox, McLaughlin, Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501

Aug. 8

**INCORPORATION NOTICE**

NOTICE is hereby given that Manny's BBQ, Inc. has been organized under the provisions of the Business Corporation Law of 1988.

Aug. 8

**INCORPORATION NOTICE**

Notice is hereby given that Patterson School of Ballet, Inc. has been incorporated under the Business Corporation Law of 1988.

Gery T. Nietupski, Esquire  
Law Offices of Gery T. Nietupski,  
Esquire, LLC  
818 State Street, Suite A  
Erie, Pennsylvania 16501

Aug. 8

**LEGAL NOTICE**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF ERIE COUNTY,  
PENNSYLVANIA  
NO. 12516-13

PHH MORTGAGE  
CORPORATION

Vs.

SHANNON FREW, IN  
HER CAPACITY AS HEIR  
OF CAESAR P. BRUNO,  
DECEASED; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER CAESAR P.  
BRUNO, DECEASED

NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER CAESAR P.  
BRUNO, DECEASED

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Being Premises: 10220  
SILVERTHORN ROAD,  
EDINBORO, PA 16412-9712  
Being in FRANKLIN TOWNSHIP,  
County of ERIE, Commonwealth of  
Pennsylvania, 22002013000409  
Improvements consist of residential  
property.

Sold as the property of SHANNON  
FREW, IN HER CAPACITY AS  
HEIR OF CAESAR P. BRUNO,

DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAESAR P. BRUNO, DECEASED

Your house (real estate) at 10220 SILVERTHORN ROAD, EDINBORO, PA 16412-9712 is scheduled to be sold at the Sheriff's Sale on 10/17/2014 at 10:00 AM, at the ERIE County Courthouse, 140 West 6th Street, Room 18, Erie, PA 16501-1077, to enforce the Court Judgment of \$170,795.60 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

Aug. 8

**LEGAL NOTICE**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF ERIE COUNTY,  
PENNSYLVANIA  
NO. 13715-12

WELLS FARGO BANK, NA  
Vs.

DEBRA THACKER, IN HER CAPACITY AS HEIR OF BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, DECEASED; KEVIN SMYKLO, IN HIS CAPACITY AS HEIR OF BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, DECEASED; JEFFREY SMYKLO, IN HIS CAPACITY AS HEIR OF BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADINE T. SMYKLO, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADINE T. SMYKLO, DECEASED

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Being Premises: 2416 PARKER AVENUE, ERIE, PA 16510-2034  
Being in HARBORCREEK TOWNSHIP, County of ERIE, Commonwealth of Pennsylvania, 27-052-156.0-004.00

Improvements consist of residential property.

Sold as the property of DEBRA THACKER, IN HER CAPACITY AS HEIR OF BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, DECEASED; KEVIN SMYKLO, IN HIS CAPACITY AS HEIR OF BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, DECEASED; JEFFREY SMYKLO, IN HIS CAPACITY AS HEIR OF BERNADINE SMYKLO A/K/A BERNADINE T. SMYKLO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADINE T. SMYKLO, DECEASED

Your house (real estate) at 2416 PARKER AVENUE, ERIE, PA 16510-2034 is scheduled to be sold at the Sheriff's Sale on 10/17/2014 at 10:00 AM, at the ERIE County Courthouse, 140 West 6th Street, Room 18, Erie, PA 16501-1077, to enforce the Court Judgment of \$107,281.28 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

Aug. 8

**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 335 Fireside Court, Girard, PA 16417 being more fully described at Erie County Deed Book Volume 373, Page 1719.

**SAID SALE** to be held at the **ERIE COUNTY COURTHOUSE, ROOM 209, 140 WEST SIXTH STREET, ERIE, PA at 10:00 a.m.** prevailing, standard time, on

**SEPTEMBER 3, 2014.**

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 23004038501800, recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Marsha L. Lubenski and All Unknown Heirs of Charles M. Lubenski, Deceased, at the suit of the United States of America, acting through the Farmers Home Administration, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:14-CV-00053-JFM. **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 Dan Varland at 314-457-5489 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

Aug. 8, 15, 22, 29

**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 file 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. 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. Wiedenfelder, 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. Wiedenfelder 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. 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

William L. Byrne, Esquire

152 South Franklin Street

Wilkes-Barre, PA 18701

(570) 820-3332

Aug. 1, 8, 15

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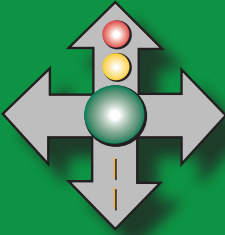
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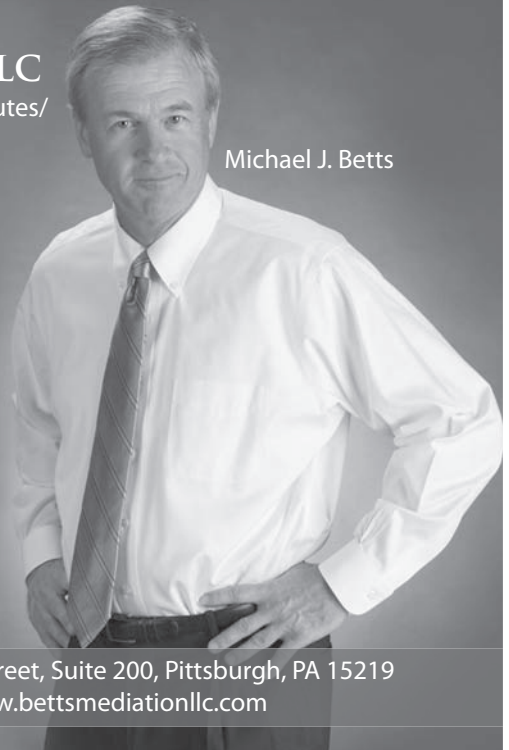
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RVM's Director of Forensics, Greg Cancilla, was recently named Best Individual Expert Witness in Technology for Litigation Support by the *New York Law Journal* Reader Rankings Survey. Greg has performed countless digital forensic investigations and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





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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****BURGESS, PATRICIA A.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Richard P. Burgess, c/o Eugene C. Sundberg, 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

**COONEY, GEORGE J.,  
deceased**

Late of Fairview Township, Erie County, Pennsylvania  
*Executor:* John C. Cooney, 5750 Ruhl Rd., Fairview, PA 16415  
*Attorney:* None

**DEARBORN, MARY  
MARGARET, a/k/a  
MARGARET DEARBORN,  
deceased**

Late of the City of Erie, Erie County, PA  
*Executor:* William R. Dearborn, 9323 River Walk Way, Charlotte, NC 29214  
*Attorney:* Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DOBSON, PHYLLIS A., a/k/a  
PHYLLIS DOBSON,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Executor:* George P. Dobson, 4838 Old Sterrettania Road, Erie, Pennsylvania 16506  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**KUBIAK, ROBERT M.,  
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania  
*Executor:* Michael Hayes, 3228 W. 13th Street, Erie, PA 16505  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**STODDARD, CHARLOTTE C.,  
deceased**

Late of the Borough of North East, Erie County, Commonwealth of Pennsylvania  
*Co-Executors:* Martha Stoddard Strachan & Ruth Stoddard Stahlman, 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

**TASSONE, RONALD G., a/k/a  
RONALD GARY TASSONE,  
a/k/a RONALD GRAY TASSONE,  
deceased**

Late of the Township of McKean, County of Erie, State of Pennsylvania  
*Executrix:* Natalie A. Tassone, 7209 Grubb Road, Erie, PA 16506  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**WERNICKI, THOMAS,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Susan M. Merritt, 4825 Knoyle Rd., Erie, PA 16510  
*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**ZAWISTOSKI, MARY S.,  
deceased**

Late of Greene Township, County of Erie, State of Pennsylvania  
*Executor:* Henry Zawistoski, 8221 Hamot Road, Erie, PA 16509  
*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SECOND 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

**THIRD 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

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

CATHERINE J. SPAFFORD ----- (412) 261-5700  
Rawle & Henderson, LLP  
535 Smithfield Street, Suite 1000  
Pittsburgh, PA 15222 ----- *cspafford@rawle.com*

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6331 Lake Shore Dr.  
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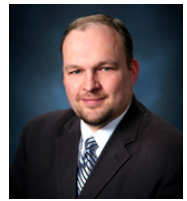
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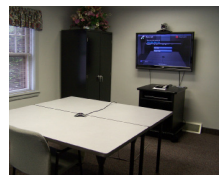
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