

# Erie County Legal Journal

November 7, 2014

Vol. 97 No. 45

USPS 178-360



# Erie County Legal Journal

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

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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.

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# Erie County Bar Association Calendar of Events and Seminars

## THURSDAY, NOVEMBER 13, 2014

*How to Use Casemaker: PBA's new, and FREE, online legal research tool*

ECBA Live Lunch-n-Learn seminar

Bayfront Convention Center

12:15 - 1:45 p.m. (11:45 a.m. reg/lunch)

\$53 (ECBA member/non-attorney staff) \$80 (nonmember) \$37 (member Judge not needing CLE)

1.5 hours CLE (1 hour substantive / .5 hours ethics)

## TUESDAY, DECEMBER 4, 2014

*Annual Meeting, Member Appreciation Cocktail Party and CLE Programming*

Lake Shore Country Club

2:45 - 3:45 p.m. - *Ethics Jeopardy* - 1 hour ethics

\$35 (ECBA member) \$53 (nonmember) \$24 (member Judge not needing CLE)

4:00 - 5:00 p.m. - *Avoiding Malpractice* - 1 hour ethics

\$35 (ECBA member) \$53 (nonmember) \$24 (member Judge not needing CLE)

5:30 p.m. - Business Meeting followed by the Cocktail Party



Erie County Bar  
Association



@eriepabar

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

### 2014 BOARD OF DIRECTORS

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

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

**NOVEMBER 2014 NOTICE**

The following is a list of *November 2014, December 2014 and January 2015* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* is summarized below and on Judge Agresti's website at: [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov). ***The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.***

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, November 5, 2014	9:30 a.m.: Open for all Erie Ch. 13 matters
Wednesday, November 26, 2014	10:00 a.m.: Open for all Erie Ch. 13 matters
Wednesday, December 17, 2014	10:30 a.m.: Open for all Erie Ch. 13 matters
Wednesday, January 7, 2015	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, November 13, 2014	9:30 a.m.: Open for all Erie Ch. 11 matters
Thursday, December 4, 2014	10:00 a.m.: Open for all Erie Ch. 11 matters
Thursday, December 18, 2014	-- Ch. 11 Sale motions at this time, only
Thursday, January 8, 2015	10:30 a.m.: Open for all Erie Ch. 7 matters
Thursday, January 22, 2015	11:00 a.m.: Open for all Erie Ch. 7 matters **
	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](http://www.pawb.uscourts.gov)).***

Michael R. Rhodes  
Clerk of Court

Nov. 7

**Employment opportunity for law office Associate.** Salaried position with health care benefit. Willingness to engage in Bankruptcy work and Civil Litigation. Send resume to Erie County Bar Association, 302 West 9th Street, Box 1A, Erie, PA 16502.

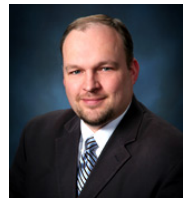
Nov. 7, 14

**BUILDING FOR SALE.** Yochim, Skiba and Nash is interested in selling their building at 345 W. 6th Street, Erie, Pennsylvania. Set up for a law practice. Near to the Courthouse. Call 454-6345 and ask for Gary Nash.

Oct. 31 and Nov. 7, 14, 21



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



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Robert G. Stout, Jr., MAI [rstout@sas-rea.com](mailto:rstout@sas-rea.com)

**Visit our website: [www.sas-rea.com](http://www.sas-rea.com)**

# JUST WHAT IS THE CFPB?

## *Part 1 of 3*

---

*Brett Woodburn, Esq.  
Sept. 18, 2014*

By now most of you are aware that there are major changes to the way real estate professionals handle the various aspects of residential real estate settlements. On August 1, 2015, certain fundamental changes to the Real Estate Settlement Procedures Act (RESPA), will go into effect, and you need to understand how they will (and will not) change how you do business. Many of these changes are coming from the Consumer Financial Protection Bureau (CFPB). Who or what is the CFPB?

### **Introducing the CFPB**

It wasn't so long ago that we were riding high on the wave of a growing real estate market. It seems like every time we looked around, buyers were willing to pay more and more money for the same piece of real estate. The late summer and early fall of 2007, that wave came crashing ashore, and we've been cleaning up the aftermath ever since. Some of the fallout that came to the fore was the realization that many homeowners had loans they could neither understand nor afford. In 2009, the federal government moved to create a new financial agency that was to focus on serving consumers. One of the goals of this new agency would be to protect consumers from unfair, deceptive and abusive practices in all facets of the consumer-financial world. In 2010, Congress passed the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act), and the Dodd-Frank Act authorized the creation of the CFPB.

### **What does the CFPB do?**

The mission of the CFPB is, in part, to "make markets for consumer financial products and services work for Americans ...". The CFPB offers tools to consumers that can help educate them about mortgages. The CFPB commissions various studies and analyses to better understand consumers, players in the financial industry, and various consumer finance markets. The CFPB implements and enforces rules and regulations that it believes are geared toward educating and protecting consumers. Some of the accomplishments that the CFPB touts include: writing and enforcing new consumer-driven rules, laws and regulations; actively enforcing laws that outlaw discrimination and other unfair trade practices; taking and acting on consumer complaints; and taking a proactive position to curtail and restrict unfair, deceptive or abusive acts and practices in the consumer-financial world.

### **What has the CFPB done?**

The CFPB opened its doors in July 2011, accepting consumer complaints only about credit

cards. The CFPB expanded its active operations in December 2011 to include complaints about mortgages. In three years, the CFPB handled approximately 395,300 consumer complaints, approximately 34 percent (or approximately 134,300) of which focused on residential mortgages. When the CFPB successfully prosecutes violations of consumer financial laws (RESPA for example), it may collect a civil penalty which will be deposited into the Civil Penalty Fund. The penalties the CFPB has collected for 2014 are as follows:

- First quarter – \$37.7 million from 10 defendants
- Second quarter – \$137,000 from two defendants
- Third quarter – \$24 Million from four defendants

While these numbers represent more than real estate-related prosecutions, they do not include civil penalties or other related sanctions that could be imposed, including jail time.

The CFPB makes rules and laws that it believes fundamentally protect consumers, then it enforces those laws. The CFPB seems to place great weight and importance on the results of consumer surveys and market place-based analyses. As a result, the conclusions and byproducts do not always make sense to the practitioner. In the next article, we will review some of the changes to RESPA that are coming, and how those changes may fundamentally affect how you conduct your business.



About the Author:

**Brett Woodburn, Esq.**

*Brett Woodburn, Esq. is an attorney with Caldwell & Kearns and serves as general counsel to PAR. A substantial portion of his practice is dedicated to providing advice and counsel to real estate licensees and representing and defending real estate salespersons and brokers in civil lawsuits and licensing claims across the Commonwealth. He routinely counsels employers on employee relations issues as one of the voices of the PAR Legal Hotline.*

**BANKRUPTCY NOTICE**

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

IN RE: ERIC ACQUISITIONS,  
LLC, also erroneously stated as  
ERIE ACQUISITIONS, LLC, in  
some instances, Debtor

ERIC ACQUISITIONS, LLC,  
also erroneously stated as ERIE  
ACQUISITIONS, LLC, in some  
instances, Plaintiff

vs.

FIRST NIAGARA FUNDING,  
INC., formerly NATIONAL CITY  
BANK, ERIE COUNTY TAX  
CLAIM BUREAU, ERIE CITY  
TREASURER, ERIE WATER  
WORKS, and PENNSYLVANIA  
DEPARTMENT OF REVENUE,

Defendants

CASE NO. 14-10715-TPA

CHAPTER 11

ADV. NO. 14-01072

HEARING DATE: 12/04/2014

HEARING TIME: 10:00 A.M.

**NOTICE OF HEARING ON  
COMPLAINT FOR SALE  
OF PROPERTY FREE AND  
DIVESTED OF LIENS**

TO THE CREDITORS AND  
PARTIES IN INTEREST OF THE  
ABOVE NAMED DEBTOR:

NOTICE IS HEREBY GIVEN  
THAT, the Debtor, ERIC  
ACQUISITIONS, LLC, erroneously  
stated as ERIE ACQUISITIONS,  
LLC in some instances, has filed a  
**COMPLAINT FOR PRIVATE  
SALE OF REAL PROPERTY  
FREE AND DIVESTED OF  
LIENS** for the following property:

514-16 West 16th Street, Erie, PA  
and 517 West 16th Street, Erie, PA  
Erie County Index Nos. (16) 3027-  
124 and (16) 3026-212

to **DUPRY ERIE NO. 1, LLC**, for  
**\$180,000.00** according to the terms  
set forth in the Complaint for Sale.

On or before **NOVEMBER  
10, 2014**, any Objections to the  
sale shall be filed with the US  
Bankruptcy Court, US Courthouse,  
Room B160, 17 South Park Row,  
Erie, PA 16501, with a copy served  
on all interested parties.

A hearing is scheduled for  
**DECEMBER 4, 2014 at 10:00**

**a.m.**, before Judge Thomas  
P. Agresti in the Bankruptcy  
Courtroom, US Courthouse, 17  
South Park Row, Erie, PA 16501, at  
which time higher/better offers will  
be considered and Objections to the  
sale will be heard.

Date of Notice: November 7, 2014

Stephen H. Hutzelman, Esq.

Attorney for the Debtor

305 West Sixth Street

Erie, PA 16507

Phone: (814) 452-6800

Fax: (814) 456-2227

Email: shutzelman@shapiralelaw.com

PA ID 06541

arrangements for inspection prior to

said sale hearing may be made with:

Stephen H. Hutzelman, Esquire

305 West Sixth St., Erie, PA 16507

Phone: (814) 452-6800

Nov. 7

**BANKRUPTCY NOTICE**

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

IN RE: ALLEGANY VALLEY  
MANAGEMENT, LLC, Debtor

ALLEGANY VALLEY,  
MANAGEMENT, LLC, Movant

vs.

AMERISERV FINANCIAL,  
INC. AND MCKEAN COUNTY,  
PENNSYLVANIA TAX CLAIM  
BUREAU, Respondents

Case No. 12-11266-TPA

Chapter 11

Date and Time of Hearing:

November 13, 2014 at 10:00 a.m.

**NOTICE OF HEARING ON**

**MOTION TO SELL  
PROPERTY FREE AND  
DIVESTED OF LIENS**

To the creditors and parties in  
interest of the above named Debtor:  
NOTICE IS HEREBY GIVEN  
THAT Allegany Valley Management  
LLC, Debtor, has filed a Motion  
for Private Sale of the following  
real property and improvements,  
free and divested of liens, to the  
Sauer Group, LLC for \$148,000,  
according to the terms set forth in  
the Motion for Sale:

1 Main Street, Bradford,  
Pennsylvania 16701, and bearing  
McKean County, Pennsylvania

Tax Identification No. 01.003-  
301.00, more fully described at  
Record Book 569, Page 1018,  
recorded in the McKean County,  
Pennsylvania Recorder's Office.

***On or before November 6, 2014***,  
any ***Objections*** to the sale shall  
be filed with the U.S. Bankruptcy  
Court, U. S. Courthouse, Room  
B160, 17 South Park Row, Erie, PA  
16501, with a copy served on the  
moving counsel.

An Order has been issued setting  
a hearing on said Motion for  
***November 13, 2014 at 10:00 A.M.***,  
before the Honorable Thomas P.  
Agresti, Chief Judge, United States  
Bankruptcy Court, Bankruptcy  
Courtroom, U.S. Courthouse, 17  
South Park Row, Erie, PA 16501,  
***at which time higher offers will be  
considered*** and objections to said  
sale will be heard.

Date of Notice: October 20, 2014  
Clerk, U.S. Bankruptcy Court  
Arrangements for inspection prior  
to said sale hearing may be made  
with:

Guy C. Fustine, Esquire

Attorney for Debtor

Knox McLaughlin Gornall

& Sennett, P.C.

120 West Tenth St., Erie, PA 16501

(814) 459-2800

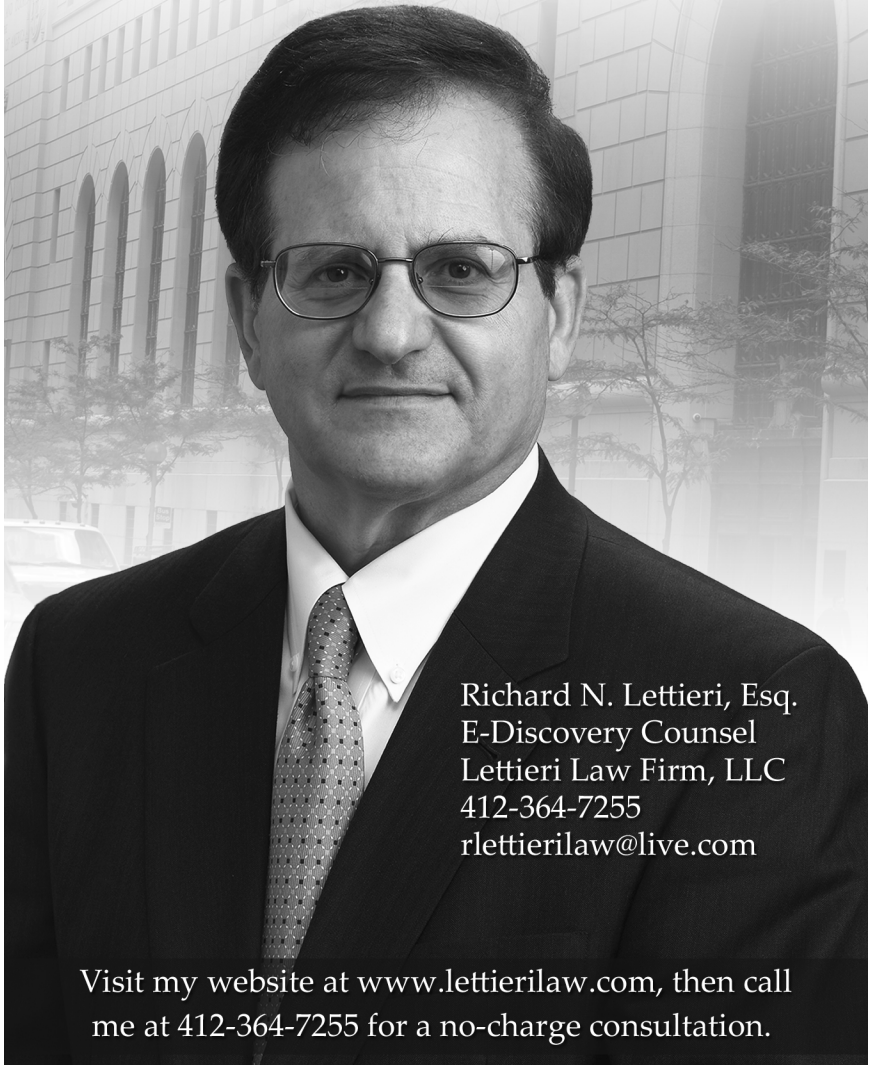
gfustine@kmgslaw.com

Nov. 7



# E-DISCOVERY FOR MID-TO-SMALL FIRMS

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



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

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

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania

Docket No.: 2014-11255

In Re: Nicholas Andrew Bizjak

Notice is hereby given that a Petition has been filed in the above named Court, requesting an Order to change the name of Nicholas Andrew Bizjak to Nicholas Andrew Welka. The Court has fixed December 1, 2014 at 9:00 o'clock a.m. in Court Room H, Room 229 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.

Nov. 7, 14

**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: Jack Barber Auto Sales
2. Principal Business Address: 3701 West 12th Street, Erie, PA 16506
3. Name and Address of the entity who is party to the registration: George A. Hanks, 4542 West Lake Road, Erie, PA 16505
4. The Application for registration of the fictitious name was filed with the Pennsylvania Department of State under the Fictitious Names Act on or about October 22, 2014 Christine Hall McClure, Esq. Knox McLaughlin Gornall & Sennett, P.C. 120 West Tenth Street Erie, Pennsylvania 16501

Nov. 7

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: The UPS Store 5155
2. Address of principal place of

business, including street and number: 1917 East Grandview Blvd., Erie, PA 16510

3. The real names and addresses, including street and number, of the persons who are parties to the registration: Rachel N. Artise & Joseph M. Artise, 1917 East Grandview Blvd., Erie, PA 16510

4. An application for registration of fictitious name under the Fictitious Names Act filed on or about October 14, 2014 with the Pennsylvania Department of State Richard A. Blakely, Esquire 2701 Evanston Avenue, Suite 100 Erie, PA 16506

Nov. 7

**INCORPORATION NOTICE**

Notice is hereby given that Dana Floor Sanding, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Bryan L. Spry, Esq.

Talarico & Niebauer

510 Cranberry Street, Ste. 301

Erie, PA 16507

Nov. 7

**LEGAL NOTICE**

NOTICE is hereby given that pursuant to Section 607(a) of Act. No. 81-1986 that the Erie County Tax Claim Bureau has presented to the Erie County Court of Common Pleas its consolidated return with regard to real estate tax sales for seated lands and/or mobile homes for unpaid real estate taxes for the years 2012 and prior. This return has been confirmed Nisi by the court on October 30, 2014. Any objections or exceptions to the return may be filed by an owner or lien creditor within 30 days after the court made its confirmation Nisi and if no objections or exceptions are filed the return will be confirmed absolutely.

Steven A. Letzelter

Director of Erie County Tax

Claim Bureau

Erie County Courthouse

Nov. 7

**LEGAL NOTICE**

**NOTICE OF ACTION IN**

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

**CIVIL ACTION – LAW**

**WELLS FARGO BANK, N.A.,  
S/B/M TO WELLS FARGO  
HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC.,  
Plaintiff**

vs.

**ADAM CLARK, in capacity as**

**Administrator of the Estate of**

**STEPHEN M. WEBB A/K/A**

**STEPHEN WEBB**

**UNKNOWN HEIRS,**

**SUCCESSORS, ASSIGNS, AND**

**ALL PERSONS, FIRMS, OR**

**ASSOCIATIONS CLAIMING**

**RIGHT, TITLE OR INTEREST**

**FROM OR UNDER STEPHEN**

**WEBB A/K/A STEPHEN WEBB,**

**DECEASED, Defendants**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**ERIE COUNTY**

**No. 11885-14**

**NOTICE**

**To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER STEPHEN  
WEBB A/K/A STEPHEN WEBB,  
DECEASED**

You are hereby notified that on July 9, 2014, Plaintiff, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No. 11885-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2620 GLENDALE AVENUE, ERIE, PA 16510-1526 whereupon your property would be sold by the Sheriff of Erie County.

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

**NOTICE**

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

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

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

Notice to Defend:

Lawyer Referral & Information Service

P.O. Box 1792  
Erie, PA 16507  
(814) 459-4411

Oct. 31

**LEGAL NOTICE**

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

**CIVIL ACTION – LAW**

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

vs.

**RUSSELL DAVIS, II, in his capacity as Heir of ARLENE W. DAVIS A/K/A ARLENE DAVIS,  
Deceased**

**BRENDA E. ORSEFSKIE, in her capacity as Heir of ARLENE W. DAVIS A/K/A ARLENE DAVIS,  
Deceased**

**CHARLES DAVIS, in his capacity as Heir of ARLENE W. DAVIS A/K/A ARLENE DAVIS, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARLENE W. DAVIS, DECEASED, Defendants COURT OF COMMON PLEAS CIVIL DIVISION ERIE COUNTY No. 11548-14**

**NOTICE**

**To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARLENE W. DAVIS, DECEASED**

You are hereby notified that on June 5, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No. 11548-14. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2305 LAKESIDE DRIVE, ERIE, PA 16511-1153 whereupon your property would be sold by the Sheriff of ERIE County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

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

**A LAWYER.**

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

Notice to Defend:

Lawyer Referral & Information Service

P.O. Box 1792  
Erie, PA 16507  
(814) 459-4411

Oct. 31

**LEGAL NOTICE**

**COURT OF COMMON PLEAS ERIE COUNTY**

**Ocwen Loan Servicing, LLC,  
Plaintiff,  
vs.**

**Daniel C. Sutton, Defendant  
No.: 11921-12**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO P.A.R.C.P.3129**

**TAKE NOTICE:**

Your house (real estate) at 621 East 29th Street, Erie, PA 16504, is scheduled to be sold at sheriff's sale on **January 23, 2015 at 10:00 am** in the County Council Chambers, Erie County Courthouse, 1st Floor, 140 West 6th Street, Erie, PA 16501 to enforce the Court Judgment of \$107,335.10 obtained by Ocwen Loan Servicing, LLC.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO**

**PREVENT THIS SHERIFF'S**

**SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop

the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney). YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead and Associates at 856-482-1400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS

PAPER TO YOU LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO, OR TELEPHONE, THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral and Information Service

P.O. Box 1792

Erie, PA 16507

814-459-4411

Oct. 31

**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 Lab-Volt Hydraulics Training System or approved equal up to Tuesday, November 18, 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

Nov. 7, 14

**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

**NOVEMBER 21, 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

Oct. 31 and Nov. 7, 14

**SALE NO. 1**

**Ex. #30069 of 2014**

**MADELIENE TRIMBLE**

v.

**JOHN L. LOREI**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 30069-14, MADELIENE TRIMBLE v. JOHN L. LOREI, owner of property situated in the Township of Millcreek, County of Erie, Pennsylvania, being further identified as follows:

1330 Kuntz Road, Erie, Pennsylvania

15.21 ± acres

Tax Index Number (33) 190-619.0-163.00

Assessment Value: \$266,300.00

Single family home and warehouse Said property being more fully described in a Deed to JOHN L. LOREI dated August 26, 1983, which deed was recorded August 26, 1983, in the Office of the Recorder of Deeds of Erie County in Deed Book 1507, Page 165.

David J. Rhodes, Esq.

Elderkin Law Firm

150 East 8th Street

Erie, PA 16501

(814) 456-4000

Oct. 31 and Nov. 7, 14

**SALE NO. 2**

**Ex. #12489 of 2012**

**NORTHWEST SAVINGS**

**BANK, Plaintiff,**

v.

**RICHARD L. LEHMAN and**

**YVONNE M. LEHMAN,**

**Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2012-12489, Northwest Savings Bank vs. Richard L. Lehman and Yvonne M. Lehman, owners of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 5120 Grubb Road, Erie, Pennsylvania.

Approx. 4.82 acres

Assessment Map Number:

(33) 127-565-14

Assessed Value Figure:

\$144,260.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Oct. 3 and Nov. 7, 14

**SALE NO. 3**

**Ex. #11821 of 2014**

**COMMUNITY NATIONAL**

**BANK OF NORTHWESTERN**

**PENNSYLVANIA, Plaintiff,**

v.

**EDWARD R. DEVINE and**

**CINDY L. DEVINE, Defendants**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 11821-2014, COMMUNITY NATIONAL BANK OF NORTHWESTERN

PENNSYLVANIA v. EDWARD R. DEVINE and CINDY L. DEVINE, owners of the following properties identified below:

1) Situate in the Township of Springfield, County of Erie and Commonwealth of Pennsylvania at 11928 Ridge Road, East Springfield, Pennsylvania 16411:

Assessment Map No.: (39) 42-8-2.02

Assessed Value Figure: \$159,600.00

Improvement Thereon: A cape cod style 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

Oct. 3 and Nov. 7, 14

**SALE NO. 4**

**Ex. #11381 of 2014**

**FIRST NATIONAL BANK OF**

**PENNSYLVANIA, Plaintiff**

v.

**TIMOTHY J. BRINK and**

**TAMMIE L. BRINK, Defendants**

**SHORT DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania with an address of 8574 Luther Road, Girard, Pennsylvania 16417, having erected thereon a 1½ story single family dwelling, with attached garage, situated on approximately 5 acres, more or less.

BEING the same premises conveyed to Timothy J. Brink and Tammie L. Brink by deed dated July 18, 1991 and recorded in Erie County Deed Book 0169, page 0994.

Erie County Tax Index No. (21) 73-130-6.01

Susan Fuhrer Reiter

Pa. Supreme Court ID No. 43581

MacDonald Illig Jones &

Britton LLP

100 State Street, Suite 700

Erie, Pennsylvania 16507-1459

(814) 870-7760

Oct. 3 and Nov. 7, 14

**SALE NO. 5**

**Ex. #10046 of 2014**

**PNC BANK, NATIONAL**





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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# **Erie County Court of Common Pleas**

***Calendar 2015***

## **2015 TRIAL TERMS**

January	01/12/15	01/23/15
February	02/09/15	02/20/15
March	03/16/15	03/27/15
April	04/06/15	04/17/15
May	05/11/15	05/22/15
June	06/08/15	06/19/15
July	07/13/15	07/24/15
September	09/14/15	09/25/15
October	10/12/15	10/23/15
November	11/09/15	11/20/15

PULL-OUT

## **2015 CIVIL TRIAL TERM CERTIFICATION DATES**

February Term	December 24, 2014
April Term	January 31, 2015
June Term	March 27, 2015
October Term	July 31, 2015
February 2016 Term	November 25, 2015

## **2015 ARRAIGNMENTS**

January 26, 2015	February 23, 2015
March 30, 2015	April 27, 2015
May 26, 2015	June 29, 2015
July 27, 2015	August 24, 2015
September 28, 2015	October 26, 2015
November 23, 2015	December 21, 2015

PULL-OUT



**SHERIFF SALE SCHEDULE**  
**FOR THE YEAR 2015**

**LAST DATE TO FILE**

December 1, 2014  
January 5, 2015  
February 2, 2015  
March 2, 2015  
April 1, 2015  
May 1, 2015  
June 1, 2015  
July 1, 2015  
August 3, 2015  
August 1, 2015  
November 2, 2015

**DATE OF SALE**

February 20, 2015  
March 20, 2015  
April 17, 2015  
May 22, 2015  
June 19, 2015  
July 24, 2015  
August 21, 2015  
September 18, 2015  
October 16, 2015  
November 20, 2015  
January 22, 2016

**NO SALES IN DECEMBER**

PULL-OUT

**FEDERAL COURT CIVIL/CRIMINAL**  
**TRIAL CALENDAR**

January 20, 2015  
March 2, 2015  
May 4, 2015

beginning on:

August 3, 2015  
October 5, 2015  
November 9, 2015

## **2015 AUDIT CALENDAR**

	<b><u>Last day to file</u></b>	<b><u>Audit Statements</u></b>	<b><u>Objections</u></b>
	<b><u>Accounts</u></b>		
JANUARY	December 10, 2014	December 29, 2014	January 22, 2015
FEBRUARY	January 7, 2015	January 26, 2015	February 19, 2015
MARCH	February 4, 2015	February 23, 2015	March 19, 2015
APRIL	March 11, 2015	March 30, 2015	April 23, 2015
MAY	April 8, 2015	April 27, 2015	May 21, 2015
JUNE	May 6, 2015	May 26, 2015	June 18, 2015
JULY	June 10, 2015	June 29, 2015	July 23, 2015
AUGUST	July 8, 2015	July 27, 2015	August 20, 2015
SEPTEMBER	August 12, 2015	August 31, 2015	September 24, 2015
OCTOBER	September 9, 2015	September 28, 2015	October 22, 2015
NOVEMBER	October 7, 2015	October 26, 2015	November 19, 2015
DECEMBER	November 12, 2015	November 30, 2015	December 24, 2015

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**455-3839**

**EDINBORO OFFICE**  
**734-6076**

**WARREN OFFICE**  
**723-6120**

**ASSOCIATION, Plaintiff  
v.**

**ELIZABETH L. MOTTER  
a/k/a ELIZABETH MOTTER,  
Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10046-14 PNC BANK, NATIONAL ASSOCIATION vs. ELIZABETH L. MOTTER a/k/a ELIZABETH MOTTER, owner(s) of property situated in Borough of McKean, Erie County, Pennsylvania being 4844 West North Main Street, McKean, PA 16426  
0.2445 acres  
Assessment Map number: 32002002000500  
Assessed Value figure: \$82,370.00  
Improvement thereon: single family dwelling; detached metal garage  
Brett A. Solomon, Esquire  
Michael C. Mazack, Esquire  
1500 One PPG Place  
Pittsburgh, PA 16222  
(412) 566-1212

Oct. 3 and Nov. 7, 14

**SALE NO. 6**

**Ex. #10100 of 2013  
The Bank of New York Mellon  
FKA The Bank of New York, as  
Trustee for the certificateholders  
of the CWABS, Inc., Asset-  
Backed Certificates, Series 2006-  
22, Plaintiff  
v.**

**Karen L. Mazzone, Defendant  
SHERIFF'S SALE**

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-22 vs. Karen L. Mazzone, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 918 West 10th Street, Erie, PA 16502  
0.1629  
Assessment Map number: 16-3047-140  
Assessed Value figure: \$63,760.00  
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

Oct. 3 and Nov. 7, 14

**SALE NO. 8**

**Ex. #11704 of 2014  
PHH Mortgage Corporation f/k/a  
Cendant Mortgage Corporation,  
Plaintiff  
v.**

**Michele L. Desantis a/k/a  
Michelle L. Desantis,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11704-14 PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation vs. Michele L. Desantis a/k/a Michelle L. Desantis  
Amount Due: \$93,610.08  
Michele L. Desantis a/k/a Michelle L. Desantis, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 907 East 28th Street, Erie, PA 16504-1305  
Dimensions: 120 x 135  
Acreage: 0.3719  
Assessment Map number: 18050053022600  
Assessed Value: \$82,100  
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

Oct. 3 and Nov. 7, 14

**SALE NO. 9**

**Ex. #12703 of 2012  
Bank of America, N.A., as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing, LP, Plaintiff  
v.**

**Robin R. Galbraith Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12703-12 Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Robin R. Galbraith  
Amount Due: \$127,285.04  
Robin R. Galbraith, owner(s) of property situated in NORTH

EAST TOWNSHIP, Erie County, Pennsylvania being 11078 West Law Road, North East, PA 16428-3873

Dimensions: 100 ft. x 175 ft.  
Acreage: 0.4017 Acres  
Assessment Map number: 37023092003200  
Assessed Value: \$77,900.00  
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

Oct. 31 and Nov. 7, 14

**SALE NO. 10**

**Ex. #11509 of 2010  
Deutsche Bank National Trust  
Company, as Trustee on Behalf  
of the Certificateholders of  
Morgan Stanley Abs Capital I  
Inc. Trust 2005-wmc1 Mortgage  
Pass-through Certificates, Series  
2005-wmc1, Plaintiff  
v.**

**Brenda S. Gelotte, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11509-10 Deutsche Bank National Trust Company, as Trustee on Behalf of The Certificateholders of Morgan Stanley Abs Capital I Inc. Trust 2005-wmc1 Mortgage Pass-through Certificates, Series 2005-wmc1 vs. Brenda S. Gelotte  
Amount Due: \$97,026.39  
Brenda S. Gelotte, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 6012 Meridian Drive, Erie, PA 16509-3436  
Dimensions: 150 X 150  
Acreage: 0.5165  
Assessment Map number: 33188584001800  
Assessed Value: 85,260  
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

Oct. 31 and Nov. 7, 14

**SALE NO. 11**  
**Ex. #10619 of 2014**  
**Jpmorgan Chase Bank, N.A.**  
**s/b/m to Bank One N.A. Plaintiff**  
**v.**

**James L. Hallmark, Jr**  
**Kristina B. Hallmark,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10619-14, Jpmorgan Chase Bank, N.A. s/b/m to Bank One N.A. vs. James L. Hallmark, Jr, Kristina B. Hallmark  
 Amount Due: \$88,594.08  
 James L. Hallmark, Jr, Kristina B. Hallmark, owner(s) of property situated in ERIE CITY, 6TH, Erie County, Pennsylvania being 2917 Cherry Street, Erie, PA 16508-1746  
 Dimensions: 35 x 120  
 Acreage: 0.0964  
 Assessment Map number: 19060046032400  
 Assessed Value: 63,800.00  
 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

Oct. 31 and Nov. 7, 14

**SALE NO. 12**  
**Ex. #13373 of 2013**  
**Federal National Mortgage**  
**Association, Plaintiff**  
**v.**

**Tracy Hamrick a/k/a**  
**Tracy L. Hamrick**  
**Arthur S. Hamrick, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13373-13, Federal National Mortgage Association vs. Tracy Hamrick a/k/a Tracy L. Hamrick, Arthur S. Hamrick  
 Amount Due: \$62,819.62  
 Tracy Hamrick a/k/a Tracy L. Hamrick, Arthur S. Hamrick, owner(s) of property situated in WATERFORD TOWNSHIP, Erie County, Pennsylvania being 251 Hull Road, Waterford, PA 16441-8825  
 Square Feet 1792  
 Assessment Map number: 47030070000500

Assessed Value: 107,080.00  
 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

Oct. 31 and Nov. 7, 14

**SALE NO. 13**  
**Ex. #12019 of 2013**  
**Wells Fargo Bank, N.A., s/b/m**  
**Wells Fargo Home Mortgage,**  
**Inc., Plaintiff**  
**v.**

**Ronald C. Linton, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12019-13, Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. vs. Ronald C. Linton  
 Amount Due: \$68,357.17  
 Ronald C. Linton, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 1044 West 31st Street, Erie, PA 16508-1556  
 Dimension: 29 x 135  
 Acreage: 0.0899  
 Assessment Map number: 19060038023500  
 Assessed Value: 64,680  
 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

Oct. 31 and Nov. 7, 14

**SALE NO. 14**  
**Ex. #10608 of 2013**  
**Wells Fargo Financial**  
**Pennsylvania, Inc., Plaintiff**  
**v.**  
**Tim Robertson a/k/a**  
**Tim R. Robertson**  
**Paula Robertson a/k/a Paula**  
**Jean Robertson, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10608-13, Wells Fargo Financial Pennsylvania, Inc. vs. Tim Robertson a/k/a Tim R. Robertson, Paula Robertson a/k/a Paula Jean Robertson

Amount Due: \$161,139.09  
 Tim Robertson a/k/a Tim R. Robertson, Paula Robertson a/k/a Paula Jean Robertson, owner(s) of property situated in Township of Fairview, Erie County, Pennsylvania being 6638 West Ridge Road, Fairview, PA 16415-2032  
 Assessment Map number: 21052074002801  
 Assessed Value: \$127,300  
 Improvement there: residential  
 Phelan Hallinan, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Oct. 31 and Nov. 7, 14

**SALE NO. 15**  
**Ex. #11832 of 2013**  
**JPMorgan Chase Bank, National**  
**Association, Plaintiff**  
**v.**  
**Jasmine S. Szyplik a/k/a**  
**Jasmine D. Szyplik, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11832-13 JPMorgan Chase Bank, National Association vs. Jasmine S. Szyplik a/k/a Jasmine D. Szyplik  
 Amount Due: \$89,274.74  
 Jasmine S. Szyplik a/k/a Jasmine D. Szyplik, owner(s) of property situated in NORTH EAST BOROUGH, 2ND, Erie County, Pennsylvania being 57 Liberty Street, North East, PA 16428-1616  
 Parcel No. 1:  
 Dimensions: 40.66 x 140.25  
 Acreage: 0.1309  
 Assessment Map number: 36010060000800  
 Assessed Value: \$88,440  
 Parcel No. 2:  
 Dimensions: 26 x 140.25  
 Acreage: 0.0837  
 Assessment Map number: 36010060000700  
 Assessed Value: \$2,300  
 Phelan Hallinan, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Oct. 31 and Nov. 7, 14

**SALE NO. 16**

**Ex. #10574 of 2010**

**Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc. Asset-backed Pass-through Certificates, Series 2006-w3, Under The Pooling and Servicing Agreement Dated March 1, 2006, Plaintiff**

**v.**

**Gilbert N. Vasile**

**Elena Raucci, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2010-10574 Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc. Asset-backed Pass-through Certificates, Series 2006-w3, Under The Pooling and Servicing Agreement Dated March 1, 2006 vs. Gilbert N. Vasile, Elena Raucci Amount Due: \$143,026.91

Gilbert N. Vasile, Elena Raucci, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 4329 Pine Avenue, Erie, PA 16504-2337 Dimensions: 40X183.6

Acreage: 0.1633

Assessment Map number: 18052008020000

Assessed Value: 115,190

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

Oct. 31 and Nov. 7, 14

**SALE NO. 17**

**Ex. #11190 of 2014**

**GREEN TREE SERVICING, LLC**

**v.**

**Julieann Brown**

**William C. Brown**

**ADVERTISING DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in Tract 223, Township of Greene, County of Erie and Commonwealth of Pennsylvania.

BEING KNOWN AS: 10331 Sampson Road, Waterford, PA 16441

PARCEL #25-25-64-103

Improvements: Residential

Dwelling.

Gregory Javardian, Esquire

ID. No. 55669

1310 Industrial Boulevard

1st Floor, Suite 101

Southampton, PA 18966

(215) 942-9690

Oct. 31 and Nov. 7, 14

**SALE NO. 18**

**Ex. #11560 of 2014**

**GREEN TREE SERVICING LLC**

**v.**

**Linda L. Deming**

**Richard E. Deming, Jr.**

**ADVERTISING DESCRIPTION**

ALL that certain piece or parcel of land situate in the 4th Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania.

BEING KNOWN AS: 1112 West

6th Street, Erie, PA 16507

PARCEL #17-040-035.0-134.00

Improvements: Residential

Dwelling.

Gregory Javardian, Esquire

ID. No. 55669

1310 Industrial Boulevard

1st Floor, Suite 101

Southampton, PA 18966

(215) 942-9690

Oct. 31 and Nov. 7, 14

**SALE NO. 19**

**Ex. #11423 of 2014**

**RBS CITIZENS, N.A.**

**v.**

**Angela M. Sidelinger**

**ADVERTISING DESCRIPTION**

ALL THOSE CERTAIN lots, pieces or parcels of ground situate in City of Erie, County of Erie and State of Pennsylvania.

BEING KNOWN AS: 1422 East 38th Street, Erie, PA 16504

PARCEL #18-052-023.0-100.00

Improvements: Residential

Dwelling.

Gregory Javardian, Esquire

ID. No. 55669

1310 Industrial Boulevard

1st Floor, Suite 101

Southampton, PA 18966

(215) 942-9690

Oct. 31 and Nov. 7, 14

**SALE NO. 20**

**Ex. #10199 of 2014**

**U.S. Bank National Association,**

**as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff**

**v.**

**Ronald F. Daub, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2014-10199 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. RONALD F. DAUB, Defendant Real Estate: 1451 EAST 34TH STREET, ERIE, PA 16504 Municipality: City of Erie, Erie County, Pennsylvania

See Deed Book 1330, Page 1052

Tax I.D. (18) 5155-302

Assessment: \$19,000 (Land)

\$70,990 (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

Oct. 31 and Nov. 7, 14

**SALE NO. 22**

**Ex. #11683 of 2014**

**U.S. Bank National Association,**

**as Trustee for the Pennsylvania**

**Housing Finance Agency,**

**Plaintiff**

**v.**

**Stephen Kinnear, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2014-11683 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. STEPHEN KINNEAR, Defendants Real Estate: 358 EAST 4TH STREET, WATERFORD, PA 16441 Municipality: Borough of Waterford Erie County, Pennsylvania

See Deed Book 1494, Page 2382

Tax I.D. (46) 730-2-11

Assessment: \$30,200. (Land)

\$79,210. (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

Oct. 31 and Nov. 7, 14

**SALE NO. 23**

Ex. #13519 of 2013

**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.

**WILLIAM D. JACKSON,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13519-2013, U.S. Bank et al vs. William D. Jackson, owner(s) of property situated in Lake City Borough, Erie County, Pennsylvania being 9945 Holly Drive, Lake City, PA 16423.

Dimensions: 0.2304 acres. 874 Sq Ft.  
Assessment Map Number:  
(28) 15-21-55

Assess Value figure: \$86,000.00  
Improvement thereon: Dwelling  
Louis P. Vittì, Esquire  
Attorney for Plaintiff  
215 Fourth Avenue  
Pittsburgh, PA 15222  
(412) 281-1725

Oct. 31 and Nov. 7, 14

**SALE NO. 24**

Ex. #10465 of 2014

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR PROF-2012-S1, HOLDING  
TRUST 1, Plaintiff,**

v.

**DONALD P. SWEAT AND  
CINDY A. SWEAT, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10465-2014, U.S. Bank National Association, et al vs. Donald P. Sweat and Cindy A. Sweat, owner(s) of property situated in Borough of North East, Erie County, Pennsylvania being 42 East Street, North East, PA 16428.

Dimensions: 1679 Sq ft and 0.2352 acres  
Assessment Map Number:  
36005033002200  
Assess Value figure: \$ 86,700.00

Improvement thereon: Dwelling  
Louis P. Vittì, Esquire  
Attorney for Plaintiff  
215 Fourth Avenue  
Pittsburgh, PA 15222  
(412) 281-1725

Oct. 31 and Nov. 7, 14

**SALE NO. 25**

Ex. #11900 of 2013

**Wells Fargo Bank, National  
Association, as Trustee for  
Option One Mortgage Loan  
Trust 2005-2, Asset-Backed  
Certificates, Series 2005-2,  
Plaintiff**

v.

**PATRICK ATKINS A/K/A  
PATRICK J. ATKINS  
SYLYNDA ATKINS A/K/A  
SYLYNDA M. ATKINS,  
Defendant(s)**

**SHORT DESCRIPTION FOR  
ADVERTISING**

ALL THAT CERTAIN LOT OF  
LAND SITUATE IN BOROUGH  
OF LAKE CITY, ERIE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 9966 Pine  
Street, Lake City, PA 16423

PARCEL NUMBER: 28-015-  
021.1-024.00

IMPROVEMENTS: Residential  
Property

Udren Law Offices, P.C.  
Nicole LaBletta, Esquire  
PA ID 202194

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

Oct. 31 and Nov. 7, 14

**SALE NO. 26**

Ex. #13916-2011

**WestStar, Plaintiff  
v.**

**Gary W. Carr and  
Sabrina M. Smego, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13916-2011 WestStar v. Gary W. Carr and Sabrina M. Smego, Owner(s) of property situated in Greenfield, Erie County, Pennsylvania, being 9020 New Road, North East, PA 16427

ALL THAT CERTAIN piece  
or parcel of land situate in the  
Township of Greenfield, County

of Erie and State of Pennsylvania,  
bounded and described as follows,  
to wit:

BEGINNING at a point in the West  
line of New Road, said point being  
the Southeast corner of the property  
being conveyed; thence North 82  
degrees 35 minutes West a distance  
of four hundred (400.00) feet to a  
point; thence South 7 degrees 15  
minutes 40 seconds West a distance  
of one hundred fifty (150.00) feet  
to a point; thence North 82 degrees  
35 minutes West a distance of  
eight hundred fifty one and 25/100  
(851.25) feet to a point; thence North  
7 degrees 15 minutes 40 seconds  
East a distance of seven hundred  
forty seven and 7/100 (747.07) feet  
to a point; thence South 82 degrees  
35 minutes East a distance of one  
thousand two hundred thirty three  
and 25/100 (1,233.25) feet to a  
point; thence Southerly along the  
West line of New Road a distance of  
five hundred ninety seven and 7/100  
(597.07) feet to a point being the  
place of beginning.

THE Above description is based on  
a survey description prepared by  
Levant T. Morton, Inc. dated August  
9, 1984. The premises may also be  
described as Lots 2 and 3 of the  
Snyder Subdivision as appears in a  
map or plot thereof and as recorded  
at the Office of the Erie County  
Recorder of Deeds on September  
26, 1984.

The above premises contain 20.00  
acres of land, more or less.

Assessment Map number:  
26002009000505 &  
26002009000506

Assessed Value figure:  
26002009000505 \$87,900.00 &  
26002009000506 \$27,200.00

Improvement thereon: Residential  
Dwelling

Martha E. Von Rosenstiel, Esquire  
No. 52634

Heather Riloff, Esquire  
No. 309906

649 South Avenue, Unit #6  
PO Box 822

Secane, PA 19018  
(610) 328-2887

Oct. 31 and Nov. 7, 14

**SALE NO. 27**

**Ex. #11360 of 2014**

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

**v.**

**Jiri Krovina and Dale L. Soder,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11360-14 Federal National Mortgage Association ("Fannie Mae") v. Jiri Krovina and Dale L. Soder, Owner(s) of property situated in Township of Greene, Erie County, Pennsylvania being 10311 Jones Road, Erie, PA 16510 all THAT CERTAIN PIECE or parcel of land situate in the Township of Greene, County of Erie, Commonwealth of Pennsylvania, being part of Tract 123 and being more particularly bounded and described as follows, to - wit:

Beginning in the centerline of Jones Road (50 feet R/W), being 6.70 feet southwest of the intersection of said centerline with the centerline of Filley Road.

Thence S 00 degree 05 minutes 22 seconds E, along other lands of Urash, passing over an iron survey monument in the south line of the road at 27.80 feet, a total distance of 377.70 feet (S 00 degree 55 minutes 22 seconds E, 377.70 feet) to an iron survey monument in the north line of lands of the Commonwealth of Pennsylvania.

Thence S 76 degrees 46 minutes 32 seconds W, along lands of the Commonwealth, 57.85 feet (S 76 degrees 46 minutes 32 seconds W, 57.85 feet) to an iron survey monument.

Thence S 01 degree 47 minutes 53 seconds W, continuing along lands of the Commonwealth, 125.88 feet (S 01 degree 47 minutes 53 seconds W, 125.88 feet) to an angle iron.

Thence N 88 degrees 21 minutes 11 seconds W, still along lands of the Commonwealth of Pennsylvania, 85.84 feet (N 88 degrees 21 minutes 11 seconds W, 85.84 feet) to an iron survey monument.

Thence N 42 degrees 22 minutes 40 seconds W, along other lands of

Urash, passing over an iron survey monument in the south line of Jones Road at 289.55 feet, a total distance of 314.55 feet (N 42 degrees 22 minutes 40 seconds W, 314.55 feet) to the centerline of said road.

Thence N 48 degrees 08 minutes 33 seconds E, along said centerline, 255.05 feet (N 48 degrees 08 minutes 33 seconds E, 255.05 feet) to a point of curve.

Thence northeasterly, continuing along the centerline of Jones Road and along a curve concave to the southeast having a radius of 709.62 feet, a delta angle of 16 degrees 18 minutes 49 seconds and a chord measuring N 56 degrees 17 minutes 58 seconds E, 201.37 feet, an arc distance of 202.05 feet (202.05 feet) to the place of beginning.

Containing 2.181 acres of land net measure and being Lot 2, as shown on a subdivision plat by Lyon S. Hoffus, PLS dated September 14, 2005 and recorded in the office of the Erie County Recorder of Deeds as Map No. 2005-268 on October 27, 2005 and also being known as 10311 Jones Road, Erie, PA 16510, and containing thereon a dwelling house and outbuildings.

Being a Part of County Tax Index Number: 25-6-19-2

Assessment Map number:

25-006-019.0-002.00

Assessed Value figure:

\$160,970.00

Improvement thereon: Residential Dwelling

Martha E. Von Rosenstiel, Esquire  
No. 52634

Heather Riloff, Esquire

No. 309906

649 South Avenue, Unit #6

PO Box 822

Secane, PA 19018

(610) 328-2887

Oct. 31 and Nov. 7, 14

**SALE NO. 28**

**Ex. #10054 of 2013**

**NATIONSTAR MORTGAGE,  
LLC, Plaintiff**

**v.**

**TINA ZIMMER, Defendant(s)**

**DESCRIPTION**

All That Certain Piece Or Parcel Of Land Situate In The Township

Of Harborcreek, County Of Erie And State Of Pennsylvania, Being The West Three Hundred (300) Feet Of Lot Number Ninety (90) Of Parkside Subdivision, As Per Plot Of The Same Recorded In Erie County, Pennsylvania Deed Book 405 At Page 702 And Being More Particularly Bounded And Described As Follows, To-Wit:

Beginning At An Iron Pipe In The East Line Of Parkside Drive, Three Hundred Five And Six-Tenths (305.6) Feet South Of The South Line Of The East Lake Road; Thence North Fifty-Five (55) Degrees, Thirty-Three (33) Minutes East Along The North Line Of Lot Number Ninety (90) Three Hundred (300) Feet To A Point; Thence South Thirty-Four (34) Degrees Twenty-Seven (27) Minutes East, Passing Through Lot Number Ninety (90), One Hundred (100) Feet To A Point In The North Line Of Lot Number Eighty-Nine (89); Thence South Fifty-Five (55) Degrees, Thirty-Three (33) Minutes West, Along The North Line Of Lot Number Eighty-Nine (89), Three Hundred (300) Feet To The East Line Of Parkside Drive; Thence North Thirty-Four (34) Degrees, Twenty-Seven (27) Minutes West, Along The Bast Line Of Parkside Drive, One Hundred (100) Feet To The Place Of Beginning.

PROPERTY ADDRESS: 335 Parkside Drive, Erie, PA 16511  
KML Law Group, P.C.

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

Oct. 31 and Nov. 7, 14

**SALE NO. 29**

**Ex. #10213 of 2014**

**CitiMortgage, Inc.**

**v.**

**Melanie L. Miller**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10213-14 CitiMortgage, Inc. vs. Melanie L. Miller, owners of property situated in Erie County, Pennsylvania being 44 East Congress Street, Corry, PA 16407



Assessment Map number: (6) 22-30-7  
Assessed Value figure: \$253,300.00  
Improvement thereon: Residential Dwelling  
Robert W. Williams, Esquire  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400

Oct. 31 and Nov. 7, 14

**SALE NO. 30**

**Ex. #10197 of 2014**

**U.S. BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF  
CITIGROUP MORTGAGE  
LOAN TRUST INC. ASSET-  
BACKED PASS-THROUGH  
CERTIFICATES SERIES 2007-  
AMC1**

**v.**

**TODD W. BENNETT  
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 10197-14 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1 v. Todd W. Bennett, owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 1206 East 29th Street, Erie, PA 16504

0.0892 ACREAGE

Assessment Map Number: 18050045021100

Assessed Value figure: \$66,100.00

Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire

Zucker, Goldberg and

Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

Oct. 31 and Nov. 7, 14

**SALE NO. 31**

**Ex. #12892 of 2012**

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

**v.**

**JEREMY R. BRANSON**

By virtue of a Writ of Execution file to No. 12892-12 WELLS

FARGO BANK, N.A. vs. JEREMY R. BRANSON; owner(s) of property situated in the Borough of Wesleyville, County of Erie, Pennsylvania being 3207 Skellie Avenue, Erie, PA 16510-1939

0.1253 acreage

Assessment Map Number: 50003042000600

Improvement thereon: Single

Family Dwelling

Scott A. Dietterick, Esquire

Zucker, Goldberg and

Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

Oct. 31 and Nov. 7, 14

**SALE NO. 32**

**Ex. #11133 of 2014**

**Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company**

**v.**

**John A. Messina, Executor and  
Heir of the Estate of Mary A.**

**Messina aka Mary Ann Messina**

**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 11133-2014

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs.

John A. Messina, Executor and Heir of the Estate of Mary A. Messina aka Mary Ann Messina; owner(s)

of property situated in the City of Corry, County of Erie, Pennsylvania being 225 Mead Avenue, Corry, PA

16407

0.1940 acreage

Assessment Map Number: 07026073000600

Assessed Value figure: \$72,700.00

Improvement thereon: Single

Family Dwelling

Scott A. Dietterick, Esquire

Zucker, Goldberg &

Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

Oct. 31 and Nov. 7, 14

**SALE NO. 33**

**Ex. #12728 of 2013**

**U.S. Bank, National Association,  
as Trustee under the Pooling  
and Servicing Agreement dated**

**as of January 1, 2007, GSAMP**

**Trust 2007-H1, Mortgage Pass-  
Through Certificates, Series-  
2007-H1, by its Servicer Ocwen  
Loan Servicing LLC.**

**v.**

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

**Angela Austin a/k/a**

**Angela A. Austin**

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the north line of Tenth Street, one

hundred sixty-five (165) feet east of the east line of Raspberry Street;

thence northwardly, parallel with Raspberry Street, one hundred

sixty-five (165) feet to a point; thence eastwardly, parallel with

Tenth Street, thirty-one (31) feet to a point; thence southwardly, parallel

with Raspberry Street, one hundred sixty-five (165) feet to the north line

of Tenth Street; thence westwardly along the north line of Tenth Street,

thirty-one (31) feet to the place of beginning. Having erected thereon,

a two-story frame dwelling and garage, commonly known as 1050

West 10th Street, Erie, Pennsylvania and bearing Erie County Tax Index

Number (16) 3052-124

PROPERTY ADDRESS: 1050

West 10th Street, Erie, PA 16502

PARCEL 16-030-052.0-124.00

BEING the same premises which

Northwest Consumer Discount

Company, d/b/a Erie Consumer

Discount Company by Deed dated

December 29, 2006, and recorded

January 22, 2007, in the Office of

the Recorder of Deeds in and for

Adams County in Deed Book 1373,

Page 2067, granted and conveyed

unto John Austin and Angela

Austin, husband and wife, tenants in

the entirety.

Andrew J. Marley, Esquire

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

Oct. 31 and Nov. 7, 14

**SALE NO. 35**

**Ex. #11585 of 2014**

**DEUTSCHE BANK TRUST  
COMPANY AMERICAS as  
Indenture Trustee for the  
registered holders of SAXON  
ASSET SECURITIES TRUST  
2006-3 MORTGAGE LOAN  
ASSET BACKED NOTES,  
SERIES 2006-3 by its servicer,  
Ocwen Loan Servicing, LLC,  
Plaintiff**

**v.**

**William J. Miller III, Janet  
A. Miller and United States of  
America, Dept of Treasury  
Internal Revenue Service,  
Defendants**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie, State of Pennsylvania, being part of Tract 211 and being more particularly bounded arid described as follows to wit:

BEING Lot No. 3 of Turnberry Subdivision No. 1, as the same is recorded on Map or Plot August 14, 1985 in the Office of the Recorder of Deeds, Erie County Court House, Erie, Pennsylvania, in Erie County Map Book 28 Page 87, to which reference is herein made for a complete legal description.

BEING the same premises which Persimmon Land Company, a partnership consisting of Joseph D. Palermo, Jr., Peter O. Smith and Jeffrey M. Davis, by Deed dated September 18, 1986 and recorded on September 19, 1986 in the office of the recorder of deeds in and for Erie County at book 1649 page 259 granted and conveyed unto William J. Miller III and Janet A. Miller, his wife, as tenants by the entireties.

PROPERTY ADDRESS: 4221 Prestwerty Drive, Erie, PA 16506  
PARCEL 33092376009400  
Andrew J. Marley, Esquire  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

Oct. 31 and Nov. 7, 14

**SALE NO. 36**

**Ex. #13418 of 2013**

**Navy Federal Credit Union,  
Plaintiff**

**v.**

**Melissa A. Collins and  
Shannon M. Collins, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13418-13 Navy Federal Credit Union v. Melissa A. Collins and Shannon M. Collins, owners of property situated in the Township of Wesleyville, Erie County, Pennsylvania being 2042 Willow Street, Erie, Pennsylvania 16510.

Tax I.D. No. 50003023000800

Assessment: \$97,517.10

Improvements: Residential Dwelling

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

215-790-1010

Oct. 31 and Nov. 7, 14

**SALE NO. 37**

**Ex. #13651 of 2010**

**JPMorgan Chase Bank N.A.  
s/b/m to Chase Home Finance  
LLC, Plaintiff**

**v.**

**Kenneth W. Ellis and Darcy Ellis,  
Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13651-10, JPMorgan Chase Bank N.A. s/b/m to Chase Home Finance LLC v. Kenneth W. Ellis and Darcy Ellis, owners of property situated in the Township of Harborcreek, Erie County, Pennsylvania being 7238 Buffalo Road, Erie, Pennsylvania 16421.

Tax I.D. No. 27021032004500

Assessment: \$88,601.17

Improvements: Residential Dwelling

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

215-790-1010

Oct. 31 and Nov. 7, 14

**SALE NO. 38**

**Ex. #12041 of 2013**

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

**v.**

**Frances Harvey, Defendant**

**SHORT DESCRIPTION**

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

Tax I.D. No. 14-010-023.0-116.00

Assessment: \$18,705.39

Improvements: Residential Dwelling

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

215-790-1010

Oct. 31 and Nov. 7, 14

**SALE NO. 39**

**Ex. #11354 of 2014**

**Village Capital & Investment,  
LLC, Plaintiff**

**v.**

**Jeannette M. Phillips a/k/a  
Jeannette M. Malencia,  
Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11354-14, Village Capital & Investment, LLC v. Jeannette M. Phillips, a/k/a Jeannette M. Malencia, owners of property situated in the Township of Fairview, Erie County, Pennsylvania being 7738 Fairlane Drive, Fairview, Pennsylvania 16415.

Tax I.D. No. 21084023004200

Assessment: \$104,280.90

Improvements: Residential Dwelling

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

215-790-1010

Oct. 31 and Nov. 7, 14

**SALE NO. 40**

**Ex. #11200 of 2014**

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

**v.**

**John T. Tharp and  
Lisa M. Tharp, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11200-2014 Wells Fargo Bank, N.A. v. John T. Tharp and Lisa M. Tharp, owners of

property situated in the Township of Millcreek, Erie County, Pennsylvania being 710 West 50th Street, Erie, Pennsylvania 16509.  
Tax I.D. No. 33118460002100  
Assessment: \$132,675.99  
Improvements: Residential Dwelling  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
215-790-1010

Oct. 31 and Nov. 7, 14

**SALE NO. 41**

Ex. #11146 of 2014

**21ST MORTGAGE CORPORATION, Assignee of Popular Housing Services Inc., Plaintiff**

v.

**RICHARD A. GIBBONS and JANET S. GIBBONS, H/W, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11146-2014, 21st

**MORTGAGE CORPORATION**  
Assignee of Popular Housing Services Inc. vs. **RICHARD A. GIBBONS and JANET S. GIBBONS, H/W, owner(s)** of property situated in Union City, Amity Township, Erie County, Pennsylvania being 15558 Stewart Hill Road  
10.003 Acres  
Assessment Map number: 2-5-20-3.05  
Assessed Value figure: \$95,700.00  
Improvement thereon: Single Family Dwelling house  
Thomas A. Capehart, Esq.  
Oct. 31 and Nov. 7, 14

**SALE NO. 42**

Ex. #12306 of 2012

**The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13**

v.

**Eloise M. Michael**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12306-12, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 vs. Eloise M. Michael, owner of property situated in The Fifth Ward of the City of Erie, Erie County, Pennsylvania, being 904 E. 33rd Street, Erie, PA 16504

Parcel No. 18050055013100  
Assessment Map Number: 18050055013100

Assessed Value Figure: \$65,290.00  
Improvement thereon: Residential Dwelling

Federman & Associates, LLC  
Thomas M. Federman, Esquire  
ID #64068

305 York Road, Suite 300  
Jenkintown, PA 19046

Telephone: (215) 572-5095

Oct. 31 and Nov. 7, 14

# ROCCO'S

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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****DANIELKA, RICHARD W.,  
deceased**

Late of Conneaut Township, Erie County, Commonwealth of Pennsylvania

*Executor:* Loren C. Bennett, c/o Leigh Ann Orton, 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

**DICK, JOHN L.,  
deceased**

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

*Executrix:* Pamela A. Olson, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**DOLLINGER, VICTORIA,  
deceased**

Late of Millcreek Township, Erie County

*Executor:* Elaine M. Voss, 9215 Byron Terrace, Burke, VA 22015

*Attorney:* John C. Melaragno, Esquire, Melaragno, Placidi, Parini & Veitch, 502 West Seventh Street, Erie, Pennsylvania 16502

**ECKELS, CLAIR E.,  
deceased**

Late of the Township of Washington, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Carrie Piccinini, c/o Kurt L. Sundberg, Esq., Suite 300, 300 State Street, Erie, PA 16507

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

**HOLEWSKI, BARBARA L.,  
deceased**

Late of the City of Waterford, County of Erie and Commonwealth of Pennsylvania  
*Co-Executors:* Barbara G. Angel and Bernard F. Holewski, c/o 504 State Street, Suite 300, Erie, PA 16501

*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**JOHNSON, DAVID A.,  
deceased**

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

*Executor:* Mark D. Johnson, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**KURELOWECH, WILLIAM,  
deceased**

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

*Executor:* William Kurelowech, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**McLAUGHLIN, JOHN M.,  
deceased**

Late of the City of Erie, Erie County, PA

*Co-Executors:* Sean J. McLaughlin and Maura A. McLaughlin, c/o 120 West Tenth Street, Erie, PA 16501

*Attorney:* Thomas C. Hoffman, II, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**NAGLE, BAILEY B., JR., a/k/a  
BAILEY B. NAGLE, a/k/a  
BAILEY B. NAGLE III,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* James D. Cullen, 100 State Street, Suite 700, Erie, PA 16507-1459

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

**SABOVIK, HOWARD J., a/k/a  
HOWARD SABOVIK,  
deceased**

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

*Executrix:* AnnMarie Sabovik, 9514 Viewcrest Drive, Allison Park, PA 15101

*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**SAMSEL, NOLA M.,  
deceased**

Late of the Township of Millcreek

*Executor:* David A. Samsel, 7277 Millfair Rd., McKean, PA 16426

*Attorney:* None

**WILEY, DALE A.,  
deceased**

Late of the Township of Elk Creek, County of Erie, State of Pennsylvania

*Executor:* James Dunda, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

*Attorney:* David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**ZUCCOLOTTO, THELMA J.,  
a/k/a JUNE T. ZUCCOLOTTO,  
a/k/a JUNE ZUCCOLOTTO,  
deceased**

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

*Executor:* Victor E. Zuccolotto, c/o Leigh Ann Orton, Esq., 11 Park Street, North East, PA 16428

*Attorney:* Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**SECOND PUBLICATION**

**DUNSMORE, DOLORES,  
deceased**

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

*Executor:* Robert Dunsmore, Jr. *Attorney:* David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**FABRIZIO, AMELIA M.,  
deceased**

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

*Administrator:* Robert M. Fabrizio, c/o 504 State Street, Suite 300, Erie, PA 16501

*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**GLOVER, ANITA M.,  
deceased**

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

*Executor:* Stephen E. Glover, 3511 W. 11th Street, Erie, PA 16505

*Attorney:* Charles N. Lafferty, Esq., 365 Main Street, Conneaut, OH 44030

**HOPKINS, SHIRLEY M.,  
deceased**

Late of Millcreek Township, Erie County

*Administratrix:* Mary Alfieri Richmond, Esquire, Jones School Square, 150 East 8th Street, Erie, PA 16501

*Attorney:* Mary Alfieri Richmond, Esquire, Jones School Square, 150 East 8th Street, Erie, PA 16501

**HUNTLEY, JOAN E.,  
deceased**

Late of the City of Corry

*Executor:* James K. Huntley

*Attorney:* Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**KITCEY, JOHN,  
deceased**

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

*Executrix:* Karen Cobucci, 874 Gorette Ave., Girard, PA 16417

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

**LUCAS, MSGR. JOHN J.,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Executor:* Michael D. Lucas, c/o 3209 East Avenue, Erie, PA 16504

*Attorney:* Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

**MACK, MARIAN C.,  
deceased**

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

*Executrix:* Lou Ann Mikotowicz

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

**MIKOLAJEWSKI, STELLA G.,  
deceased**

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

*Executrix:* Teresa M. Conaway, c/o 504 State Street, Suite 200, Erie, PA 16501

*Attorney:* Richard E. Filippi, Esquire, 504 State Street, Suite 200, Erie, PA 16501

**WILER, CHARLES A.,  
deceased**

Late of the Township of Lawrence Park, County of Erie, Commonwealth of Pennsylvania

*Executrices:* Kathleen L. Wiler Williams, 10 Andrews Court, Parkton, MD 21120-9260; and Karen S. Wiler Corle, 4141 Trask Avenue, Erie, PA 16508-1319

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

**THIRD PUBLICATION**

**EBBRECHT, LUCINDA S.,  
deceased**

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

*Executor:* Overton Day, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

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

**GIDOS, EMERY J.,  
deceased**

Late of the City of Erie, Erie County, PA

*Executrix:* Margaret M. Fries, 2916 Berkley Road, Erie, PA 16506

*Attorney:* Michael J. Visnosky, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**GUSTAFSON, DONNA L.,  
deceased**

Late of the City of Erie

*Executor:* Robert V. Kutterna, Jr., c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Erie, PA 16510

*Attorney:* Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Erie, PA 16510

**PERINO, EILEEN a/k/a  
EILEEN A. PERINO,  
deceased**

Late of the Township of Millcreek

*Executor:* Robert A. Whitney

*Attorney:* Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**RYS, JOSEPH T.,  
deceased**

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

*Co-Executors:* Mary Kiehl and Joseph V. Rys, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

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

**SHADE, WILLIAM L.,  
deceased**

Late of Harborcreek Township, Erie County, PA

*Executor:* William Lee Shade, c/o Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 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

**STEUDLER, MARIAN  
CAROLINE,  
deceased**

Late of Erie, PA, Erie County, PA  
*Administrator:* Thomas F. Morris  
*Attorney:* Gerald J. Villella, Esquire, 900 State Street, Suite 103, Erie, PA 16501.

**TARVER, TERRI R.,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Administrator:* Carl Tarver, Sr., c/o Thomas Brasco, Jr., Esq., Shapira Hutzelman Smith and Walsh, 305 West Sixth Street, Erie, PA 16507

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

**WALKER, ROBERT J.,  
deceased**

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

*Executrix:* Anne Marie Walker, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506



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### FIRM NAME CHANGE

Shapira, Hutzelman, Berlin, Ely, Smith & Walsh is now SHAPIRA, HUTZELMAN, SMITH & WALSH

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