

Erie County Legal Journal

October 3, 2014

Vol. 97 No. 40

USPS 178-360



Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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

INDEX

NOTICE TO THE PROFESSION	4
BANKRUPTCY COURT	6
COURT OF COMMON PLEAS	
Change of Name Notice	7
Legal Notice	7
Sheriff Sales	8
ORPHANS' COURT	
Estate Notices	24
CHANGES IN CONTACT INFORMATION FOR ECBA MEMBERS	27

ERIE COUNTY LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2014©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association

Calendar of Events and Seminars

40 HOUR FAMILY MEDIATION TRAINING

Friday, October 18, 2014

Saturday, October 19, 2014

Wednesday, November 19, 2014

Thursday, November 20, 2014

Friday, November 21, 2014

Mediating Divorce and Family Conflicts

ECBA Live Seminar

Bayfront Convention Center

8:30 a.m. - Noon & 1 p.m. - 5:30 p.m. (8:00 a.m. reg.)

\$1400 /person

38 hours substantive / 2 hours ethics credit

THURSDAY, OCTOBER 9, 2014

Erie County Domestic Relations E-services Registration

& Login Procedures

ECBA Live Seminar

Bayfront Convention Center

8:00 a.m. - 9:00 a.m. (7:30 a.m. reg./breakfast)

\$35 (ECBA member/non-attorney staff)

\$53 (nonmember)

\$24 (member Judge not needing CLE)

1 hour substantive

THURSDAY, OCTOBER 9, 2014

*Update on the CFPB's Integrated Mortgage Disclosure
and ALTA's Best Practices*

ECBA Live Seminar

Bayfront Convention Center

2:00 p.m. - 4:00 p.m. (1:45 p.m. reg.)

4:00 p.m. - 5:00 p.m. reception

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

\$105 (nonmember)

\$49 (member Judge not needing CLE)

2 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

Edwin W. Smith, President

Richard A. Lanzillo, First Vice President

Melissa H. Shirey, Second Vice President

John M. Quinn, Jr., Past President

Valerie H. Kuntz, Treasurer

Adam J. Williams, Secretary

Lisa R. Ferrick

Tina M. Fryling

John J. Mead

Craig Murphey

Eric J. Purchase

Christopher J. Sinnott

Gary V. Skiba

Eugene C. Sundberg, Jr.

Gregory P. Zimmerman

Mark T. Wassell

STATEMENT OF OWNERSHIP - Required by 39 U.S.C. 3685

1. Publication Title: Erie County Legal Journal
2. Publication No.: 178-360
3. Filing Date: 9/30/14
4. Issue Frequency: Weekly
5. Number of issues published annually: 52
6. Annual Subscription Price: \$57.00
7. Complete mailing address of known office of publication: 302 West Ninth Street, Erie, PA 16502-1427, Erie County
8. Complete mailing address of the headquarters or general business office of publisher: 302 West Ninth Street, Erie, PA 16502-1427
9. Full names and complete mailing address of publisher, editor, and managing editor:
Publisher: Erie County Bar Association, 302 West Ninth Street, Erie, PA 16502-1427
Editor: Erie County Bar Association, 302 West Ninth Street, Erie, PA 16502-1427
Managing Editor: Heidi M. Weismiller, 302 West Ninth Street, Erie, PA 16502-1427
10. Owner: Erie County Bar Association, 302 West Ninth Street, Erie, PA 16502-1427
11. Known bondholders, mortgagees and other security holders owning or holding 1 percent or more of total amount of bonds, mortgages, or other securities: None
12. The purpose, function, and non-profit status of this organization and the exempt status for federal income tax purposes: has not changed during the preceding 12 months
13. Publication title: Erie County Legal Journal
14. Issue date for circulation data below: 9/12/14
15. Extent and Nature of Circulation

	Average No. Copies Each Issue <u>During Preceding 12 Months</u>	Actual No. Copies of single issue <u>Published nearest to Filing Date</u>
a. Total number of Copies	71	68
b. Paid circulation (by mail and outside the mail)		
(1) Mailed Outside-County Paid Subscriptions	17	17
(2) Mailed In-County Paid Subscriptions	21	21
(3) Paid Distribution Outside the Mail	24	22
(4) Paid Distribution by other classes of mail through USPS	1	0
c. Total Paid Distribution	63	60
d. Free or nominal rate distribution (by mail/outside the mail)		
(1) Free or Nominal Rate Outside-County copies mailed	0	0
(2) Free or nominal rate In-County copies mailed	0	0
(3) Free or nominal rate copies mailed at other classes	0	0
(4) Free or nominal rate distribution outside the mail	1	1
e. Total free or nominal rate distribution	1	1
f. Total Distribution	64	61
g. Copies not distributed	7	7
h. Total	71	68
i. Percent paid	98%	98%
16. Electronic Copy Circulation		
a. Paid Electronic Copies	1	1
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	63	61
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	64	62
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c x 100)	98%	98%

☒ I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subjected to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including multiple damages and civil penalties). /s/ Heidi M. Weismiller, Managing Editor, September 30, 2014.

Oct. 3

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

MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI
ERIE DIVISION CASES

OCTOBER 2014 NOTICE

The following is a list of ***October 2014, November 2014, and December 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.***

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 & 12 MOTIONS ON:

Wednesday, October 15, 2014	9:30 a.m.:	Open for all Erie Ch. 13 matters
Wednesday, November 5, 2014	10:00 a.m.:	Open for all Erie Ch. 13 matters
Wednesday, November 26, 2014	10:30 a.m.:	Open for all Erie Ch. 13 matters
Wednesday, December 17, 2014	11:00 a.m.:	Ch. 13 Sale, Financing and Extended/Impose Stay and Ch. 12 matters at this time, only

SCHEDULE CHAPTER 11 & 7 MOTIONS ON:

Thursday, October 2, 2014	9:30 a.m.:	Open for all Erie Ch. 11 matters
Thursday, October 16, 2014	10:00 a.m.:	Open for all Erie Ch. 11 matters
Thursday, October 30, 2014	--	Ch. 11 Sale motions at this time, only
Thursday, November 13, 2014	10:30 a.m.:	Open for all Erie Ch. 7 matters
Thursday, December 4, 2014	11:00 a.m.:	Open for all Erie Ch. 7 matters **
Thursday, December 18, 2014	11:30 a.m.:	Ch. 7 Sale motions at this time, only

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

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

Oct. 3

BANKRUPTCY NOTICE

In re: Mark A. Chrzanowski Case #13-11232-TPA Selling Real Property 5932 Shady Hollow Drive, Erie, PA 16506 and bearing Erie County Tax Index No. (33) 176-565-131. Lot #81 of Whispering Woods Estates Subdivision in Millcreek Township. AS IS AND WITHOUT WARRANTIES. Initial Offer and Bidding: \$450,000.00 Higher and better offers will be considered at hearing. Bidder qualifications 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: October 20, 2014 at 10:00 am Objections Due: October 15, 2014 Contact: Dennis Porto, Realtor/Broker of Palermo Realty (814) 838-1859 or Attorney Jeffrey G. Herman (814) 796-1987 Information and Bidding Requirements available at <http://www.pawb.uscourts.gov/easi.htm>

Oct. 3

Dennis Lagan & Associates, Inc.
INVESTIGATORS AND CONSULTANTS

**NORTHWEST PENNSYLVANIA'S
PREMIER INVESTIGATIVE TEAM**

Over 100 years combined PSP, FBI and CIA experience

Dennis Lagan | Gerald Nichols
Jennifer Mazur
Mark Noce | David J. Peck

- ⊕ DOMESTIC, CIVIL, CRIMINAL
- ⊕ WRITTEN STATEMENTS
- ⊕ SURVEILLANCE
- ⊕ WIRETAP/"BUG" DETECTION
- ⊕ POLYGRAPH

814-455-7007
877-99-LAGAN
www.laganpi.com

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 12203-14

In re: Austin Thomas Coburn, a minor

Notice is hereby given that a petition has been filed in the above named Court by Keri L. Bowers, requesting an Order to change the name of Austin Thomas Coburn to Austin Thomas Bowers.

The Court has fixed the 13th day of October, 2014 at 3:30 p.m., in Courtroom G, Room 222 of the Erie County Court House, 140 West 6th 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.

Oct. 3

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 12627-14

In re: Megan Lee Krol

Notice is hereby given that a petition has been filed in the above named Court, requesting an Order to change the name of Megan Lee Krol to Megan Lee Cruz.

The Court has fixed the 20th day of October, 2014 at 10:30 a.m., in Courtroom G, Room 222 of the Erie County Court House, 140 West 6th 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.

Oct. 3

LEGAL NOTICE

A hearing regarding a 2001 Harley Davidson, Fat Boy Motorcycle, VIN #1HD1BXXB181YO33357, will be held on, October 21, 2014, at 1:30 pm, in Courtroom G, Room 222, of Erie County Court House, 140 West 6th Street, Erie, PA 16501

Oct. 3

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: 14419-11

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
Wells Fargo Bank, NA,
Plaintiff
vs.

The Unknown Heirs and Administrators of the Estate of James M. Glass, Sr., et al, Defendant(s)

TO: The Unknown Heirs and Administrators of the Estate of James M. Glass, Sr.

PRESENTLY OR FORMERLY of 8335 Perry Highway, Erie, PA 16509-6638. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 8335 Perry Highway, Erie, PA 16509-6638 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, NA. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Erie County Court of Common Pleas, at the above term and number. A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND

Lawyer Referral Service

P.O. Box 1742

Erie, PA 16507

Phone (814) 459-4411

LAWYER REFERRAL

Lawyer Referral Service

P.O. Box 1742

Erie, PA 16507

Phone (814) 459-4411

Oct. 3

LEGAL NOTICE

THE SCHOOL DISTRICT

CITY OF ERIE, PA

Dr. James E. Barker

Leadership Center

148 West 21st Street, Erie, PA 16502

NOTICE TO BIDDERS

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Health and Physical Education Equipment up to Thursday, October 16, 2014 at 12:00 p.m., prevailing time, and will be opened in the Board Room at 1:30 p.m. prevailing time, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.
Robin Smith
Secretary

Oct. 3, 10

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

**OCTOBER 17, 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

Sept. 26 and Oct. 3, 10

SALE NO. 1

Ex. #11540 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**MASON E. MURZYNSKI
and RIKKI M. BALLARD,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11540-14, Marquette Savings Bank vs. Mason E. Murzynski and Rikki M. Ballard, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 101 Lighthouse Street, Erie, Pennsylvania.

35' X 105' X 35' X 105'

Assessment Map Number:
(14) 1045-236

Assessed Value Figure: \$48,120.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Sept. 26 and Oct. 3, 10

SALE NO. 2

Ex. #10527 of 2013

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**JULIO R. RODRIGUEZ,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2013-10527, Marquette Savings Bank vs. Julio R. Rodriguez, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 820 Hess Avenue, Erie, Pennsylvania. 34' X 107.57' X 34' X 107.57'

Assessment Map Number:
(15) 2049-201

Assessed Value Figure: \$36,800.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP

Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Sept. 26 and Oct. 3, 10

SALE NO. 3

Ex. #11476 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**RICHARD A. STRITZINGER
and CYNTHIA A.**

**STRITZINGER, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No 2014-11476, Marquette Savings Bank vs. Richard A. Stritzinger and Cynthia A. Stritzinger, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 833 East 26th Street, Erie, Pennsylvania. 30' X 96' X 30' X 96'

Assessment Map Number:
(18) 5056-217

Assessed Value Figure: \$51,220.00

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

Sept. 26 and Oct. 3, 10

SALE NO. 4

Ex. #11477 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**RICHARD A. STRITZINGER
and CYNTHIA A.**

**STRITZINGER, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-11477, Marquette Savings Bank vs. Richard A. Stritzinger and Cynthia A. Stritzinger, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 648 East 24th Street, Erie, Pennsylvania. 34' X 128' X 34' X 128'

Assessment Map Number:
(18) 5026-125

Assessed Value Figure: \$39,100.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 5

Ex. #11478 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**RICHARD A. STRITZINGER
and CYNTHIA A.**

**STRITZINGER, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-11478, Marquette Savings Bank vs. Richard A. Stritzinger and Cynthia A. Stritzinger, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1926 Cascade Street, Erie, Pennsylvania. 30' X 98' X 30' X 98'

Assessment Map Number:
(19) 6029-101

Assessed Value Figure: \$53,500.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 6

Ex. #11479 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**RICHARD A. STRITZINGER
and CYNTHIA A.**

STRITZINGER, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2014-11479, Marquette Savings Bank vs. Richard A. Stritzinger and Cynthia A. Stritzinger, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 525 East 13th Street, Erie, Pennsylvania. 34' X 105' X 34' X 105'

Assessment Map Number:
(15) 2028-212

Assessed Value Figure: \$32,200.00.
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

Sept. 26 and Oct. 3, 10

SALE NO. 7

Ex. #11480 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**RICHARD A. STRITZINGER
and CYNTHIA A.**

STRITZINGER, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2014-11480, Marquette Savings Bank vs. Richard A. Stritzinger and Cynthia A. Stritzinger, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 530 and 530½ East 9th Street, Erie, Pennsylvania.

41' X 157.5' X 41' X 157.5'

Assessment Map Number:
(15) 2026-237

Assessed Value Figure: \$33,100.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 8

Ex. #11481 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**RICHARD A. STRITZINGER
CYNTHIA A. STRITZINGER,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No 2014-11481, Marquette Savings Bank vs. Richard A. Stritzinger and Cynthia A. Stritzinger, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 430-432 West 8th Street, Erie, Pennsylvania.

46' X 165' X 46' X 165'

Assessment Map Number:
(17) 4013-130

Assessed Value Figure: \$112,700.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 9

Ex. #11589 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**JEFFREY P. URRARO,
LAURIE A. URRARO, and the
UNITED STATES OF
AMERICA, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11589-2014, Marquette Savings Bank vs. Jeffrey P. Urraro and Laurie A. Urraro, owners of property situate in the City of Erie, Erie County, Pennsylvania

being: 2717 Pear Street, Erie, Pennsylvania.

95.12' X 141' X 95.12' X 141'

Assessment Map Number:
(18) 5121-115

Assessed Value Figure: \$64,340.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 10

Ex. 11434 of 2014

**ERIE BANK, a division of CNB
BANK, Plaintiff**

v.

**PAUL FOSTER, Defendant
LEGAL DESCRIPTION**

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

BEGINNING at the point of intersection of the east line of Ash Street with the south line of Thirteenth Street; thence Eastwardly along the south line of Thirteenth Street, 26 feet to a point; thence Southwardly on a line parallel with Ash Street, 105 feet to a point; thence Westwardly on a line parallel with Thirteenth Street, 26 feet to the east line of Ash Street; thence Northwardly along the east line of Ash Street, 105 feet to the place of beginning.

Having erected thereon a two (2) story frame dwelling.

BEING the same premises that vested in Paul Foster by deed dated November 169, [sic] 2007 and recorded on November 20, 2007 in Erie County Deeds and Records Book 1461 page 752, and being known as 601-601½ East 13th Street, Erie, PA 16503 and Parcel No. (15) 2033-218.

Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool, Esquire
PA ID #63199

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

Sept. 26 and Oct. 3, 10

SALE NO. 11

Ex. #11511 of 2014

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**RICHARD L. SCHAFFNIT,
and the UNITED STATES OF
AMERICA, DEPARTMENT OF
THE TREASURY, INTERNAL
REVENUE SERVICE,**

Defendants

BEING that same parcel or piece of land conveyed to Linda Longo, by marriage Linda M. Schnaffnit [sic] and Richard L. Schaffnit, her husband by Deed dated April 15, 1980 and recorded May 6, 1980 with the Erie County Recorder of Deeds Office in Erie County, Pennsylvania at Record Book 1385, Page 463 and then conveyed to Richard L. Schaffnit by Deed dated October 30, 1998, and recorded November 9, 1998 with the Erie County Recorder of Deed's Office in Erie County, Pennsylvania at Book 598, Page 2055 and bearing Erie County Index No. (37)-017-039.0-022.00 and being commonly known as 11730 East Main Road, North East, PA 16428.

Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool, Esquire
PA ID #63199

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

Sept. 26 and Oct. 3, 10

SALE NO. 12

Ex. #11552 of 2014

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL G. DUNBAR and
MARY ANN A. DUNBAR,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2014-11552, Northwest Savings Bank vs. Michael G. Dunbar and Mary Ann A. Dunbar, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 247 West 29th Street, Erie, Pennsylvania.

40' x 130' x 40' x 130'

Assessment Map Number:

(19) 6052-119

Assessed Value Figure: \$75,810.00

Improvement thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Sept. 26 and Oct. 3, 10

SALE NO. 13

Ex. #10771 of 2011

**PNC Bank, National Association,
Plaintiff**

v.

**Christine M. Billen and John P.
Billen, Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

All that certain lot of land situate in Township of Millcreek, Erie County, Pennsylvania

Being known as 4118 Westbury Rdg. (Township of Millcreek), Erie, PA 16506

Parcel Number: 33-136-565.2-7

Improvements: Residential Property
Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

Sept. 26 and Oct. 3, 10

SALE NO. 14

Ex. #12815 of 2013

**Deutsche Bank National Trust
Company, as Trustee for the
Certificateholders of the First
Franklin Mortgage Loan Trust
2005FF8, Mortgage Pass-
Through Certificates, Series
2005-FF8, Plaintiff**

v.

APRIL BLUM

RICK BLUM, Defendant(s)

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF
LAND SITUATE IN LAWRENCE
PARK TOWNSHIP, ERIE
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 3905 Emmet

Drive, Erie, PA 16511-2008

PARCEL NUMBER: 29-12-32-1

IMPROVEMENTS: Residential
Property

Udren Law Offices, P.C.

Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Sept. 26 and Oct. 3, 10

SALE NO. 15

Ex. #11608 of 2014

Bank of America, N.A., Plaintiff

v.

**JEFFREY L MOOREHEAD,
Defendant**

**SHORT DESCRIPTION FOR
ADVERTISING**

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

BEING KNOWN AS 10071 Old
Route 99, McKean, PA 16426-0000
PARCEL NUMBER: 31-19-71.1-
2.01

IMPROVEMENTS: Residential
Property

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

Sept. 26 and Oct. 3, 10

SALE NO. 16

Ex. #11218 of 2014

**PNC Bank, National Association,
Plaintiff**

v.

**Karen E. Bolton, a/k/a Karen E.
Smith and the United States of
America, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 11218-14 PNC BANK,
NATIONAL ASSOCIATION
vs. KAREN E. BOLTON, a/k/a
KAREN E. SMITH and THE
UNITED STATES OF AMERICA,
owner(s) of property situated in
TOWNSHIP OF SUMMIT, Erie
County, Pennsylvania being 8535
OLIVER ROAD, ERIE, PA 16509
0.369 acres

Assessment Map number:
40-29-82-139

Assessed Value figure: \$201,400.00
Improvement thereon: single family
dwelling

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

1500 One PPG Place

Pittsburgh, PA 15222
(412) 566-1212

Sept. 26 and Oct. 3, 10

SALE NO. 17

Ex. #11223 of 2014

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**ELIZABETH A. MESSMER
and THE UNITED STATES OF
AMERICA, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11223-14 PNC BANK, NATIONAL ASSOCIATION vs. ELIZABETH A. MESSMER and THE UNITED STATES OF AMERICA, owner(s) of property situated in TOWNSHIP OF MCKEAN, Erie County, Pennsylvania being 3235 SOUTH HILL ROAD, MCKEAN, PA 16426 13.4 acres

Assessment Map number:
31018068000201

Assessed Value figure: \$153,700.00
Improvement thereon: single family dwelling

Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Sept. 26 and Oct. 3, 10

SALE NO. 18

Ex. #10818 of 2014

**Nationstar Mortgage LLC,
Plaintiff**

v.

Sharyn Sypin, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10818-14, Nationstar Mortgage LLC vs. Sharyn Sypin, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1814 East 8th Street, Erie, PA 16511

0.1240
Assessment Map number:
14-1109-204

Assessed Value figure: \$64,380.00
Improvement thereon: a residential dwelling

Bradley J. Osborne
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Sept. 26 and Oct. 3, 10

SALE NO. 19

Ex. #11141 of 2014

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

v.

**Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title of Interest from or under
Laura Tate, deceased, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11141-14 JPMorgan Chase Bank, National Association vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Laura Tate, deceased, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1258 East 37th Street, Erie, PA 16504 0.1475

Assessment Map number:
180520140227

Assessed Value figure: \$72,700.00
Improvement thereon: a residential dwelling

Bradley J. Osborne
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Sept. 26 and Oct. 3, 10

SALE NO. 20

Ex. #10512 of 2014

**PHH Mortgage Corporation,
Plaintiff**

v.

**Richard T. Ardillo a/k/a Richard
Ardillo, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10512-14 PHH Mortgage Corporation vs. Richard T. Ardillo a/k/a Richard Ardillo Amount Due: \$109,282.38

Richard T. Ardillo a/k/a Richard Ardillo, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 136 East 38th Street a/k/a, 136 East 38th Street

Boulevard, Erie, PA 16504-1560
Dimensions: 55 x 132.5
Acreage: 0.1674

Assessment Map number:
18053055012800

Assessed Value: \$114,480
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

Sept. 26 and Oct. 3, 10

SALE NO. 21

Ex. #12516 of 2013

**PHH Mortgage Corporation,
Plaintiff**

v.

**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, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to 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

Amount Due: \$170,795.60

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, owner(s) of property situated in FRANKLIN TOWNSHIP, Erie County, Pennsylvania being 10220 Silverthorn Road, Edinboro, PA 16412-9712

Dimensions: 53 x 72
Acreage: 13.4100

Assessment Map number:
22002013000409

Assessed Value: \$166,400.00
Improvement thereon: residential
Phelan Hallinan, LLP

One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000
Sept. 26 and Oct. 3, 10

SALE NO. 22

Ex. #12279 of 2009
US Bank National Association,
as Trustee for Bear Stearns Asset
Backed Securities Trust 2004-ac7
Asset-backed Certificates, Series
2004-ac7, Plaintiff

v.

Joseph Fendone, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12279-09
US Bank National Association,
as Trustee for Bear Stearns Asset
Backed Securities Trust 2004-ac7
Asset-backed Certificates, Series
2004-ac7 vs. Joseph Fendone
Amount Due: \$113,273.25
Joseph Fendone, owner(s) of
property situated in EDINBORO
BOROUGH, Erie County,
Pennsylvania being 206 High
Street, Edinboro, PA 16412-2553
Dimensions: 80 x 260
Acreage: 0.4775
Assessment Map number:
11010044000400
Assessed Value: 107,510.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 23

Ex. #11607 of 2013
PHH Mortgage Corporation,
Plaintiff

v.

Debra H. Gaunt a/k/a Debra
L. Gaunt; William G. Hoffman
(Deceased), Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11607-13
PHH Mortgage Corporation vs.
Debra H. Gaunt a/k/a Debra L.
Gaunt
Amount Due: \$104,796.26

Debra H. Gaunt a/k/a Debra L.
Gaunt, owner(s) of property situated
in LAKE CITY BOROUGH, Erie
County, Pennsylvania being 2300
Lake Street, Lake City, PA 16423-
1323
Dimensions: 132 ft. x 165 ft.
Acreage: 0.5000 Acres
Assessment Map number:
28-014-029.0-004.00
Assessed Value: \$117,800.00
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
Sept. 26 and Oct. 3, 10

SALE NO. 24

Ex. #14845 of 2009
Citifinancial Services, Inc.,
Plaintiff

v.

Estate of Gary Douglas
Goodemote a/k/a Gary D.
Goodemote; Mae D. Ford, Solely
as Administratrix C.T.A. and
Devisee of The Estate of Gary
Douglas Goodemote a/k/a Gary
D. Goodemote

Jeff Lloyd, Solely as Devisee
of The Estate of Gary Douglas
Goodemote a/k/a Gary D.
Goodemote

Melissa Lloyd, Solely as Devisee
of The Estate of Gary Douglas
Goodemote a/k/a Gary D.
Goodemote

Jacquan Johnson, Solely as
Devisee of The Estate of Gary
Douglas Goodemote a/k/a Gary
D. Goodemote

Beverly A. Lloyd, as Devisee
of The Estate of Gary Douglas
Goodemote a/k/a Gary D.
Goodemote, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14845-09
Citifinancial Services, Inc. vs.
Estate of Gary Douglas Goodemote
a/k/a Gary D. Goodemote, Mae
D. Ford, Solely as Administratrix
C.T.A. and Devisee of The Estate
of Gary Douglas Goodemote a/k/a
Gary D. Goodemote, Jeff Lloyd,
Solely as Devisee of The Estate of

Gary Douglas Goodemote a/k/a
Gary D. Goodemote, Melissa
Lloyd, Solely as Devisee of The
Estate of Gary Douglas Goodemote
a/k/a Gary D. Goodemote, Jacquan
Johnson, Solely as Devisee of The
Estate of Gary Douglas Goodemote
a/k/a Gary D. Goodemote, Beverly
A. Lloyd, as Devisee of The Estate
of Gary Douglas Goodemote a/k/a
Gary D. Goodemote, Jeff Lloyd,
Solely as Devisee of The Estate of
Gary Douglas Goodemote a/k/a
Gary D. Goodemote, Mae
D. Ford, Solely as Administratrix
C.T.A. and Devisee of The Estate
of Gary Douglas Goodemote a/k/a
Gary D. Goodemote, owner(s) of
property situated in MILLCREEK
TOWNSHIP, Erie County,
Pennsylvania being 3602 Scarboro
Road, Erie, PA 16506
Dimensions: 110 x 155 (Irr.)
Acreage: 0.6615 acres
Assessment Map number:
33066349001600
Assessed Value: \$116,300.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 25

Ex. #13155 of 2011
Citimortgage, Inc. s/b/m to Abn
Amro Mortgage Group, Inc.,
Plaintiff

v.

David L. Magee, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 13155-11
Citimortgage, Inc. s/b/m to Abn

Amro Mortgage Group, Inc. vs.
David L. Magee
Amount Due: \$143,358.20
David L. Magee, owner(s) of
property situated in WATERFORD
BOROUGH, Erie County,
Pennsylvania being 228 Walnut
Street, Waterford, PA 16441-9724
Dimensions: 77.5 X 165
Acreage: 0.2936
Assessment Map number:
46009041000600
Assessed Value: 137,300.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 26

Ex. #12514 of 2013

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

**Nathaniel P. O'connell,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12514-13
Wells Fargo Bank, N.A. vs.
Nathaniel P. O'connell
Amount Due: \$90,042.02
Nathaniel P. O'connell, owner(s) of
property situated in CITY OF ERIE,
Erie County, Pennsylvania being
4021 Zimmerman Road, Erie, PA
16510-3662
Dimensions: 70.88 X 247.58
Acreage: 0.3044
Assessment Map number:
18052049023600
Assessed Value: 90,800.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 27

Ex. #10896 of 2014

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

v.

STEPHEN J. REAGLE

**DESTINY A. ROG,
DEFENDANT(S)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 10896-14
JPMORGAN CHASE BANK,
N.A. vs. STEPHEN J. REAGLE,
DESTINY A. ROG
Amount Due: \$88,427.15
Stephen J. Reagle, Destiny A.
Rog, owner(s) of property situated
in ERIE CITY, Erie County,
Pennsylvania being 2904 Maple
Street, Erie, PA 16508-1656
Dimensions: 1,022 Sq. Ft.
Acreage: 0.0822
Assessment Map number:
19060044022300
Assessed Value: \$67,940.00
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

Sept. 26 and Oct. 3, 10

SALE NO. 29

Ex. #13715 of 2012

**Wells Fargo Bank, NA, Plaintiff
v.**

**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,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to 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
Amount Due: \$107,281.28
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, owner(s) of
property situated in Erie County,
Pennsylvania being 2416 Parker
Avenue, Erie, PA 16510-2034
Dimensions: 145.84 X 145.881
Acreage: .4867
Assessment Map number:
27-052-156.0-004.00
Assessed Value: 126,200.00
Improvement thereon: residential
Phelan Hallinan, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Sept. 26 and Oct. 3, 10

SALE NO. 30

Ex. #11112 of 2014

**PHH Mortgage Corporation,
f/k/a Cendant Mortgage
Corporation, Plaintiff
v.**

**Brandon S. Thompson
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11112-2014
PHH Mortgage Corporation, f/k/a
Cendant Mortgage Corporation vs.
Brandon S. Thompson
Amount Due: \$52,564.17
Brandon S. Thompson, owner(s)
of property situated in ERIE CITY,
Erie County, Pennsylvania being
2613 Cochran Street, Erie, PA

16508-1714
Dimensions: 1,512 Sq. Ft.
Acreage: 0.0430
Assessment Map number:
19060050015200
Assessed Value: \$48,500.00
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
Sept. 26 and Oct. 3, 10

SALE NO. 31

Ex. #11139 of 2014
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR FREMONT
HOME LOAN TRUST
2004-2, ASSET-BACKED
CERTIFICATES, SERIES 2004-
2, Plaintiff

v.

JOHN J. TROHOSKE
SARAH C. TROHOSKE
DEFENDANT(S)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11139-2014
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR FREMONT HOME LOAN
TRUST 2004-2, ASSET-BACKED
CERTIFICATES, SERIES 2004-2
vs. JOHN J. TROHOSKE, SARAH
C. TROHOSKE
Amount Due: \$116,288.58
John J. Trohoske, Sarah C.
Trohoske, owner(s) of property
situated in ERIE CITY, 6TH, Erie
County, Pennsylvania being 3035
Washington Avenue, Erie, PA
16508-1368
Dimensions: 1408 Square feet
Acreage: 0.0815
Assessment Map number:
19062025021500
Assessed Value: \$83,290.00
Improvement thereon: residential
Phelan Hallinan, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000
Sept. 26 and Oct. 3, 10

SALE NO. 32

Ex. #11098 of 2014
Citifinancial Servicing LLC,
A Delaware Limited Liability
Company, Plaintiff

v.

Heather K. Tuholski a/k/a
Heather K. Tucholski,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11098-14
Citifinancial Servicing LLC,
A Delaware Limited Liability
Company vs. Heather K. Tuholski
a/k/a Heather K. Tucholski
Amount Due: \$50,845.47
Heather K. Tuholski a/k/a Heather
K. Tucholski, owner(s) of property
situated in GREENE TOWNSHIP,
Erie County, Pennsylvania being
3087 Haskins Road, Waterford, PA
16441-2323
Assessment Map number:
25025065000405
Assessed Value: 123,000.00
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
Sept. 26 and Oct. 3, 10

SALE NO. 33

Ex. #11526 of 2014
Wells Fargo Bank, N.A., Plaintiff

v.

Lucille Marie Weis a/k/a Lucille
Weis, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11526-14
Wells Fargo Bank, N.A. vs. Lucille
Marie Weis a/k/a Lucille Weis
Amount Due: \$99,504.82
Lucille Marie Weis a/k/a Lucille
Weis, owner(s) of property
situated in ERIE CITY, Erie
County, Pennsylvania being 4310
Greengarden Road, Erie, PA 16509-
1127
Dimensions: 57.42 x 1R
Acreage: 0.2929
Assessment Map number:
19061069040300
Assessed Value: 93,200.00
Improvement thereon: residential

Phelan Hallinan, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000
Sept. 26 and Oct. 3, 10

SALE NO. 34

Ex. #13618 of 2013
CitiMortgage, Inc.

v.

Jeffrey W. Dipolito

ADVERTISING DESCRIPTION
ALL THAT CERTAIN PARCEL
OF LAND SITUATE IN THE
BOROUGH OF LAKE CITY,
COUNTY OF ERIE AND
COMMONWEALTH OF
PENNSYLVANIA.
BEING KNOWN AS: 2597 PENN
STREET, LAKE CITY, PA 16423
PARCEL # 28-14-32-7
IMPROVEMENTS:
RESIDENTIAL DWELLING.
Paige M. Bellino, Esquire
Id No. 309091
1310 Industrial Boulevard
2nd Floor, Suite 202
Southampton, PA 18966
(215) 942-2090
Sept. 26 and Oct. 3, 10

SALE NO. 35

Ex. #13327 of 2012
U.S. Bank N.A.

v.

Warren K. Ferraro

ADVERTISING DESCRIPTION
ALL THE FOLLOWING
DESCRIBED REAL PROPERTY
SITUATE IN THE TOWNSHIP OF
WATERFORD, ERIE COUNTY,
PENNSYLVANIA
BEING KNOWN AS: 10266
PEACH STREET, WATERFORD,
PA 16441-9118
PARCEL # 47001002000400
IMPROVEMENTS:
RESIDENTIAL DWELLING
Harry B. Reese, Esquire
Id No. 310501
1310 Industrial Boulevard
2nd Floor, Suite 202
Southampton, PA 18966
(215) 942-2090
Sept. 26 and Oct. 3, 10

SALE NO. 36
Ex. #10983 of 2013
CHAMPION MORTGAGE
COMPANY
v.
GENEVIEVE ZACCAGNINO,
CO-PERSONAL
REPRESENTATIVE OF THE
ESTATE OF GENEVIEVE C.
GORNIAC, DECEASED
JOHN LENT, CO-PERSONAL
REPRESENTATIVE OF THE
ESTATE OF GENEVIEVE C.
GORNIAC, DECEASED
ADVERTISING DESCRIPTION
 ALL THAT CERTAIN PIECE OR
 PARCEL OF LAND SITUATE IN
 THE CITY OF ERIE, COUNTY
 OF ERIE, AND STATE OF
 PENNSYLVANIA.
 BEING KNOWN AS: 4818
 CHERRY STREET, ERIE, PA
 16509
 PARCEL # 18-5313-201
 Improvements: Residential
 Dwelling
 Paige M. Bellino, Esquire
 Id No. 309091
 1310 Industrial Boulevard
 2nd Floor, Suite 202
 Southampton, PA 18966
 (215) 942-2090
 Sept. 26 and Oct. 3, 10

SALE NO. 37
Ex. #12817 of 2012
CITIMORTGAGE, INC.
v.
DENNIS E. HENRY
ADVERTISING DESCRIPTION
 ALL THAT CERTAIN TRACT,
 PARCEL OR PIECE OF LAND
 SITUATE IN THE CITY OF
 ERIE, COUNTY OF ERIE
 AND COMMONWEALTH OF
 PENNSYLVANIA
 BEING KNOWN AS: 20 EAST
 24TH STREET, ERIE, PA 16503
 PARCEL 18-5002-118
 Improvements: Residential
 Dwelling
 Katherine Knowlton Lopez, Esquire
 Id No. 311713
 1310 Industrial Boulevard
 2nd Floor, Suite 202
 Southampton, PA 18966
 (215) 942-2090
 Sept. 26 and Oct. 3, 10

SALE NO. 38
Ex. #11866 of 2013
U.S. Bank National Association,
as Trustee for Morgan Stanley
Capital Inc., Commercial
Mortgage Pass-Through
Certificates, Series 2007-TOP25,
Plaintiff
v.
Levco-Erie Associates, L.L.C.
and Steiger-Erie Associates,
Defendant
SHERIFF'S SALE
 By virtue of a Writ of Execution filed
 to No. 11866-13 U.S. Bank National
 Association, as Trustee for Morgan
 Stanley Capital Inc., Commercial
 Mortgage Pass-Through
 Certificates, Series 2007-TOP25,
 Plaintiff vs. Levco-Erie Associates,
 L.L.C. and Steiger-Erie Associates,
 owner(s) of property situated in
 Township of Harborcreek, Erie
 County, Pennsylvania being 4500
 Buffalo Road, Erie, PA 16510
 Containing 13.413 acres of land
 Assessment Map number:
 (27) 13-105-2.01 and (27) 13-105-2
 Assessed value figure: \$3,644,500
 and \$155,500
 Improvement thereon: Commercial
 Property
 Kelly M. Neal, Esquire
 301 Grant Street, 20th Floor
 Pittsburgh, PA 15219
 412-562-8800
 Sept. 26 and Oct. 3, 10

SALE NO. 39
Ex. #10489 of 2013
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
ANTONIO JORDAN, Defendant
SHERIFF'S SALE
 By virtue of a Writ of Execution
 No. 2013-10489 U.S. BANK
 NATIONAL ASSOCIATION,
 AS TRUSTEE FOR THE
 PENNSYLVANIA HOUSING
 FINANCE AGENCY, Plaintiff vs.
 ANTONIO JORDAN, Defendant
 Real Estate: 3512 MAPLE
 STREET, ERIE, PA 16508
 Municipality: City of Erie (formerly
 Millcreek Township), Erie County,

Pennsylvania
 Dimensions: 40 x 120
 See Deed Book 1182, Page 2377
 Tax I.D. (19) 6106-207
 Assessment: \$ 10,800. (Land)
 \$53,300. (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
 Sept. 26 and Oct. 3, 10

SALE NO. 40
Ex. #10201 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
LEANN M. SECHRIST AND
NICHOLAS A. WENSLOW,
Defendants
SHERIFF'S SALE
 By virtue of a Writ of Execution
 No. 2014-10201 U.S. BANK
 NATIONAL ASSOCIATION,
 AS TRUSTEE FOR THE
 PENNSYLVANIA HOUSING
 FINANCE AGENCY, Plaintiff
 vs. LEANN M. SECHRIST AND
 NICHOLAS A. WENSLOW,
 Defendants

ALL THOSE CERTAIN PIECES
 or parcels of land situate in the
 Borough of Albion, County of
 Erie and Commonwealth of
 Pennsylvania, being parts of Lots
 Nos. 2 and 3 (including exceptions
 and reservations of record) of the
 Albion Building Association Plot,
 recorded in Map Book No. 1, page
 208, and having thereon erected
 a dwelling known as: 185 EAST
 STATE STREET, ALBION, PA
 16401.
 TAX PARCEL: (1) 3-35-104
 Reference Erie County Deed
 Instrument #2011-012350/
 TO BE SOLD AS THE PROPERTY
 OF LEANN M. SECHRIST AND
 NICHOLAS A. WENSLOW ON
 JUDGMENT NO. 2014-10201
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street

Harrisburg, PA 17102
Sept. 26 and Oct. 3, 10

SALE NO. 41

Ex. #12217 of 2013
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

JULIE D. ZIELINSKI, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2013-12217 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JULIE D. ZIELINSKI, Defendants Real Estate: 2713 WEST 13TH STREET, ERIE, PA 16505

Municipality: Township of Millcreek, Erie County, Pennsylvania

See Instrument #2010-014096

Tax I.D. (33) 33-187-13

Assessment: \$21,900. (Land)
\$70,560. (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

Sept. 26 and Oct. 3, 10

SALE NO. 42

Ex. #11614 of 2014
ERIE FEDERAL CREDIT UNION, Plaintiff,

v.

DOUGLAS E. MELTER, Defendant

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 11614-2014, Erie Federal Credit Union v. Douglas E. Melter, owner of the following properties identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 525 East 2nd Street, Erie, Pennsylvania 16507

Assessment Map No.: 14-010-018.0-207.00

Assessed Value Figure: \$25,000.00

Improvement Thereon: One story

bungalow style residential dwelling
Michael S. Jan Janin, Esquire
Pa. ID. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Sept. 26 and Oct. 3, 10

SALE NO. 43

Ex. #11615 of 2014
ERIE FEDERAL CREDIT UNION, Plaintiff,

v.

DOUGLAS E. MELTER, Defendant

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 11615-2014, Erie Federal Credit Union v. Douglas E. Melter, owner of the following properties identified below:

1) Situate in the City, of Erie, County of Erie, and Commonwealth of Pennsylvania at 712 Wallace Street, Erie, Pennsylvania 16503
Assessment Map No.: (14)1013-104
Assessed Value Figure: \$14,000.00
Improvement Thereon: Two story residential dwelling
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Sept. 26 and Oct. 3, 10

SALE NO. 44

Ex. #11033 of 2014
LAKEVIEW LOAN SERVICING, LLC, Plaintiff

v.

MARGARET LEUSCHEN, THOMAS LEUSCHEN, Defendant(s)

DESCRIPTION

All that certain parcel of land situated in the Township of Springfield, County of Erie, Commonwealth of Pennsylvania, being more fully described in Deed Book 1383 page 288, dated 12/15/2006, recorded 12/15/2006, Erie County Records.
PROPERTY ADDRESS: 6609 Huntley Road, West Springfield, PA 16443

KML Law Group, P.C.

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

Sept. 26 and Oct. 3, 10

SALE NO. 45

Ex. #11403 of 2014
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA, Plaintiff

v.

ROBERT R. WALTERS, Defendant(s)

DESCRIPTION

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

BEGINNING at a point in the south line of East Twenty-first Street, seventy-three (73) feet westwardly from the center line of Wayne Street; thence westwardly along the south line of East Twenty-first Street, forty-one (41) feet to a point; thence southwardly parallel with Wayne Street, one hundred thirty-five (135) feet to a point; thence eastwardly, parallel with East Twenty-first Street, forty-one (41) feet to a point; thence northerly parallel with Wayne Street, one hundred thirty-five (135) feet to the place of beginning. Having a dwelling erected thereon and being more commonly known as 753 East 21st Street, Erie, Pennsylvania. PROPERTY ADDRESS: 753 East 21st Street, Erie, PA 16510
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Sept. 26 and Oct. 3, 10

SALE NO. 46

Ex. #10994 of 2014
Nationstar Mortgage LLC

v.

Jonathon R. Bootes

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10994-14 Nationstar Mortgage LLC vs. Jonathon R. Bootes, owners of property situated in Erie County, Pennsylvania being 2019 Bird Drive, Erie, PA 16510
Assessment Map number: 50-003-025-0-032.00
Improvement thereon: Residential Dwelling
Robert W. Williams, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Sept. 26 and Oct. 3, 10

SALE NO. 47

Ex. #11921 of 2012

Ocwen Loan Servicing, LLC

v.

Daniel C. Sutton

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11921-12 Ocwen Loan Servicing, LLC vs. Daniel C. Sutton, owners of property situated in Erie County, Pennsylvania being 621 East 29th Street, Erie, PA 16504
Assessment Map number: 18-050-065.0-114.00
Assessed Value figure: \$53,260.00
Improvement thereon: Residential Dwelling
Robert W. Williams, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Sept. 26 and Oct. 3, 10

SALE NO. 48

Ex. #12655 of 2013

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

IN TRUST FOR THE

REGISTERED HOLDERS

OF FIRST FRANKLIN

MORTGAGE LOAN TRUST,

MORTGAGE LOAN ASSET-

BACKED CERTIFICATES,

SERIES 2006-FF18, Plaintiff

v.

WILLIAM T. MARKLEY

and CONNIE L. MARKLEY,

Defendants

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and

State of Pennsylvania, and being part of Lot No. Three (3) in the Sunnymede Subdivision, as per plot recorded in Erie County Map Book 2, Page 237, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the south line of West Thirty-Eighth Street (a sixty (60) foot right-of way) one hundred forty-five (145.0) feet west of the point of intersection in the south line of West Thirty-Eighth Street with the west line of Lancaster Road; thence southwardly and parallel with Lancaster Road one hundred thirty-five (135.0) feet to a point; thence westwardly and parallel with West Thirty-Eighth Street eighty (80.0) feet to a point; thence northwardly and parallel with Lancaster Road one hundred thirty-five (135.0) feet to the south line of West Thirty-Eighth Street; and thence eastwardly along the south line of West Thirty-Eighth Street eighty (80.0) feet to the place of beginning, having erected thereon an aluminum sided ranch style dwelling more commonly known as 3229 W. 38th Street, Erie, Pennsylvania.

BEING Tax I.D. No.: (33) 83-409-5 BEING the same premises which Bruce L. Swain and Carolyn F. Swain, husband and wife, by Deed dated October 25, 2006 and recorded on October 30, 2006 in the Recorder of Deeds Office in and for the County of Erie in Book 1372 Page 0130, granted and conveyed unto William T. Markley and Connie L. Markley, husband and wife, in fee.

Stephen M. Hladik, Esquire
Attorney for Plaintiff
Hladik, Onorato & Pearlstine, LLP
298 Wissahickon Avenue
North Wales, PA 19454
215-855-9521

Sept. 26 and Oct. 3, 10

SALE NO. 49

Ex. #13419 of 2013

JPMorgan Chase Bank, National Association, Plaintiff

v.

Angel L. Valentin, a/k/a Angel L. Valentine, a/k/a Angel L. Audino,

Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Cesar R.

Guzman, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner,

Enrique Guzman, a/k/a Enrique Andino, Known Surviving Heir of Maria V. Andino, Deceased

Mortgagor and Real Owner, Edwin Guzman, a/k/a Edwin S. Guzman Andino, Known

Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Virgen Valentin,

Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Rosa M.

Guzman, a/k/a Rose M. Andino, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Carmen A.

Guzman, a/k/a Carmen M. Ortiz, a/k/a Carmen Milagros Ortiz,

Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Francisca

Guzman, a/k/a Francis Guzman, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Elizabeth

Guzman, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Maria V. Andino, Deceased

Mortgagor and Real Owner,

Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13419-13, JPMorgan Chase Bank, National Association, Plaintiff vs. Angel L. Valentin, a/k/a Angel L. Valentine, a/k/a Angel L. Audino, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Cesar R. Guzman, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Enrique Guzman, a/k/a Enrique Andino, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Edwin Guzman, a/k/a Edwin S. Guzman Andino, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Virgen Valentin, Known Surviving Heir of Maria V. Andino,

Deceased Mortgagor and Real Owner, Rosa M. Guzman, a/k/a Rose M. Andino, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Carmen A. Guzman, a/k/a Carmen M. Ortiz, a/k/a Carmen Milagros Ortiz, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Francisca Guzman, a/k/a Francis Guzman, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner, Elizabeth Guzman, Known Surviving Heir of Maria V. Andino, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Maria V. Andino, Deceased Mortgagor and Real Owner, Defendant, owners of property situated in the Township of County of Erie, Erie County, Pennsylvania being 614 East 8th Street, Erie, Pennsylvania 16503.
Tax I.D. No. 14010019012900
Assessment: \$18,359.42
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010
Sept. 26 and Oct. 3, 10

SALE NO. 50

Ex. #10235 of 2014

**Nationstar Mortgage LLC,
Plaintiff**

v.

**Catherine D. Cameron,
Defendant**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10235-14 Nationstar Mortgage LLC v. Catherine D. Cameron, owners of property situated in the Township of Erie, Erie County, Pennsylvania being 1022 West 25th Street, Erie, Pennsylvania 16502.
Tax I.D. No. 19060032023600
Assessment: \$56,170.05
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Sept. 26 and Oct. 3, 10

The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

- Lawyers Professional Liability
- Business Insurance
- Medical & Dental
- Life Insurance
- Disability Insurance



www.usiaffinity.com

Call 1.800.327.1550 for your FREE quote.



Raymond J. Sammartino, MAI, SRA
Robert G. Stout, Jr., MAI



Sammartino & Stout, Inc. is committed to providing regional real estate valuation and consulting expertise which meets or exceeds our clients' expectations in a timely, concise, and reliable manner.

State Certified General Appraisers in Pennsylvania, Ohio, and New York.

We provide real estate valuation and consulting expertise for:

- **Litigation Support**
- **Eminent Domain (Condemnation)**
- **Conservation Easements**
- **Tax Appeals**
- **Mortgage Underwriting**
- **Market/Feasibility Studies**

Sammartino & Stout, Inc. subscribes to the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Institute, assuring our clients of the highest standards in valuation and consulting services.

3111 State St., Erie, PA 16508 814-456-2900, Fax (814) 456-8070

E-mail:

Raymond J. Sammartino, MAI, SRA rsam@sas-rea.com
Robert G. Stout, Jr., MAI rstout@sas-rea.com

Visit our website: www.sas-rea.com



MALONEY, REED, SCARPITTI & COMPANY, LLP

Certified Public Accountants and Business Advisors

www.mrs-co.com

Forensic Accounting Specialists

Expertise in fraud detection, prevention and investigation

Certified Fraud Examiner

Joseph P. Maloney, CPA, CFE

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

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

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

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

ROCCO'S

AUCTIONS & APPRAISALS

- » Real Estate
- » Antiques
- » Estates
- » Commercial
- » Industrial
- » Certified Appraisals
- » 26 Years Experience
- » Licensed and Bonded



Tim Rocco, CAI, AARE

Auctioneer Certified Appraiser

Office: 814/476-1217

Cell: 814/449-3162

**5041 East Avenue
McKean, PA 16426**

Check our auction calendar at **www.roccoauctions.com**.





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.*



Outstanding Referral and Co-Counsel Opportunities



Your Go-To
Law Firm For
Referrals



Local attorneys have long referred all types of injury, DUI, and criminal cases to The Travis Law Firm. We provide compassionate and dedicated representation in:

Motorcycle Accidents	Nursing Home Neglect
Car Accidents	Wrongful Death
Workers' Compensation	Medical Malpractice

Our firm's DUI and criminal defense practice gives local attorneys a trusted team to refer sensitive DUI and criminal matters to.



Super Lawyers

Who's Who in American Law



The Best Lawyers
in America
Consumers' Guide

Please contact us to discuss referral fee arrangements in injury cases.

ERIE OFFICE
455-3839

EDINBORO OFFICE
734-6076

WARREN OFFICE
723-6120

E-DISCOVERY FOR MID-TO-SMALL FIRMS

"Helping small firm litigators get the electronic evidence they need to help win their case."

A black and white portrait of Richard N. Lettieri, Esq., a middle-aged man with dark hair and glasses, wearing a dark suit, white shirt, and patterned tie. He is standing in front of a large, modern building with many windows and arched windows. The background is slightly blurred.

Richard N. Lettieri, Esq.
E-Discovery Counsel
Lettieri Law Firm, LLC
412-364-7255
rlettierilaw@live.com

Visit my website at www.lettierilaw.com, then call me at 412-364-7255 for a no-charge consultation.

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

**CASHDOLLAR, WALTER R.,
a/k/a WALTER RICHARD
CASHDOLLAR, a/k/a
W. RICHARD CASHDOLLAR,
a/k/a W.R. CASHDOLLAR, a/k/a
WALTER CASHDOLLAR,
deceased**

Late of the Borough of Albion,
County of Erie, State of
Pennsylvania

Executor: Christopher R.
Cashdollar, 1632 Twin Oaks
Drive, Lake City, PA 16423

Attorney: James R. Steadman,
Esq., 24 Main St. E., PO Box 87,
Girard, PA 16417

**DAVIS, MARJORIE M., a/k/a
MARJORIE M. ANDERSON,
deceased**

Late of Millcreek Township,
County of Erie, Commonwealth
of Pennsylvania

Executrix: Donna J. McCartney,
c/o Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

Attorney: James F. Toohey,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

**ENGELL, LOIS E.,
deceased**

Late of McKean, County of
Erie and Commonwealth of
Pennsylvania

Executrix: Sharon Lynn Michael,
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

**FERGUSON, LILLIAN R., a/k/a
LILLIAN FERGUSON, a/k/a
LIL FERGUSON,
deceased**

Late of Erie County, Pennsylvania
Executor: Brenda Burdick, 5231
West 52nd Street, Fairview, PA
16415

Attorney: William T. Morton,
Esquire, 3213 West 26th Street,
Erie, Pennsylvania 16506

**KRAHE, ROBERT L.,
deceased**

Late of Millcreek Township,
Erie County, Commonwealth of
Pennsylvania

Executrix: Patricia A. Corritore,
c/o Jeffrey D. Scibetta, Esq., 120
West Tenth Street, Erie, PA 16501

Attorney: Jeffrey D. Scibetta,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**LITZENBERG, WILLIAM M.,
a/k/a WILLIAM MARVIN
LITZENBERG,
deceased**

Late of Millcreek Township,
County of Erie and
Commonwealth of Pennsylvania

Executrix: Amy Weeks, 1021
Avonia Rd., Fairview, PA 16415

Attorney: None

**STABLEIN, WILLIAM L., SR.,
deceased**

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

Administrators: Donna J. Stablein
and William L. Stablein, Jr.

Attorney: Thomas J. Buseck,
Esquire, The McDonald Group,
L.L.P., 456 West Sixth Street,
Erie, PA 16507-1216

**TREBIK, MARY,
deceased**

Late of Union Township, Erie
County, Pennsylvania

Executrix: Ramanda Trebik, PO
Box 476, Union City, PA 16438

Attorney: William E. Barney,
Esq., 200 North Center Street,
Corry, Pennsylvania 16407

**URBIETA, JOANNE V.,
deceased**

Late of North East Borough,
Erie County, Commonwealth of
Pennsylvania

Executor: Scott Knapp, 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

**WYCECH, TERESA A.,
deceased**

Late of Greene Township, Erie
County, Commonwealth of
Pennsylvania

Executrix: Joyce Stuckey-Wolfe,
c/o Leigh Ann Orton, Esquire,
Knox Law Firm, North East, 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

**WYCECH, THADDEUS B.,
deceased**

Late of Harborcreek Township,
Erie County, Commonwealth of
Pennsylvania

Executor: Bernard T. Wycech,
c/o Leigh Ann Orton, Esquire, 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

**YEARWOOD, JANET, a/k/a
JANET C. YEARWOOD,
deceased**

Late of the Township of
Springfield, County of Erie, State
of Pennsylvania

Executor: Kirk B. Yearwood,
1104 Eagley Road, East
Springfield, Pennsylvania 16411
Attorney: Grant M. Yochim,
Esq., 24 Main St. E., PO Box 87,
Girard, PA 16417

SECOND PUBLICATION**BROSIOUS, DORIANN
ARAMINTA,
deceased**

Administrator: Diane Segal, c/o
504 State St., Suite 203, Erie, PA
16501

Attorney: Catherine A. Allgeier,
Esq., 504 State St., Suite 203,
Erie, PA 16501

**CHERNOFF, RAISA,
deceased**

Late of the Township of
Millcreek, County of Erie and
Commonwealth of Pennsylvania
Co-Executors: Walt Chernoff and
Nina Czano

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

**ENGEL, HAROLD a/k/a
HAROLD CRAIG ENGEL, a/k/a
H. CRAIG ENGEL,
deceased**

Late of Erie County, Pennsylvania
Executor: Dolores Engel, 6470 Old
State Road, Edinboro, PA 16412

Attorney: William T. Morton,
Esquire, 3213 West 26th Street,
Erie, Pennsylvania 16506

**GANGEMI, SAMUEL M.,
deceased**

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

Administratrix: Angela D.
Scholze, c/o 33 East Main Street,
North East, Pennsylvania 16428
Attorney: Robert J. Jeffery,
Esq., Orton & Jeffery, P.C., 33
East Main Street, North East,
Pennsylvania 16428

**HAILWOOD, LOUISE JUNE,
deceased**

Late of Waterford Boro, County
of Erie, Commonwealth of
Pennsylvania

Executor: Kelvin M. Hailwood,
137 E. 4th St., PO Box 97,
Waterford, PA 16441

Attorney: None

**HETRICK, W. RAY,
a/k/a WILLIAM R. HETRICK,
deceased**

Late of Harborcreek Township
Executors: Nancy C. Doolittle
and Edward R. Hetrick, c/o 246
West 10th Street, Erie, PA 16501

Attorney: Evan E. Adair, Esq.,
246 West 10th Street, Erie, PA
16501

**KLIE, ROSE CAROL,
deceased**

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

Executor: P. David Klie, c/o E.
James Lucht, Esquire, 1001 State
Street, Suite 303, Erie, PA 16501

Attorney: E. James Lucht,
Esquire, 1001 State Street, Suite
303, Erie, PA 16501

**MUENSTER, ANNA-MARIE E.,
deceased**

Late of the Township of Millcreek,
County of Erie, Pennsylvania

Executrix: Kathleen Grettler,
c/o 150 East 8th Street, Erie, PA
16501

Attorney: Gregory L. Heidt,
Esquire, 150 East 8th Street, Erie,
PA 16501

**SEEGAR, WENDY A.,
deceased**

Late of the Township of North
East, County of Erie and
Commonwealth of Pennsylvania

Administrator: Mathieu Sanders
Attorney: James H. Richardson,
Jr., Esquire, Elderkin Law Firm,
150 East 8th Street, Erie, PA
16501

**STULL, ROBERT E.,
deceased**

Late of the Township of
McKean, County of Erie and
Commonwealth of Pennsylvania

Executor: Robert C. Stull, c/o
Yochim, Skiba & Nash, 345 West
Sixth Street, Erie, PA 16507

Attorney: Gary H. Nash, Esq.,
Yochim, Skiba & Nash, 345 West
Sixth Street, Erie, PA 16507

**STUCKEY, BARBARA A., a/k/a
BARBARA STUCKEY,
deceased**

Late of the Township of
Millcreek, County of Erie, State
of Pennsylvania

Executor: John W. Stuckey, 103
Linden Street, Holidaysburg, PA
16648

Attorney: James R. Steadman,
Esq., 24 Main St. E., PO Box 87,
Girard, PA 16417

THIRD PUBLICATION

**BABCOCK, MARJORIE E.,
deceased**

Late of Amity Township, Erie County, Pennsylvania
Executor: Richard Oscar Boyd, 1731 Old Wattsburg Road, Waterford, Pennsylvania 16441
Attorney: John R. Falcone, Esq., 4845 West Lake Rd., Suite 100, Erie, PA 16505

**BEARDSLEY, RICHARD J.,
deceased**

Late of North East Boro, County of Erie, Commonwealth of Pennsylvania
Executor: Jeffrey S. Beardsley, c/o Elliot J. Segel, Esquire, Segel & Solymosi, 818 State Street, Erie, PA 16501
Attorney: Elliot J. Segel, Esquire, Segel & Solymosi, 818 State Street, Erie, PA 16501

**DAILY, CLIFFORD O.,
deceased**

Late of the City of Corry, County of Erie and Commonwealth of Pennsylvania
Executor: Domonic D. Daily, c/o 210 West Sixth Street, Erie, PA 16507
Attorney: Joseph T. Messina, Esquire, 210 West Sixth Street, Erie, PA 16507

**DEAN, JOHN A.,
deceased**

Late of the Township of Harborcreek, Erie County, PA
Executrix: Virginia Dean Brocki, 4406 Kahn Drive, Erie, PA 16509
Attorney: Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**FINK, PATRICIA A.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Mary Pat MacMurtrie, PO Box 65, Erie, PA 16512
Attorney: Thomas J. Buseck, Esquire, The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507-1216

**GUAGLIARDI, CHARLES E.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Charles F. Guagliardi, 121 Glencoe Road, Erie, PA 16509
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HESLING, MARGARET E.,
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania
Administrator: Stewart B. Garnow, c/o 33 East Main Street, North East, Pennsylvania 16428
Attorney: Edward Orton, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**HUDAK, LOUISE M.,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Administrator: Marjorie A. Meyer
Attorney: John P. Iurlano, Esq., 125 Hidden Valley Drive, Pittsburgh, PA 15237

**HUTCHISON, CLIFFORD M.,
deceased**

Late of the City of Corry, Erie County, Pennsylvania
Co-Administrators: Clifford T. Hutchison and Cheryl A. Foulk, 311 Walnut Street, Meadville, PA 16335
Attorney: Brian J. Lindsay, Esquire, 311 Walnut Street, Meadville, PA 16335

**JOHN, RICHARD A.,
deceased**

Late of the Township of North East, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Cathryn J. Volanakis & Caren J. Konys, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Valerie H. Kuntz, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**MAYER, ELSIE F.,
deceased**

Late of the Borough of Wesleyville, County of Erie and Commonwealth of Pennsylvania
Executrix: Mary L. Mayer, c/o Stephen A. Tetuan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**NIETUPSKI, WANDA M.,
deceased**

Late of the Township of Greenfield
Co-Executors: Nancy L. Munson and Thomas E. Nietupski
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**QUICK, CATHERINE M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Edward W. Quick, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**VARNER, NORMA JEAN, a/k/a
NORMA J. VARNER, a/k/a
NORMA VARNER,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: William C. Brown, Jr., c/o Peter W. Bailey, Esquire, 336 East Sixth Street, Erie, Pennsylvania 16507
Attorney: Peter W. Bailey, Esquire, 336 East Sixth Street, Erie, Pennsylvania 16507

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

THE FAMILY LAW GROUP, LLC ----- (814) 456-6144
337 West 10th Street ----- (f) (814) 456-6143
Erie, PA 16502

CATHERINE MOODEY DOYLE ----- *cmdolye@eriefamilylaw.com*
MELISSA L. PAGLIARI ----- *mlpagliari@eriefamilylaw.com*
MELISSA H. SHIREY ----- *mhshirey@eriefamilylaw.com*

JOHN R. FALCONE ----- (814) 838-7777
West Lake Professional Building
4845 West Lake Road
Erie, PA 16505 ----- *jrfalcone@adelphia.net*

The Erie County Bar Foundation and its Justice Samuel J. Roberts Scholarship Fund
continue to be in need of contributions to support this scholarship program.

Have you made your tax deductible contribution yet?

If not, you can find information about the scholarship and make an online contribution at
www.eriebar.com or contact the ECBF at 459-3111.

INTERESTED IN JOINING THE ERIE COUNTY BAR ASSOCIATION?
GO TO OUR WEBSITE AT WWW.ERIEBAR.COM AND COMPLETE THE ONLINE
APPLICATION OR CALL (814) 459-3111 AND AN APPLICATION WILL BE MAILED TO YOU

ADDRESS CHANGE?

PLEASE CONTACT THE LEGAL JOURNAL OFFICE AT (814) 459-3111
OR ADMIN@ERIEBAR.COM. THANK YOU.

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF PENNSYLVANIA'S LEGAL JOURNALS?



► Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.

► It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

*Quality...Experience...Results...
It's what your clients deserve.*

Medical Malpractice • Auto Accidents • Personal Injury



GISMONDI
& ASSOCIATES

412-281-2200 • www.gislaw.com • 700 Grant Bldg., 310 Grant St., Pgh., PA 15219