

*Erie
County
Legal
Journal*

January 2, 2015

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98 ERIE

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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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INDEX

NOTICE TO THE PROFESSION	5
COURT OF COMMON PLEAS	
Fictitious Name Notices	9
Incorporation Notices	9
Legal Notices	9
Sheriff Sales	12
ORPHANS' COURT	
Estate Notices	24

2015 ERIE COUNTY LEGAL JOURNAL PRICES

Articles of Amendment	\$95
Change of Name Notice	\$95
Certificate of Authority Notice/Withdrawal	\$95
Dissolution Notice	\$95
Estate Notice	\$110
Fictitious Name Notice	\$95
Incorporation Notice/Organization Notice (short form)	\$95
..... (long form)	\$105
Notice to the Profession	\$32/inch
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Erie County Bar Association

Calendar of Events and Seminars

THURSDAY, JANUARY 8, 2015

ECBA Live Lunch-n-Learn Seminar
Civil Litigation 101

Erie County Bar Association office
12:15-1:15 p.m. (11:45 a.m. reg./lunch)
\$45 (ECBA member / non-attorney staff)
\$58 (non-member)

\$30 (member judge not needing CLE)
FREE to attorneys new to the practice of law
(passing Feb. or Jul. 2014 PA Bar exam)
1 hour substantive

TUESDAY, JANUARY 13, 2015

ECBA Live Lunch-n-Learn Seminar
Real Estate 101

Erie County Bar Association office
12:15-1:15 p.m. (11:45 a.m. reg./lunch)
\$45 (ECBA member / non-attorney staff)
\$58 (non-member)

\$30 (member judge not needing CLE)
FREE to attorneys new to the practice of law
(passing Feb. or Jul. 2014 PA Bar exam)
1 hour substantive



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ERIE OFFICE
455-3839

EDINBORO OFFICE
734-6076

WARREN OFFICE
723-6120

RE: ERIE COUNTY BAR ASSOCIATION JUDICIAL PLEBISCITE

Please find below the Resolution regarding judicial elections that was passed by the membership. Note that any potential judicial candidate must submit a resume to the Executive Director of the Erie County Bar Association no later than February 2, 2015 and will be given the opportunity to address the membership at a February membership meeting to be held on February 3, 2015 at noon.

RESOLUTION

Be it resolved as follows:

I. In any year in which there is an election for initial terms as Common Pleas Judges, the Erie County Bar Association will conduct a plebiscite whereby candidates shall be rated by members of the Bar Association as:

HIGHLY RECOMMENDED; RECOMMENDED; NOT RECOMMENDED;
NO OPINION

II. The evaluation of prospective candidates should be directed primarily to professional qualifications, i.e., competence, integrity and temperament.

Professional competence encompasses such qualities as intellectual capacity; judgment; legal writing and analytical ability; industry; knowledge of the law; scholarship and academic talent; professional contributions; professional experience, including such areas as years in practice, trial experience, work with administrative agencies and arbitration boards, law school teaching and public service.

Temperament encompasses such qualities as compassion; decisiveness; open-mindedness; sensitivity; courtesy; patience; freedom from bias and commitment to justice.

Ratings' Definitions

Highly Recommended

The candidate possesses the highest reputation for competence, integrity and temperament, and would be capable of outstanding performance as judge.

Recommended

Based on competency, integrity, and temperament, the candidate would be able to perform satisfactorily as a judge.

Not Recommended

Based on competence, integrity, or temperament, or any combination thereof, at the present time, the candidate is inadequate to perform satisfactorily as a judge.

If a voting member does not know a candidate well enough to evaluate his or her competence, integrity or temperament, then he or she should indicate NO OPINION.

III. The procedure for the conduct of the plebiscite shall be as follows:

1. The Erie County Bar Association shall publish in each edition of the *Erie County Legal Journal* during the month of January, a notice inviting prospective judicial candidates to submit a resume of not more than two 8 1/2 x 11 typewritten pages. The resumes will be submitted to the Erie County Bar Association Executive Director no later than Monday, February 2, 2015.

2. Each potential candidate who has submitted a resume shall be given the opportunity to address the Erie County Bar at a membership meeting to be scheduled in February with each candidate being allocated an equal amount of time.
3. The resumes and appropriate ballots will be distributed to the active membership within three days of the February meeting and shall be returned by mail postmarked no later than fifteen days after the date of distribution.
4. A two-envelope system shall be used. Each voting member shall sign the outer envelope and shall leave the inner envelope unsigned. An accounting firm shall act as teller.
5. Each candidate who agrees not to release the plebiscite results until such time the Erie County Bar Association releases the plebiscite results shall be privately advised of their own results in the plebiscite by the President of the Erie County Bar Association before the end of February.
6. If more than 50% of the February plebiscite ballots have been returned, and if there are any candidates after the last day for filing petitions who did not participate, then a separate ballot as to those persons only shall be distributed to the active membership of the Bar accompanied by ballots to be returned within ten days and tabulated in the same manner as the February plebiscite.
7. The results of any plebiscite for which more than 50% of the ballots are returned shall be published through a press release to be issued as soon as possible after the receipt of the results of the second plebiscite. In the event that a second plebiscite is not necessary, the results of the February plebiscite will be published as soon as possible after the last date for filing petitions for judicial office. Publication of the results shall also be in the form of a paid advertisement to be run on the two Sundays immediately preceding the primary election.
8. There shall be no publication of the results of the February plebiscite as to any person who is not a candidate for judicial office at the time of the publication.
9. The press release and the paid advertisement shall contain raw data only without comment on individual candidates. Raw data shall be actual count and actual percentage of ballots returned. The press release and paid ad shall specify that the results are based on ballots received, not total active membership. However, the publication shall specifically identify those candidates who were found to be “Highly Recommended”, “Recommended” or “Not Recommended” by more than 50% of the membership returning ballots. For the purpose of determining whether a candidate has been found to be “Recommended” by more than 50% of the membership returning ballots, votes received by candidates in the category “Highly Recommended”, shall be added to the votes received by a candidate in the category “Recommended”. The press release and the paid advertisement shall also set forth the definitions of the categories as set forth above.

Jan. 2, 9, 16, 23, 30

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

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

JANUARY 2015 NOTICE

The following is a list of *January 2015, February 2015 and March 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. ***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 CHAPTERS 13 & 12 MOTIONS ON:

Wednesday, January 7, 2015	9:30 a.m.:	Open for all Erie Ch. 13 matters
Wednesday, February 4, 2015	10:00 a.m.:	Open for all Erie Ch. 13 matters
Wednesday, March 4, 2015	10:30 a.m.:	Open for all Erie Ch. 13 matters
	11:00 a.m.:	Ch. 13 Sale, Financing and Extended/Impose Stay and Ch. 12 matters at this time, only

SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:

Thursday, January 8, 2015	9:30 a.m.:	Open for all Erie Ch. 11 matters
Friday, January 23, 2015	10:00 a.m.:	Open for all Erie Ch. 11 matters
Thursday, February 5, 2015		-- Ch. 11 Sale motions at this time, only
Thursday, February 19, 2015	10:30 a.m.:	Open for all Erie Ch. 7 matters
Thursday, March 5, 2015	11:00 a.m.:	Open for all Erie Ch. 7 matters **
Thursday, March 19, 2015	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

Jan. 2

NOTICE TO JUDICIAL CANDIDATES

Each Judicial Candidate is asked to complete a Candidate Questionnaire, available from the Erie County Bar Association Office or via this link: Questionnaire. Candidates are requested to complete the Questionnaire on or before the February 3, 2015 ECBA Membership Meeting. Completed Questionnaires will be placed on the ECBA's website as one vehicle for providing additional education of the voting public and the ECBA membership regarding judicial candidates.

LINK: https://www.eriebar.com/ECBA_Judicial_Committee_Questionnaire.docx

Jan. 2, 9, 16, 23, 30

CLE Opportunity – Managing Conflict in Health Care

Karen Engro, Esq., ADR Coordinator for the US District Court for the Western District of PA, Creator of UPMC's Intermediation Program, and Consultant to UPMC, will be hosting a Mediation Training in the Mercy Heritage Room at Mercyhurst University, hosted by the Mercyhurst University Institute for Public Health on Friday, February 6, 2015 from 1-5 p.m. with a cocktail hour to follow. Attendees will earn 3 CLE credits (2 substantive and 1 ethics). The cost is \$100. The training will focus on developing conflict resolution skills in a complex health care setting. Please visit <http://www.mercyhurst.edu/managing-conflict-health-care> in order to register or call Eileen Zinchiak at (814)824-3671.

Jan. 2, 9, 16



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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: Raley's Signature Cleaning Services
2. Address of the principal place of business: 2820 West 21st Street, Erie, PA 16506
3. The name and address of the parties to the registration: Signature Cleaning Services, LLC, 2820 West 21st Street, Erie, PA 16506
4. The application for registration of Fictitious Name under the Fictitious Name Act was filed on or about: December 3, 2014
William T. Morton, Esquire
3213 West 26th Street
Erie, PA 16506
(814) 520-8700

Jan. 2

FICTITIOUS NAME NOTICE

1. Fictitious Name: Real Time Installation, Inc.
2. Principal Place of Business: 4550 Old Meadville Rd., Union City, PA 16438
3. Name and Address of the entity who is party to the registration: Roy C. Hayes II, 4550 Old Meadville Rd., Union City, PA 16438
4. The Application for registration of the Fictitious Name was filed with the Pennsylvania Department of State under the Fictitious Name Act on or about December 8, 2014.
Denise M. Buell, Esq.
19039 Hillcrest Drive
Corry, PA 16407

Jan. 2

INCORPORATION NOTICE

Notice is hereby given that Real Time Installation, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Denise M. Buell, Esq.

19039 Hillcrest Drive
Corry, PA 16407

Jan. 2

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on October 20, 2014, for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177.

The name of the corporation is Transmission Parts Group, Inc. with its principal place of business being located at 713 Ruth Avenue, Erie, PA 16509

Keith A. Bassi, Esquire
Bassi, Vreeland & Associates, P.C.
Attorneys at Law
PO Box 144
111 Fallowfield Avenue
Charleroi, PA 15022

Jan. 2

LEGAL NOTICE

ATTENTION: UNKNOWN BIOLOGICAL FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD (A.M.H.)

DOB: 08/16/2013

BORN TO: JESSICA HEFFERNAN
36 IN ADOPTION 2014

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Robert A. Sambrook, Jr., Court Room No. 217-I, City of Erie on February 18, 2015 at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should

not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's
Court Administrator
Room 204 - 205
Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742.

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Jan. 2

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
 CIVIL ACTION-LAW
 NO. 13980-09

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE
 PNC Bank, NA, Successor in Interest to National City Real Estate Services, LLC, s/b/m to National City Mortgage, Inc., f/k/a National City Mortgage Co., d/b/a Accubanc Mortgage, c/o PNC Bank, N.A., Plaintiff vs. Collin L. Stanton, Sr., Last Record Owner, Collin Stanton, Jr., Known Heir of Collin L. Stanton, Sr., Darlene L. Stanton, Known Heir of Collin L. Stanton, Sr., Last Record Owner, Sherry Stanton-Lyons, Known Heir of Collin L. Stanton, Sr. and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Collin L. Stanton, Sr., Last Record Owner, Defendants TO: Collin L. Stanton, Sr., Last Record Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Collin L. Stanton, Sr., Last Record Owner, Defendant(s), whose last known addresses are 437 E. 26th Street, Erie, PA 16504 and 119 E. 22nd Street, Erie, PA 16503.

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE
 You are hereby notified that Plaintiff, PNC Bank, NA, Successor in Interest to National City Real

Estate Services, LLC, s/b/m to National City Mortgage, Inc., f/k/a National City Mortgage Co., d/b/a Accubanc Mortgage, c/o PNC Bank, N.A., has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County, Pennsylvania, docketed to NO. 13980-09, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 437 E. 26th Street, Erie, PA 16504, whereupon your property would be sold by the Sheriff of Erie County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER 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 THE 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. Erie County Lawyer Referral Service, Erie County Bar Assoc., 302 W. 9th St., Erie, PA 16502, 814.459-4411. Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400

Jan. 2

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 Vrtex® 360 Virtual Reality Arc Welding Trainer (No Substitutions) up to Thursday, January 15, 2015 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

Jan. 2, 9



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



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.*



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

**JANUARY 23, 2015
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

Jan. 2, 9, 16

SALE NO. 1

**Ex. #12095 of 2014
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**DOUGLAS MELTER, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 12095-14, Marquette Savings Bank vs. Douglas Melter, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1204 East 20th Street, Erie, Pennsylvania.

40' X 105' X 40' X 105'
Assessment Map Number:
(15) 2106-220

Assessed Value Figure: \$25,000.00
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

Jan. 2, 9, 16

SALE NO. 2

**Ex. #1196 of 2014
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**DANIEL A. ROGERS, SR. and
EMMA C. ROGERS, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 11196-14, Marquette Savings Bank vs. Daniel A. Rogers, Sr. and Emma C. Rogers, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1151 East 27th Street, Erie, Pennsylvania.

35' X 135' X 35' X 135'
Assessment Map Number:
(18) 5044-106

Assessed Value Figure: \$54,600.00
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

Jan. 2, 9, 16

SALE NO. 3

**Ex. #12150 of 2014
NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**SHARON J. AMBROSE,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-12150, Northwest Savings Bank vs. Sharon J. Ambrose, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1420 Drake Drive, Erie, Pennsylvania.

120' X 170' X 120' X 170'
Assessment Map Number:
(21) 38-57-8

Assessed Value Figure: \$177,940.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder

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

Jan. 2, 9, 16

SALE NO. 4

**Ex. #10422 of 2014
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**PAUL T. GRYGIER, THOMAS
CASS and KELSEY KUTRUFF,
Sole Heirs of JACQUELINE A.
GRYGIER, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-10422, Northwest Savings Bank vs. Paul T. Grygier, et al., owners of property situate in the City of Erie, Erie County, Pennsylvania being: 3971 Pine Avenue, Erie, Pennsylvania.

0.2458 acres
Assessment Map Number:
(18) 5383-217

Assessed Value Figure: \$97,720.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 2, 9, 16

SALE NO. 5

**Ex. #12151 of 2014
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**AUTUMN J. MOFFETT,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-12151, Northwest Savings Bank vs. Autumn J. Moffett, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1127 West 7th Street, Erie, Pennsylvania.

42.25' X 165' X 42.25' X 165'
Assessment Map Number:
(17) 4034-112

Assessed Value Figure: \$61,470.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP

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

Jan. 2, 9, 16

SALE NO. 6

Ex. #31286 of 2014

**ERIE BANK, a DIVISION OF
 CNB BANK, Plaintiff**

v.

**PAUL FOSTER, Defendant
LEGAL DESCRIPTION**

Parcel 1

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

COMMENCING at a point on the north line of West 24th Street, ninety (90) feet East of the east line of Chestnut Street; thence North and parallel with the east line of Chestnut Street one hundred (100) feet to a point; thence East and parallel with the north line of West 24th Street ten (10) feet to a point; thence North and parallel with the east line of Chestnut Street thirty-five (35) feet to a point; thence East and parallel with the north line of West 24th Street thirty (30) feet to a point; thence South and parallel with the east line of Chestnut Street one hundred thirty-five (135) feet to the north line of West 24th Street; thence west and parallel with the north line of West 24th Street forty (40) feet to the place of beginning and being a part of the "Acheson" Out Lot Number 108 of the Town of Erie as originally laid out.

Having erected thereon a single family dwelling.

BEING the same premises that vested in Paul Foster by deed dated November 19, 2004 and recorded on November 23, 2004 in Erie County Deeds and Records Book 1192 page 295, and being known as 352 W. 24th Street, Erie, PA 16502 and Parcel No. (19) 60-11-123.

Parcel 2

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 Twenty-third Street, two hundred thirty-one and nine-tenths (231.9) feet West of the West line of Wallace Street; thence Northwardly parallel with the west line of Wallace Street, one hundred thirty-five (135) feet to a point; thence Westwardly parallel with the North line of Twenty-third Street, twenty-eight and one tenth (28.1) feet to a point; thence Southwardly parallel with the West line of Wallace Street, one hundred thirty-five (135) feet to a point in the North line of Twenty-third Street; thence Eastwardly along the north line of Twenty-third Street, twenty-eight and one tenth (28.1) feet to a place of beginning. The within described premises having erected thereon two family frame fiat and being commonly known as 440 East 23rd Street, Erie, Pennsylvania.

Further identified as Erie County Tax Index Number (18) 05.0-018.0-238.00.

BEING the same premises conveyed by Gerald J. Kielar and Carla A. Kielar, his wife, to Paul Foster by deed dated October 5, 2006, and recorded October 20, 2006, in Erie County Deed Book 1370, Page 526. Mark G. Claypool, Esquire PA ID #63199 Knox McLaughlin Gornall & Sennett, P.C. 120 West Tenth Street Erie, Pennsylvania 16501 (814) 459-2800

Jan. 2, 9, 16

SALE NO. 8

Ex. #12458 of 2014

**PNC Bank, National Association,
 Plaintiff**

v.

**TAMMIE L. BRINK
 TIMOTHY J. BRINK,
 Defendant(s)**

**SHORT DESCRIPTION FOR
 ADVERTISING**

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

BEING KNOWN AS 8574 Luther Road, Girard, PA 16417

PARCEL NUMBER: 21-73-130-.6-01
 IMPROVEMENTS: Residential

Property
 Udren Law Offices, P.C.
 Amanda L. Rauer, Esquire
 PA. I.D. #307028
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jan. 2, 9, 16

SALE NO. 9

Ex. #13200 of 2013

**Deutsche Bank Trust Company
 Americas, as Trustee for Saxon
 Asset Securities Trust 2003-3,
 Mortgage Loan Asset Backed
 Certificates, Series 2003-3,
 Plaintiff**

v.

**DIANE L. CROWL a/k/a DIANE
 CROWL, Defendant(s)**

**SHORT DESCRIPTION FOR
 ADVERTISING**

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

BEING KNOWN AS 10230 Knapp Road, Albion, PA 16401

PARCEL NUMBER: 04016042001501

IMPROVEMENTS: Residential Property

Udren Law Offices, P.C.
 David Neeren, Esquire
 PA. I.D. #204252

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

856-669-5400

Jan. 2, 9, 16

SALE NO. 11

Ex. #10707 of 2014

**PNC Bank, National Association,
 Plaintiff**

v.

**MARION SANDERS A/K/A
 MARION SANDERS, JR.,
 A/K/A MARION DEWAYNE
 SANDERS A/K/A MARION D.
 SANDERS, Defendant(s)**

**SHORT DESCRIPTION FOR
 ADVERTISING**

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

BEING KNOWN AS 1450 East 8th Street, Erie, PA 16503

PARCEL NUMBER: 14-1104-129

IMPROVEMENTS: Residential Property
 Udren Law Offices, P.C.
 Nicole LaBletta, Esquire
 PA. I.D. #202194
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jan. 2, 9, 16

SALE NO. 14

Ex. #10644 of 2014

KAROL A. SCHMITT, Plaintiff

v.

**WILLIAM ADAMS and
 MARY SANDUSKY ADAMS,
 Defendants**

SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Fairview, Erie County, Pennsylvania, having erected thereon a one-story single family dwelling being commonly known as 6356 West Lake Road, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (21) 29-16-41.07.

BEING the same premises conveyed to Karol A. Schmitt, by deed dated August 25, 1983, and recorded in the Office of the Recorder of Deeds for Erie County on August 26, 1983, at Deed Book 1507, page 70.

David E. Holland
 Pa. Supreme Court ID No. 23793
 MacDonald, Illig, Jones &
 Britton LLP
 100 State Street, Suite 700
 Erie, Pennsylvania 16507-1459
 (814) 870-7755

Jan. 2, 9, 16

SALE NO. 15

Ex. #12851 of 2013

**Michael V. Stewart and
 Cheryl A. Stewart, Plaintiffs**

v.

**Joseph Foltyn, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12851-13, Michael V. Stewart and Cheryl A. Stewart vs. Joseph Foltyn, owner of property situated in McKean Township, Erie County, Pennsylvania being 4585 East Stancliff Road, McKean, Pennsylvania 16426.
 14.7050 acres.

Assessment Map number: 31021073000400
 Assessed Value Figure: \$120,100.00
 Improvement Thereon: Residential Building
 David R. Devine, Esq,
 201 Erie Street
 Edinboro, PA 16412
 (814)734-5032
 Supreme Court ID 25024

Jan. 2, 9, 16

SALE NO. 16

Ex. #12276 of 2014

JPMorgan Chase Bank, National Association

v.

**Christine J. Blodgett
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12276-14, JPMorgan Chase Bank, National Association vs. Christine J. Blodgett, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 2626 Arcadia Avenue, Erie, PA 16506
 0.4811

Assessment Map number: 33-54-249-9
 Assessed Value figure: \$94,600.00
 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

Jan. 2, 9, 16

SALE NO. 17

Ex. #12130 of 2014

PHH Mortgage Corporation

v.

**Amy B. Spangler and United States of America
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12130-14, PHH Mortgage Corporation vs. AMY B. Spangler and United States of America and, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 3014 Walnut Street, Erie, PA 16508
 0.0895

Assessment Map number: 19-6046-201
 Assessed Value figure: \$74,730.00
 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

Jan. 2, 9, 16

SALE NO. 18

Ex. #11996 of 2014

JPMorgan Chase Bank, National Association, Plaintiff

v.

**Richard J. Bohrer, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11996-14, JPMorgan Chase Bank, National Association vs. Richard J. Bohrer

Amount Due: \$75,827.67
 Richard J. Bohrer, owner(s) of property situated in ERIE CITY, 5TH, Erie County, Pennsylvania being 314 East 32nd Street, Erie, PA 16504-1549

Dimensions: 50.86 x IRR
 Acreage: 0.2178
 Assessment Map number: 18050080010700

Assessed Value: 71,900.00
 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

Jan. 2, 9, 16

SALE NO. 19

Ex. #12199 of 2014

**PHH Mortgage Corporation,
 Plaintiff**

v.

**Jared P. Clink
 Tia R. Oday, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12199-14

PHH Mortgage Corporation vs. Jared P. Clink, Tia R. Oday
 Amount Due: \$60,117.03

Jared P. Clink, Tia R. Oday, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 422 Dunn Boulevard, Erie, PA 16507-1914

Dimensions: 40.5 X 110.8

Acreage: 0.1030
 Assessment Map number:
 14010040020000
 Assessed Value: 78,160.00
 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

Jan. 2, 9, 16

SALE NO. 21
Ex. #11910 of 2014
PHH Mortgage Corporation,
Plaintiff
 v.
Michele P. Harris, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11910-2014, PHH Mortgage Corporation vs. Michele P. Harris

Amount Due: \$90,630.99
 Michele P. Harris, owner(s) of property situated in UNION CITY BOROUGH, Erie County, Pennsylvania being 50 West High Street, Union City, PA 16438-1230
 Dimensions: 71x118
 Acreage: 3428
 Assessment Map number:
 42007025000100
 Assessed Value: \$ 108,850.00
 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

Jan. 2, 9, 16

SALE NO. 22
Ex. #11658 of 2014
Deutsche Bank National Trust
Company, Solely as Trustee for
Mastr Specialized Loan Trust
2006-2 Mortgage Pass-Through
Certificates, Series 2006-2,
Plaintiff

v.
Larry B. Hiwiler, Jr.,
Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 11658-14, Deutsche Bank National Trust Company, Solely

as Trustee for Mastr Specialized Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2 vs. Larry B. Hiwiler, Jr
 Amount Due: \$120,177.98
 Larry B. Hiwiler, Jr, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 412 West 10th Street, Erie, PA 16502

Dimensions: 52.5 x 165
 Acreage: 0.1989
 Assessment Map number:
 16030025014000
 Assessed Value: 134,360.00
 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

Jan. 2, 9, 16

SALE NO. 23
Ex. #10223 of 2014
Wells Fargo Bank, N.A., Plaintiff
 v.
Scott D. Jaskiewicz, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10223-14, Wells Fargo Bank, N.A. vs. Scott D. Jaskiewicz
 Amount Due: \$28,554.70
 Scott D. Jaskiewicz, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1528 Linwood Avenue, Erie, PA 16510-1026

Dimensions: 60 X 138
 Acreage: 0.1901
 Assessment Map number:
 18051014022900
 Assessed Value: 55,610.00
 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

Jan. 2, 9, 16

SALE NO. 24
Ex. 12098 of 2012
US Bank National Association,
as Trustee for Structured Asset
Securities Corporation Mortgage
Pass-through Certificates, Series

2006-NC1, Plaintiff
 v.
William A. McCommons
J. Christopher Miller, as
Individual and Life Tenant,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12098-12, US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-through Certificates, Series 2006-NC1 vs. William A. McCommons, J. Christopher Miller, as Individual and Life Tenant

Amount Due: \$82,401.39
 William A. McCommons, J. Christopher Miller, as Individual and Life Tenant, owner(s) of property situated in TOWNSHIP OF MCKEAN, Erie County, Pennsylvania being 8910 Main Street, McKean, PA 16426-1410

Dimensions: 85 ft. x 264 ft.
 Acreage: 0.5152 Acres
 Assessment Map number:
 32004004000500
 Assessed Value: \$82,400.00
 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

Jan. 2, 9, 16

SALE NO. 25
Ex. #11609 of 2014
Citifinancial Servicing LLC,
A Delaware Limited Liability
Company, Plaintiff
 v.
Darlene A. Montroy a/k/a
Darlene Smith a/k/a Darlene A.
Smith, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11609-14, Citifinancial Servicing LLC, A Delaware Limited Liability Company vs. Darlene A. Montroy a/k/a Darlene Smith a/k/a Darlene A. Smith
 Amount Due: \$50,129.50
 Darlene A. Montroy a/k/a Darlene Smith a/k/a Darlene A. Smith, owner(s) of property situated in ERIE CITY, Erie County,

Pennsylvania being 2905 Holland Street, Erie, PA 16504-1043
Dimensions: 67 x 115
Acreage: 0.1769
Assessment Map number: 18050082012100
Assessed Value: 71,640.00
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

Jan. 2, 9, 16

SALE NO. 26

Ex. #10831 of 2014
Bank of America, N.A., Plaintiff
v.

Cislyn Munroe, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10831-14, Bank of America, N.A. vs. Cislyn Munroe Amount Due: \$4,036.84

Cislyn Munroe, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1224 East 20th Street, Erie, PA 16503-2408

Dimensions: 40 x 105
Acreage: 0.0964
Assessment Map number: 15021006022600
Assessed Value: 31,300

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

Jan. 2, 9, 16

SALE NO. 27

Ex. #11559 of 2014
Citifinancial Servicing LLC,
Plaintiff
v.

David A. Parker, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11559-14, Citifinancial Servicing LLC vs. David A. Parker Amount Due: \$129,212.22

David A. Parker, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County,

Pennsylvania being 2929 West 24th Street, Erie, PA 16506-2317
Dimensions: 66
Acreage: 150
Assessment Map number: 33052214000500
Assessed Value: 101,150.00
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

Jan. 2, 9, 16

SALE NO. 28

Ex. #11351 of 2011
Wells Fargo Bank, N.A., as
Trustee for Abfc 2006-Opt1
Trust, Asset Backed Funding
Corporation Asset-Backed
Certificates, Series 2006-Opt1,
Plaintiff
v.

Matthew J. Staley
Dennis J. Staley, Deceased,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11351-11, Wells Fargo Bank, N.A., as Trustee for Abfc 2006-Opt1 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-Opt1 vs. Matthew J. Staley

Amount Due: \$81,301.21
Matthew J. Staley, owner(s) of property situated in Erie County, Pennsylvania being 3904 Stanley Avenue, Erie, PA 16504-2404
Dimensions: 50 X 120
Acreage: 0.1377

Assessment Map number: 18052003020700
Assessed Value: \$78,000
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

Jan. 2, 9, 16

SALE NO. 29

Ex. #11722 of 2014
Green Tree Servicing LLC
v.

Sonja L. Thompson Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11722-14 Green Tree Servicing LLC vs. Sonja L. Thompson

Amount Due: \$85,410.58
Sonja L. Thompson, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 317 East 27th Street, Erie, PA 16504-1007

Assessment Map number: 18050078011600
Assessed Value: \$58,800.00

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

Jan. 2, 9, 16

SALE NO. 30

Ex. #13480 of 2013
PHH Mortgage Corporation f/k/a
Cendant Mortgage Corporation,
Plaintiff
v.

Gary K. Tomporowski, in
His Capacity as Heir of Gary
Tomporowski a/k/a Gary G.
Tomporowski, Deceased Derek
M. Tomporowski, in His Capacity
as Heir of Gary Tomporowski
a/k/a Gary G. Tomporowski,
Deceased, Jackie Wilson, in
Her Capacity as Heir of Gary
Tomporowski a/k/a Gary
G. Tomporowski, Deceased
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Gary Tomporowski a/k/a Gary
G. Tomporowski, Deceased,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13480-13

PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation vs. Gary K. Tomporowski, in His Capacity as Heir of Gary Tomporowski a/k/a Gary G. Tomporowski, Deceased, Derek M. Tomporowski, in His Capacity as Heir of Gary Tomporowski a/k/a

Gary G. Tomporowski, Deceased, Jackie Wilson, in Her Capacity as Heir of Gary Tomporowski a/k/a Gary G. Tomporowski, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gary Tomporowski a/k/a Gary G. Tomporowski, Deceased
Amount Due: \$66,154.80

Gary K. Tomporowski, in His Capacity as Heir of Gary Tomporowski a/k/a Gary G. Tomporowski, Deceased, Derek M. Tomporowski, in His Capacity as Heir of Gary Tomporowski a/k/a Gary G. Tomporowski, Deceased, Jackie Wilson, in Her Capacity as Heir of Gary Tomporowski a/k/a Gary G. Tomporowski, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gary Tomporowski a/k/a Gary G. Tomporowski, Deceased, owner(s) of property situated in WESLEYVILLE BOROUGH, Erie County, Pennsylvania being 3319 Edison Avenue, Erie, PA 16510-1907

Dimensions: 93 X 107.1
Acreage: 0.2211
Assessment Map number: 50002039000300
Assessed Value: 80,900.00
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

Jan. 2, 9, 16

SALE NO. 31

Ex. #10842 of 2013
Bank of America, N.A., as
Successor by Merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP, Plaintiff

v.

Richard D. Williams, Jr
Violet Williams, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10842-2013, Bank

of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Richard D. Williams, Jr, Violet Williams

Amount Due: \$116,864.17
Richard D. Williams, Jr, Violet Williams, owner(s) of property situated in CONNEAUT TOWNSHIP, Erie County, Pennsylvania being 14170 West Cherry Hill Road, Albion, PA 16401-9749
Parcel # 04001001000701
Dimensions: 2.740 x 2.945
Acreage: 2.7400
Assessed Value: 118,500.00
Parcel # 04001001000700
Dimensions: 93.066 x 93.306
Acreage: 93.0660
Assessed Value: 67,600.00
Assessment Map number: 04001001000700, 04001001000701
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

Jan. 2, 9, 16

SALE NO. 32

Ex. #13890 of 2012
Wells Fargo Bank, N.A., Plaintiff

v.

Candy M. Wright
Roy L. Wright a/k/a Roy L.
Wright, Jr., Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13890-12, Wells Fargo Bank, N.A. vs. Candy M. Wright, Roy L. Wright a/k/a Roy L. Wright, Jr.
Amount Due: \$47,256.92
Candy M. Wright, Roy L. Wright a/k/a Roy L. Wright, Jr., owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1253 West 21st Street, Erie, PA 16502-2311
Dimensions: 33 x 135
Acreage: 0.1023
Assessment Map number: 19062001021700
Assessed Value: \$56,100
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

Jan. 2, 9, 16

SALE NO. 33

Ex. #11232 of 2014
By virtue of a Writ of Execution
No. 2014-11232, U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.

MICHAEL J. ANYSZ AND
KAYLA L. SONNEY, Defendants
SHERIFF'S SALE

Real Estate: 3024 W. 11TH STREET, ERIE, PA 16505
Municipality: Millcreek Township
Erie County, Pennsylvania
See Deed Book 2010-017286
Tax I.D. (33) 29-61-14.01
Assessment: \$18,100.00 (Land)
\$51,400.00 (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

Jan. 2, 9, 16

SALE NO. 35

Ex. #10681 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

DIANA L. GROTERS,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 10681-14, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DIANA L. GROTERS, Defendants
Real Estate: 1255 WEST 21ST STREET, ERIE, PA 16502
Municipality: City of Erie (formerly Township of Millcreek) Erie County, Pennsylvania

Dimensions: 135 x 33
 See Deed Book 2010-9979
 Tax I.D. (19) 6201-218
 Assessment: \$10,900. (Land)
 \$52,530. (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

Jan. 2, 9, 16

SALE NO. 36

Ex. #11285 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

JENDIA. FRYE AND SHAWN
MULVIN, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2014-11285
 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JENDIA A. FRYE AND SHAWN MULVIN, Defendants
 Real Estate: 6034 GLADE DRIVE, ERIE, PA 16505
 Municipality: Township of Millcreek, Erie County, Pennsylvania, Lot 17, Kearsarge Park, Andrews Land Company, Subdivision of Kuntz Farm, part of Tract 346, D.B. 227, Pg. 742
 See Deed Book 2010-030047
 Tax I.D. (33) 189-593-16.01
 Assessment: \$25,400. (Land)
 \$108,900. (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

Jan. 2, 9, 16

SALE NO. 37

Ex. #11113 of 2014
MIDFIRST BANK, Plaintiff
 v.
BRADEN AMBROSE-NOTO

JASON NOTO, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 11113-14 MIDFIRST BANK, Plaintiff vs. BRADEN AMBROSE-NOTO JASON NOTO, Defendants
 Real Estate: 319 WEST 7TH STREET, ERIE, PA 16502
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 567, Page 42
 Tax I.D. (17) 4010-110
 Assessment: \$8,800. (Land)
 \$86,400. (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

Jan. 2, 9, 16

SALE NO. 38

Ex. #12105 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

MICHELLE M. PAUL,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2014-12105, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MICHELLE M. PAUL, Defendants
 Real Estate: 555 WEST 3RD STREET, ERIE, PA 16507
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 2007-023148
 Tax I.D. (17) 4018-121
 Assessment: \$8,400.00 (Land)
 \$80,100.00 (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

Jan. 2, 9, 16

SALE NO. 39

Ex. #11682 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

ANNMARIE STEVENSON
and DANIEL J. STEVENSON,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2014-11682, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ANNMARIE STEVENSON and DANIEL J. STEVENSON, Defendants

Real Estate: 3899 FAIRVIEW COURT, FAIRVIEW, PA 16415
 Municipality: Fairview Township (formerly Borough of Fairview), Erie County, Pennsylvania
 Weislogel Subdivision No. 1, Lot 26
 Map Book 6, Page 27
 See Deed Book 1587, Page 2072
 Tax I.D. (21) 78-10-50
 Assessment: \$29,300. (Land)
 \$111,920. (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

Jan. 2, 9, 16

SALE NO. 40

Ex. #10363 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

THOMAS B. TUIE, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2014-10363, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. THOMAS B. TUIE, Defendants
 Real Estate: 516 EAST 28TH

STREET, ERIE, PA 16504
Municipality: City of Erie, Erie County, Pennsylvania
See Deed Book 2010-24484
Tax I.D. (18) 5068-114
Assessment: \$17,400. (Land) \$34,470. (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

Jan. 2, 9, 16

SALE NO. 41

Ex. #12000 of 2014
U.S. Bank National Association,
(Trustee for the Pennsylvania
Housing Finance Agency,
pursuant to a Trust Indenture
dated as of April 1, 1982),
Plaintiff,

v.

Richard A. Monroe, Jr.,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-12000, U.S. Bank National Association, et al vs. Richard A. Monroe, Jr., owner of property situated in City of Erie, Erie County, Pennsylvania being 2613 Plum Street, Erie, PA 16508. Dimensions: 6,075 Sq. ft.; .14 Acres Assessment Map Number: 19060041021200
Assess Value figure: \$72,600.00
Improvement thereon: Dwelling
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Jan. 2, 9, 16

SALE NO. 42

Ex. #12036 of 2014
U.S. Bank National Association,
(Trustee for the Pennsylvania
Housing Finance Agency
pursuant to a Trust Indenture
dated as of April 1, 1982),
Plaintiff

v.

Justin D. Russell and Ann H.
Russell, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 2014-12036, U.S. Bank National Association, et al vs. Justin D. Russell and Ann H. Russell, owner(s) of property situated in the Borough of Edinboro, Erie County, Pennsylvania being 708 Aspen Way, Edinboro, PA 16412.
Dimensions: 14,250 Sq. ft.; .33 Acres
Assessment Map Number: (11) 7-32-3-22
Assess Value figure: \$122,610.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Jan. 2, 9, 16

SALE NO. 43

Ex. #12274 of 2014
THE BANK OF NEW YORK
MELLON FKA THE BANK
OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE
HOLDERS OF THE CWABS
INC., ASSET-BACKED
CERTIFICATES, SERIES
2006-2, Plaintiff

v.

ANGELA M. DAVIS,
Defendant(s)

DESCRIPTION

All That Certain Piece Or Parcel Of Land Situates 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 South Line Of 23rd Street Two Hundred Eighty-Eight (288) Feet West Of West Line Of Myrtle Street; Thence Southwardly Parallel With Hundred Thirty-Five (135) Feet; Thence Westwardly Parallel With 23rd Street Thirty-Three (33) Feet; Thence Northwardly With Myrtle Street One Hundred Thirty-Five (135) Feet To The South Line Of 23rd Street; Thence Eastwardly Along The South Line Of 23rd Street Thirty-Three (33) Feet To The Place Of Beginning Being Known As 327 West 23rd Street And Bearing Erie County Tax Index No. (19) 6011-110
Property Address: 327 West 23rd Street, Erie, PA 16502
KML Law Group, P.C.

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

Jan. 2, 9, 16

SALE NO. 45

Ex. #11440 of 2014
FRANKLIN AMERICAN
MORTGAGE COMPANY,
Plaintiff

v.

KEVIN R. GARFIELD,
Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, numbered and known as Lot No. 52 of the Andrews Land Company Subdivision of Land Lighthouse property, Third Section, as same appears of record in Erie County, Pennsylvania, Map Book No. 2, page 139, said Lot having a frontage of thirty-six (36) feet on the east side of Lighthouse Street and a depth of one hundred five (105) feet and having erected thereon a dwelling house.

Also all that certain piece or parcel of land situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, and being bounded and described as follows to wit: Being Lot No. 51 of the Andrews Land Company Subdivision of Land Lighthouse property in the Third Section as is recorded in Map Book 2, pages 138 and 139, and being part of Reserve Tract No. 38. PARCEL NO.: (14) 1044-227

PROPERTY ADDRESS: 315 Lighthouse Street Erie, PA 16507
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Jan. 2, 9, 16

SALE NO. 46

Ex. #10833 of 2014
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff

v.

ACSINIA KISH, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the intersection of the south line of 2nd Street and the west line of Lighthouse Street; thence southwardly along Lighthouse Street, 28.77 feet to a point; thence westwardly parallel with 2nd Street, 94 feet to a point; thence northwardly parallel with Lighthouse Street, 28.77 feet to a point on 2nd Street thence eastwardly along 2nd Street, 94 feet to the place of beginning. Said lot being part of Lot No. 94 of the ANDREWS LAND COMPANY SUBDIVISION of Land Light House Park, First Section. PROPERTY ADDRESS: 202 Lighthouse Street Erie, PA 16507 KML Law Group, P.C. Attorney for Plaintiff SUITE 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 47

Ex. #12248 of 2014

GREEN TREE SERVICING LLC, Plaintiff

v.

CHARLES R. KITELINGER, Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the Second Ward of the Borough of Union City, County of Erie and State of Pennsylvania, more particularly bounded and described as follows, to-wit: BEGINNING at the intersection of the south line of Parade Street with the east line of Hazen Street; Thence in an easterly direction along the south line of Parade Street to the west line of land now or formerly owned by Levi D. Hall, et ux, a distance of 83 feet; Thence in a southerly direction along the west line of land, now or formerly owned by Levi D. Hall, et ux, a distance of 55 feet to a stake; Thence in a westerly direction parallel with the

south line of Parade Street to the east line of Hazen Street; Thence in a northerly direction along the east line of Hazen Street to the place of beginning, a distance of 55 feet. The above described property has a frame dwelling house and other improvements erected thereon and is property commonly known as No. 40 Parade Street, Union City, Pennsylvania, Bearing Erie County Tax Index No. (42) 15-75-1. PROPERTY ADDRESS: 40 Parade Street Union City, PA 16438 KML Law Group, P.C. Attorney for Plaintiff Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 48

Ex. #13417 of 2013

BANK OF AMERICA, N.A., Plaintiff

v.

NEIL R. MANDO, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in Sixth Ward of the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being known as Lot Number Fifty (50) of Sink's Re-Subdivision of Blocks "C", "D" and "E" in Niemeyer Gardens as more fully set forth in Erie County Map Book No. 3, page 11, said lot having a frontage of forty (40) feet on the north side of Thirtieth Street and a uniform depth of ninety-five (95) feet SAID premises commonly known as 1322 West 30th Street, Erie, Pennsylvania, 16504 and are further identified by Erie County Assessment Index Number (19) 62223-427. BEING the same premises conveyed to the Mortgagor by deed which is intended to be recorded forthwith. PROPERTY ADDRESS: 1322 West 30th Street Erie, PA 16508 KML Law Group, P.C. Attorney for Plaintiff SUITE 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 49

Ex. #12393 of 2014

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., Plaintiff

v.

JANE G. ROWLAND F/K/A JANE G. DALEY, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Second Ward of the Borough of Union City, County of Erie and commonwealth of Pennsylvania, bounded and described as follows to-wit: BEGINNING at a point on the south side of Waterford street, located at the northeast corner of land formerly owned by T. Pratt, now or formerly owned by Margaret Roberts; thence southwardly, along the east line of said land formerly owned by T. Pratt and now or formerly owned by Margaret Roberts, a distance of 200 feet to a point; thence eastwardly, along the north line of sold by Minnie E. Anderson to Elmer E. Hare by deed recorded in the Recorder's Office of the Erie County, on September 13, 1909, in DBV 175 page 338, a distance of 50 feet to land formerly owned by James Preston Estate or land formerly of Eugene Cottrell, being land now or formerly owned by C. H. Pratt; thence northwardly along said land formerly owned by Eugene Cottrell and land now or formerly owned by C. H. Pratt a distance of 200 feet to the south line of Waterford Street; thence westwardly, along the south line of Waterford Street, a distance of 50 feet to the place of beginning. UNDER AND SUBJECT to reservations, restrictions, easements and rights of way as recorded in prior instruments of record. PROPERTY ADDRESS: 58 Waterford Street Union City, PA 16438 KML Law Group, P.C.

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

Jan. 2, 9, 16

SALE NO. 50

Ex. #12175 of 2014

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

v.

RYAN L. THORNTON,

Defendant(s)

DESCRIPTION

All That Certain Piece Of Land Situate In The First Ward Of The Borough Of North East, County Of Erie And Commonwealth Of Pennsylvania, Bounded And Described As Follows, To Wit:

Beginning At A Point In The North Line Of Gibson Street At A Distance Of One Hundred Forty-Three And Three Tenths (143.3) Feet North 88 Degrees 10 Minutes East From Its Intersection With The Old Borough Line; Thence North 1 Degree 15 Minutes West Three Hundred Six And Forty One Hundredths (306.41) Feet To A Point In The North Borough Line; Thence North 64 Degrees 0 Minutes East Fifty Four And Eighty Two Hundredths (54.82) Feet To A Point; Thence South 1 Degree 15 Minute East Three Hundred Twenty-Eight And Eighty Three Hundredths (328.83) Feet To The North Line Of Gibson Street; Thence South 88 Degrees 10 Minutes West Along The North Line Of Gibson Street Fifty (50) Feet To The Place Of Beginning, And Being Known As Lot No. 2 Of That Certain Plot Dated The 10th Day Of December, 1947 And Known As Gibsonia Heights, Said Plot Having Been Prepared By E.I. Sprague, Registered Engineer And Surveyor For Forest W. Hopkins And Louis W. Minte, Owners.

Excepting From This Transfer The Following Parcel Which Has Previously Been Conveyed By George H. Riefstahl, His Wife, To Milvan Construction Company, By Deed Dated December 24, 1971, More Fully Described As Follows:

All That Certain Piece Or Parcel Of Land Lying And Being Situate In The First Ward Of North East Borough, Erie County, Pennsylvania, Being More Particularly Described As Follows, To Wit:

Beginning At A Point On The South Bounds Of Bank Street, Said Point Being North Sixty Four Degrees, Zero Minutes (64 Degrees 0 Minutes) East, One Hundred Sixty And Twelve Hundredths (160.12) Feet From The Intersection Of The South Bounds Of Bank Street With The East Bounds Of Tannery; Street Said Point Also Being The Northeast Corner Of Property Of Milvan Construction Corporation More Fully Described In Erie County Deed Book 1046 At Page 83, Thence Continuing On Said Bounds North Sixty Four Degrees, Zero Minutes (64 Degrees 1 Minutes) East, Fifty And Eighty Two Hundredths (54.82) Feet To A Point; Thence South One Degree, Fifteen Minutes (1 Degree 15 Minute) East, One And Hundred Fifty Four And Forty One Hundredths (154.41) Feet To A Point; Thence South Eighty Eight Degrees, Ten Minutes (88 Degrees 10 Minutes) West Fifty (50) Feet To A Point On The East Line Of Property Of Milvan Construction Corporation, More Fully Described In Erie County Deed Book 1046 At Page 83; Thence North One Degree, Fifteen Minutes (1 Degree 15 Minute) West, Along The East Line Of Property Of Milvan Construction Corporation, One Hundred Thirty Two (132) Feet To A Point And The Place Of Beginning, Containing Seven Thousand One Hundred And Sixty (7160) Square Feet Of Land, Being The Same More Or Less And Being The North Portion Of Lot No. 2 Of The Certain Plot Dated The 10th Day Of December, 1947 And Known As Gibsonia Heights.

PROPERTY ADDRESS: 136 Gibson Street North East, PA 16428
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 51

Ex. #10650 of 2014

**GREEN TREE SERVICING
 LLC, Plaintiff**

v.

JAMIE D. URSO, Defendant(s)

DESCRIPTION

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

Beginning at a point in the west line of Dexter Avenue (formerly Arbuckle Avenue) 310 feet south of the intersection of the west line of Dexter Avenue (formerly Arbuckle Avenue) and the south line of East 41st Street; thence south 25 degrees 20 minutes east along the west line of Dexter Avenue (formerly Arbuckle Avenue) 62 feet to a point; thence south 64 degrees 40 minutes west 135 feet to a point; thence north 25 degrees 20 minutes west 62 feet to a point; thence north 64 degrees 40 minutes east 135 feet to the west line of Dexter Avenue (formerly Arbuckle Avenue), the point of beginning; being all of Lot No. 18, the adjoining southerly 10 feet in width of Lot No. 17 and the adjoining parts of Lots Nos. 22, 23, 24, and 25 in Block 12 of the Arbuckle Heights Subdivision, according to a plot thereof recorded in Erie County Map Book 2, page 354.

PROPERTY ADDRESS: 4134 Dexter Avenue Erie, PA 16504
 KML Law Group, P.C.

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

Jan. 2, 9, 16

SALE NO. 52

Ex. #11425 of 2014

**CitiMortgage, Inc., successor
 by merger with ABN AMRO
 Mortgage Group, Inc.**

v.

**Brian DeSanto a/k/a
 Brian J. DeSanto
SHERIFF'S SALE**

By virtue of a Writ of Execution

filed to No. 11425-14, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. vs. Brian DeSanto a/k/a Brian J. DeSanto, owners of property situated in Erie County, Pennsylvania 959 West 37 Street, Erie, PA 16508
 Assessment Map number: (19)-6114-110
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 2, 9, 16

SALE NO. 53

Ex. #11284 of 2014
Wells Fargo Bank, N.A.,
successor by merger to Wachovia
Bank, N.A.

v.

David L. Langdon and
Christine A. Langdon
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11284-14 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A. vs. David L. Langdon and Christine A. Langdon, owners of property situated in McKean Township, Erie County, Pennsylvania being 2420 Greenlee Road, Waterford, PA 16441
 Assessment Map number: (31) 7-43-10.04
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 2, 9, 16

SALE NO. 54

Ex. #11240 of 2014
CITIFINANCIAL SERVICING,
LLC

v.

Joyce Ann Martin a/k/a
Joyce Martin
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11240-14 CITIFINANCIAL SERVICING, LLC vs. Joyce Ann Martin a/k/a Joyce Martin, owner of property situated in Erie County,

Pennsylvania being 724 West 50th Street, Erie, PA 16509
 Assessment Map number: 33-119-460-23
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 2, 9, 16

SALE NO. 55

Ex. #11273 of 2014
U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE
FOR STRUCTURED ASSET
SECURITIES CORPORATION
SASCO MORTGAGE
LOAN TRUST 2001-12
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES
2002-12

v.

STEVEN J. OOSTERKAMP, JR.,
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-11273, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION SASCO MORTGAGE LOAN TRUST 2002-12 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2002-12 vs. Steven J. Oosterkamp, Jr., owner of property situated in Erie County, Pennsylvania being 1126 East 11th Street, Erie, PA 16503
 Assessment Map number: 15-020-048.0-306.00
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 2, 9, 16

SALE NO. 56

Ex. #10941 of 2011
BEAL BANK S.S.B.
v.
ROY W. PETERS and
JUNE M. PETERS
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2011-10941, Beal Bank

S.S.B. vs. Roy W. Peters and June M. Peters, owners of property situated in Erie County, Pennsylvania being 4369 South Cemetery Road a/k/a 4369 South Cemetery Road, North East, PA 16428
 Assessment Map number: (37) 22-92-1-02
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 2, 9, 16

SALE NO. 57

Ex. #12118 of 2014
Deutsche Bank National Trust
Company, as Trustee for
Soundview Home Loan Trust
2005-OPT4, Asset-Backed
Certificates, Series 2005-OPT4
C/O Ocwen Loan Servicing LLC.

v.

Alexander Cubero
Larue Tasha Cubero
LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of North East, County of Erie, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
 BEGINNING at the southeast corner of land deeded by Raymond A. Eastman and Marjorie E. Eastman to, William C. Walker and Katherine Walker and being part of Tract 158 (incorrectly designated Tract 58 in prior deed) of North East Township, in the east line of said tract and the center of the Cemetery Road; thence, south 64 degrees, 0 minutes west, two hundred twenty-two and twenty-two hundredths (222.22) feet to a point in the south line of the original property and the north line of Hinkler, Formerly B.R. Pierce; thence north 0 degrees, 44 minutes west, parallel with the center of the Cemetery road, two hundred twenty and no hundredths (222.00) feet; thence North 64 degrees, 0 minutes East, two hundred twenty-two and twenty-two hundredths (222.22) feet to the center of said road; thence south 0 degrees, 44 minutes east along the centerline of

said road, two hundred twenty and no hundredths, (220.00) feet to the place of beginning. Containing one (1) acre of land, be the same more or less. (The last call and the last sentence were mistakenly omitted in the prior deed.)

Said premises having erected thereon a dwelling commonly known as 4078 South Cemetery Road, North East, Pennsylvania 16428 and bearing Erie County Index No. (37) 19-94-13.

PROPERTY ADDRESS: 4078 Cemetery Road, North East, PA 16428

PARCEL 37019094001300

BEING the same premises Douglas P. Hammerman and Brenda Hammerman, husband and wife, husband and wife by Deed dated September 23, 2005, and recorded September 27, 2005, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1273, Page 752, granted and conveyed unto Alexander Cubero and Larue Tasha Cubero, as tenants by the entireties with the right of survivorship in the survivor thereof. William E. Miller, Esquire Stern & Eisenberg, P.C.

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

Jan. 2, 9, 16

SALE NO. 58

Ex. #12135 of 2014
U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by Caliber Home Loans, Inc., as its attorney in fact, Plaintiff

v.

Janet Esser a/k/a Janet M. Esser, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12135-14 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by Caliber Home Loans, Inc., as its attorney in fact v. Janet Esser, a/k/a Janet M. Esser, owners of property situated in the Township of Waterford, Erie County, Pennsylvania being 318 East 4th Street, Waterford,

Pennsylvania 16441.
Tax I.D. No. 46007029000106
Assessment: \$ 141,722.19
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Jan. 2, 9, 16

SALE NO. 59

Ex. #13308 of 2009
BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, Plaintiff

v.

Amy Raupach, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13308-09, BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Amy Raupach, owners of property situated in the Township of Corry, Erie County, Pennsylvania being 531 West Church Street a.k.a P.O. Box 170, Corry, Pennsylvania 16407.

Tax I.D. No. (8) 34-137-13
Assessment: \$ 47,486.95
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Jan. 2, 9, 16

SALE NO. 61

Ex. #12186 of 2014
LSF8 Master Participation Trust c/o Caliber Home Loans, Inc., Plaintiff

v.

Tina M. Washok a/k/a Tina Washok, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12186-14, LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. v. Tina M. Washok, a/k/a Tina Washok, owners of property situated in the Township of Erie, Erie County, Pennsylvania being 3215 Perry Street, Erie, Pennsylvania 16504.

Tax I.D. No. 18-5055-128
Assessment: \$ 142,210.84

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

Jan. 2, 9, 16

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**DAVIS, MAX,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Susan R. Tolin
Attorney: Craig A. Zonna, Esquire, Elderkin Law Firm, 150 East 8th St., Erie, PA 16501

**EASTON, HAZEL V.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Sharon M. Easton-Lomax
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**PAKULSKI, FRANK J.,
deceased**

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

**PAPANIKOS, MARY,
deceased**

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania
Executor: William Papanikos
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**PEPICELLO, GERALDINE T.,
deceased**

Late of Harborcreek Township, County of Erie, Commonwealth of Pennsylvania
Co-Administrators: Joseph A. Picicello, 7000 Firman Road, Erie, PA 16510 and Robert M. Picicello, 6799 Macoun Way, North East, PA 16428
Attorney: None

SECOND PUBLICATION**ADAMS, JAMES EDWARD,
a/k/a JAMES E. ADAMS,
deceased**

Late of the Borough of Waterford, County of Erie and Commonwealth of Pennsylvania
Co-Administrators: John E. Adams and Jessica A. Spencer, c/o Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania

**ALLEN, MARJORIE J.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Carol J. Parsons, c/o 300 State Street, Suite 300, Erie, PA 16507
Attorney: Thomas V. Myers, Esquire, Marsh Spaeder Baur Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**BATTEN, LEONARD A.,
deceased**

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

**BRERETON, WILLIAM F.,
M.D.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executrix: Constance C. Brereton, 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

**CLAFFEY, MARY RUTH, a/k/a
MARY R. CLAFFEY,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Thomas L. Tillman, 7653 Willard Drive, Fairview, PA 16415
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**COMSTOCK, JOSEPH A., SR.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Joseph A. Comstock, Jr., c/o 300 State Street, Suite 300, Erie, PA 16507
Attorney: Thomas V. Myers, Esquire, Marsh Spaeder Baur Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**CRAWFORD, VERA MAE
STANTON,
deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Administrator: Patricia Steele, 1306 E. 31st St., Erie, PA 16504
Attorney: None

**CSIR, JOHN M.,
deceased**

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

Executrix: Kimberly Grago-Csir, 1101 Brown Avenue, Erie, PA 16502

Attorney: Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**DORAN, MARVIN D., a/k/a
MARVIN DORAN,
deceased**

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

Executor: Joseph E. Meako, 239 South Main Street, Albion, PA 16401

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

**EGLI, MARY a/k/a
MARY L. EGLI,
deceased**

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

Executor: Leslie E. Egli, 10479 Meadville Road, Albion, PA 16401

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

**JORDAN, MARCIUS P., III,
a/k/a MARCIUS JORDAN, III,
deceased**

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

Administratrix: Sylvia Jordan, 427 Brook Hollow Lane, Girard, PA 16417

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

**KINGEN, PATRICIA G., a/k/a
PATRICIA KINGEN,
deceased**

Late of the Township of LeBoeuf
Co-Executors: Dale R. Kingen and Debra L. Bernik

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

**KOPYCINSKI, GLORIA J.,
deceased**

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

Executrix: Amy Lynn Papale, c/o Jerome C. Wegley, Esq., 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

**LANG, EMORY W., JR., a/k/a
EMORY W. LANG, a/k/a
EMORY WILLIAM LANG,
deceased**

Late of the Township of Harborcreek

Executrix: Audrey Causgrove, 1824 East 6th Street, Erie, PA 16511

Attorney: None

**LAYDEN, PAUL W., M.D.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania

Executrix: Susan L. Melh, c/o Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MORROW, NORMA J.,
deceased**

Late of the Township of Harborcreek

Executor: Ronald Morrow, 3215 Francis Street, Erie, PA 16510

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

**NICHOLS, ELIZABETH M.,
deceased**

Late of Millcreek Township

Executor: Gerald P. Nichols, c/o 246 West 10th Street, Erie, PA 16501

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

**OLENSKI, JOHN J.,
deceased**

Late of Fairview Township, Erie County, Commonwealth of Pennsylvania

Co-Executrices: Pamela M. Holmes and Doreen Johnson, 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

**PHANCO, VIRGINIA M.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Administratrix C.T.A.: Melinda M. Lawson-Weier, 311 Walnut Street, Meadville, PA 16335

Attorney: Brian J. Lindsay, 311 Walnut Street, Meadville, PA 16335

**ROSSI, ALPHONSO V.,
deceased**

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

Executor: Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

Attorney: Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**SCEIFORD, MARY E., a/k/a
MARY ELIZABETH
SCEIFORD,
deceased**

Late of North East Township, Erie County, Pennsylvania
Executor: PNC Bank, N.A., c/o Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**TILLMAN, MARJORIE JANE,
a/k/a MARJORIE J. TILLMAN,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Thomas L. Tillman, 7653 Willard Drive, Fairview, PA 16415
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**WATFORD, LOUIS C., a/k/a
LOUIS WATFORD, a/k/a
LOUIS CHARLES WATFORD,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Lizzie Ann Watford, c/o James A. Pitonyak, Esquire, 1001 State Street, Suite 303, Erie, PA 16501
Attorney: James A. Pitonyak, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

THIRD PUBLICATION

**BROADHEAD, MARY
MARGARET, a/k/a MARY M.
BROADHEAD,
deceased**

Late of North East Borough
Executor: Gerald A. Broadhead III, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**CAMPBELL, PAUL CHARLES,
deceased**

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

**DROPCHO, RITA A., a/k/a
RITA DROPCHO,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Kathleen Evanoff, 9681 Sampson Road, Erie, PA 16509
Attorney: James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

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**DRUMM, JAMES B., a/k/a
JAMES BROOKS DRUMM,
a/k/a JAMES DRUMM,
deceased**

Late of the Township of Millcreek
Executor: James B. Drumm
Attorney: Michael G. Nelson,
Esq., Marsh, Spaeder, Baur,
Spaeder & Schaaf, LLP, 300
State Street, Suite 300, Erie,
Pennsylvania 16507

**GILMORE, EILEEN G., a/k/a
MARY E. GILMORE, a/k/a
MARY EILEEN GILMORE,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: John A. Lauer, 100
State Street, Suite 700, Erie, PA
16507-1459
Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**GLENNON, MARK J.,
deceased**

Late of Greene Township, County
of Erie, Pennsylvania
Executrix: Shannon Glennon,
10522 Bennett Road, Erie, PA
16504
Attorney: Tina Fryling, Esq., PO
Box 1084, Erie, PA 16512-1084

**GUSTAFSON, SHIRLEY L.,
deceased**

Late of the City of Erie, Erie
County, Pennsylvania
Executor: Charles D. Agresti,
Esq., Agresti Law Firm, 17 West
10th Street, Erie, Pennsylvania
16501
Attorney: Charles D. Agresti,
Esq., Agresti Law Firm, 17 West
10th Street, Erie, Pennsylvania
16501

**HILLS, AGNES D., a/k/a
AGNES HILLS,
deceased**

Late of the Township of
Springfield, County of Erie, State
of Pennsylvania
Executor: Dennis C. Hills, PO
Box 74, West Springfield, PA
16443
Attorney: James R. Steadman,
Esq., 24 Main St. E., PO Box 87,
Girard, PA 16417

**HINKLER, THOMAS E., a/k/a
THOMAS HINKLER, SR.,
deceased**

Late of the Township of
Harborcreek, County of Erie and
Commonwealth of Pennsylvania
Executor: Dennis Hinkler,
6035 Fossilwood Court, Erie,
Pennsylvania 16506
Attorney: Peter W. Bailey,
Esquire, 336 East Sixth Street,
Erie, Pennsylvania 16507

**KNOBLOCH, NELDA J.,
deceased**

Late of Millcreek Township
Executor: Jack M. Gornall, 17
Niagara Pier, Erie, PA 16507
Attorney: Michael A. Fetzner,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**SHADE, DORIS C.,
deceased**

Late of the Township of
Harborcreek, County of Erie and
Commonwealth of Pennsylvania
Executrix: Diane E. Flook
Attorney: Kenneth G. Vasil,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**SZPARA, HENRY JOSEPH,
a/k/a HENRY J. SZPARA,
a/k/a HENRY SZPARA,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: Dennis Szpara, c/o 333
State Street, Suite 203, Erie, PA
16507
Attorney: Wayne G. Johnson, Jr.,
Esquire, 333 State Street, Suite
203, Erie, PA 16507

**VOMMARO, JOHN,
deceased**

Late of Wattsburg, County of Erie,
Commonwealth of Pennsylvania
Executrix: Jill Vommaro, c/o
Denise C. Pekelnicky, Esq., 68
East Main Street, North East, PA
16428
Attorney: Denise C. Pekelnicky,
Esq., 68 East Main Street, North
East, PA 16428

**WARUS, LUCY N.,
deceased**

Late of the City of Erie
Executor: James D. Warus, 324
Lake Avenue, Erie, Pennsylvania
16511
Attorney: None

**YONKO, CHRISTOPHER S.,
deceased**

Late of the Township of
Millcreek, County of Erie,
Commonwealth of Pennsylvania
Administrator: Ryan Yonko, 5213
Buffalo Road, Erie, PA 16510
Attorneys: MacDonald, Illig,
Jones & Britton, LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**ZUPANICK, DOROTHY M.,
a/k/a DOROTHY ZUPANICK,
deceased**

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

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