

# Erie County Legal Journal

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98 ERIE 32 - 39  
Ruth v. Elk Creek Township

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# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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# Erie County Bar Association Calendar of Events and Seminars

## TUESDAY, MARCH 31, 2015

ECBA Live Seminar  
*IOLTA Accounts: The Basics and Beyond, including the  
New Rules Governing Fiduciary Accounts  
and Producing Required Reports*  
Bayfront Convention Center  
8:30 a.m. - 9:30 a.m. (8:15 a.m. registration/light  
breakfast)  
\$45 (ECBA member / non-attorney staff)  
\$58 (non-member)  
\$30 (member judge not needing CLE)  
1 hour ethics

## WEDNESDAY, APRIL 8, 2015

ECBA Live Lunch-n-Learn Seminar  
*Estate Practice: Highlights & Recent Developments*  
Bayfront Convention Center  
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)  
1 hour substantive

## THURSDAY, APRIL 9, 2015

ECBA Live Seminar  
*Understanding the Pennsylvania State Parole System*  
Bayfront Convention Center  
1:00 p.m. - 4:00 p.m.  
\$135 (ECBA member / non-attorney staff)  
\$174 (non-member)  
\$90 (member judge not needing CLE)  
3 hours substantive  
*reception to follow*

## MONDAY, APRIL 20, 2015

ECBA Live Lunch-n-Learn Seminar  
*Wills & Estates 101*  
ECBA Headquarters  
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)  
1 hour substantive

## FRIDAY, APRIL 24, 2015

Law Day Luncheon  
Bayfront Convention Center  
Noon  
\$25/person

## SATURDAY, APRIL 25, 2015

Law Day 5K Run/Walk  
Perry Square / Erie County Court House  
9:00 a.m. start time  
\$20 (adult w/shirt) \$15 (adult/no shirt)  
\$15 (12 and under w/shirt) \$10 (12 and under/no shirt)  
*register online - www.eriebar.com*



Erie County Bar  
Association



@eriepabar

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

## 2015 BOARD OF DIRECTORS ————— Richard A. Lanzillo, President

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The Erie County Bar Association invites you to join us for the

# 2015 ANNUAL LAW DAY LUNCHEON

**FRIDAY, APRIL 24, 2015**  
**NOON**  
**BAYFRONT CONVENTION CENTER**  
**\$25/ticket \$200/table of eight**

The LIBERTY BELL, CHANCELLOR of the BAR and PRO BONO Award Recipients will be recognized immediately following lunch.

## WHAT IS LAW DAY?

A day set aside nationally to:

- enhance and expand our education on law-related topics through programs like this one;
- reflect on our rights and responsibilities as citizens;
- examine and celebrate the role of law in our country;
- remember our country's legal heritage;
- reaffirm our dedication to the ideals of equality and justice under law.

Prior to the luncheon, students from local universities and high schools will attend a special presentation by our keynote speaker. If you are interested in sponsoring a student, or table of students, so that they can attend the lunch program as well, please contact the ECBA office.

## Keynote Speaker:

# The Honorable Tom Ridge



**T**he Honorable Tom Ridge is currently CEO of Ridge Global where he leads a team of international experts who help businesses and governments address a range of needs, including risk management, global trade security infrastructure protection, technology integration, emergency preparedness and response and crisis management. He also serves as a partner at Ridge Schmidt Cyber, a cybersecurity firm founded with former White House Cybersecurity Advisor Howard A. Schmidt.

Following the tragic events of 9/11 Tom Ridge became the first Secretary of the U.S. Department of Homeland Security, creating a cabinet department whose mission continues to be keeping America safe from the many threats we face. Prior to that appointment, Ridge was twice elected Governor of Pennsylvania, serving from 1995 to 2001. Governor Ridge's aggressive technology strategy helped fuel Pennsylvania's advances in economic development, education, health care and the environment.

Tom Ridge was elected to the U.S. House of Representatives in 1982 and was overwhelmingly re-elected to Congress five times. He currently serves on the boards of the Institute for Defense Analyses, Center for the Study of the Presidency and Congress as well as other private and public entities, including serving as national co-chair of the Flight 93 Memorial Fundraising Campaign. Throughout his public and private sector career, Tom Ridge has been repeatedly recognized for his service through receipt of many prestigious honors. For more information, visit The Honorable Thomas J. Ridge at [www.RidgeGlobal.com](http://www.RidgeGlobal.com).

**RICHARD RUTH, Complainant**  
**v.**  
**ELK CREEK TOWNSHIP, Respondent**

*WAIVER OF ATTORNEY WORK PRODUCT PRIVILEGE*

The attorney work product privilege can be waived on a selective or limited basis. Such waiver does not render it a “public record” subject to disclosure under the Right-To-Know Law.

*WAIVER OF ATTORNEY WORK PRODUCT PRIVILEGE*

Selective or limited waiver occurs where a document protected by privilege is disclosed in a limited way such that the disclosure does not violate the core purpose of the privilege. Factors to consider in determining whether the waiver violates the purpose of the privilege include whether the disclosure prejudices or advantages any parties involved, what efforts were taken to keep the information contained.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
CIVIL DIVISION                      NO. 11117-2014

Appearances:     Richard Ruth, Esquire, Attorney Pro Se  
                         Timothy Wachter, Esquire, Attorney for Elk Creek Township

**OPINION**

The Complainant, Richard Ruth, Esquire, filed an appeal from the decision of the Office of Open Records denying his request for e-mail correspondence from the Elk Creek Township Solicitor to the Elk Creek Township Board of Supervisors. After an evidentiary hearing, the request for the Solicitor’s e-mail under the Right-To-Know-Law is **DENIED**.

**FINDINGS OF FACT**

In 2012, the Elk Creek Township Supervisors received a complaint from the Emergency Management Department that West Thrasher Road was inaccessible through disuse, impeding a response to emergencies for nearby homes. The Township Supervisors sought the advice of the Township Solicitor on how to reopen the road which appears on the Township maps. The Township Solicitor responded with detailed legal advice in an e-mail marked “Confidential, Attorney Client privilege.” It is this e-mail which is the subject of the present Right-To-Know request.

West Thrasher Road runs through property owned by Kenneth Rogers, who claims West Thrasher Road was abandoned by Elk Creek Township. Elk Creek Township Supervisors contend Elk Creek Township retains a property interest in West Thrasher Road.

In May of 2012, all three Elk Creek Township Supervisors met on West Thrasher Road. Several Township employees were at the site with a road grader, a backhoe and a dump truck loaded with gravel to open the road. A Township employee graded the site and dumped a load of gravel.

Shortly thereafter, Kenneth Rogers arrived and drove his pick-up truck in front of the road grader to block its access to West Thrasher Road. The Township Supervisors told

Rogers they were there to reopen the road. A Township employee drove the road grader around the pick-up truck.

Kenneth Rogers called his son, Brad Rogers, and told him to bring a tractor down to block a dump truck from entering the road with a second load of gravel.

To defuse what was becoming a volatile situation, the Pennsylvania State Police were called by Supervisor David Soltis. Pennsylvania State Police Trooper Linda Stevick responded to the call. The Supervisors informed Trooper Stevick they were opening the road pursuant to advice from their Township Solicitor. Trooper Stevick wanted to see proof the supervisors were acting on the advice of counsel.

None of the Elk Creek Township Supervisors had a copy of the Solicitor's e-mail at the site. Soltis and Supervisor Dimon went back to the Township building to secure a copy of the e-mail correspondence. However, the e-mail was kept in a locked filing cabinet at the Township building and neither supervisor had a key to the locked cabinet. The Township building was not yet open for the day, but Soltis and Dimon were able to secure a Township map and returned to the Thrasher Road site.

Soltis called the Township Secretary/Treasurer, Victoria Wintemute, who had a key to the filing cabinet in the Township building. Soltis directed her to go to the Township building and bring a copy of the Solicitor's e-mail to the site. Wintemute secured a copy of the e-mail and brought it to the Thrasher Road site.

Meanwhile, Trooper Stevick took measures to keep the parties at a distance from each other. During this time, Kenneth Rogers and Brad Rogers were located at least thirty feet away when Soltis showed Trooper Stevick the Solicitor's e-mail.

Soltis told Trooper Stevick the e-mail was a confidential communication from the Township Solicitor. Soltis did not hand Trooper Stevick the Solicitor's e-mail. Instead, Soltis kept the copy in his hand and held it up for Trooper Stevick to read. Soltis did not relinquish physical possession of the e-mail to Trooper Stevick.

The Supervisors kept their conversation with Trooper Stevick confidential. After showing Trooper Stevick the e-mail, Soltis put the document in his back pocket. The e-mail from the Township Solicitor was not shown or given to either Kenneth Rogers or Brad Rogers.

After Trooper Stevick concluded her conversation with the Supervisors, she met separately with Kenneth Rogers in her police cruiser. Rogers had a copy of the Township Code with him and explained his position regarding ownership of the road. The conversation between Rogers and Trooper Stevick was kept confidential from the Township Supervisors.

After talking with her supervisor, Trooper Stevick informed the parties the situation appeared to be a civil matter. She directed all parties to leave the site and settle their differences in civil court.

This matter then became the subject of a Declaratory Judgment action filed November 2, 2012, captioned *Elk Creek Township and Cranesville Borough v. Kenneth Rodgers* at Erie County Docket Number 13453 – 2012. Complainant, Richard Ruth, represents Kenneth Rogers in the civil suit.

Thereafter, Attorney Ruth filed a Right-To-Know request with Elk Creek Township. Among other requests, Attorney Ruth sought a copy of the Solicitor's e-mail which was shown to Trooper Stevick. The Township refused to release the Solicitor's e-mail stating it was protected by a privilege and therefore not a public document requiring disclosure.

On March 24, 2014, Attorney Ruth filed an appeal with the Pennsylvania Office of Open Records pursuant to 65 P.S. §§67.101, *et seq.* Attorney Ruth claimed the attorney-client privilege was waived when the Solicitor's e-mail was shown to the State Trooper.

The Pennsylvania Office of Open Records issued a Final Determination on April 16, 2014, denying the request for the e-mail, finding it was protected by attorney-client privilege:

Notwithstanding the evidence presented by the Requester [Ruth], the Township has demonstrated that the attorney-client privilege has not been waived as to the requested e-mail due to an unidentified Township official's one-time presentation of the e-mail to a member of the PSP. The Township took reasonable steps to keep the e-mail confidential and the e-mail was only disclosed to law enforcement acting in their official capacity. Finally, the interest of fairness warrant (*sic*) maintaining the confidentiality of communication between counsel and client. Accordingly, the e-mail is protected by the attorney-client privilege.

*Ruth v. Elk Creek Township*, O.O.R. AP 2014-0465, April 16, 2014.

On April 22, 2014, Attorney Ruth filed an appeal with this Court from the final determination of the Pennsylvania Office of Open Records and a Request to Supplement the Record. The Request to Supplement the Record was granted and an evidentiary hearing was held on September 29, 2014.

### **DISCUSSION**

Attorney Ruth argues he is entitled to the Solicitor's e-mail under the Right-to-Know law because the Township Supervisors waived the attorney-client privilege when Soltis showed the document to Trooper Stevick. Attorney Ruth contends the disclosure of the Solicitor's e-mail to the State Trooper was not an inadvertent showing, instead it was a deliberate act which occurred in the presence of all Supervisors at a pre-planned meeting.

The Township takes the position the Solicitor's e-mail is protected by the attorney-client and/or attorney work product privileges, therefore it is not a public record subject to disclosure under the Right-to-Know Law, 65 P.S. §101, *et seq.* The Township contends waiver principles do not apply to a document which is not a public record. If waiver applies, the Township argues there was no waiver since the Supervisors did not authorize the waiver at a public meeting with due notice. Further, the disclosure was inadvertent and does not amount to a waiver of the attorney-client privilege.

### **THE RIGHT-TO-KNOW LAW**

The purpose of the Right-to-Know Law is to promote access to official government information in order to prohibit secrecy, to scrutinize public officials' action and to make them accountable for their actions. *Bowling v. Office of Open Records*, 990 A.2d 813 (Pa. Cmwlth. 2010). The Right-To-Know Law ("RTKL") requires a local agency to provide "public records" upon request. 65 P.S. §67.302(a).

Section 65 P.S. §67.102 of the RTKL defines a "public record" as:

A record, including a financial record, of a Commonwealth or local agency that:

- (1) is not exempt under section 708;
- (2) is not exempt from being disclosed under any other Federal or State law or

regulation or judicial order or decree; or  
(3) is not protected by a privilege.

The term “privilege” is defined in Section 102 as: “The attorney work-product doctrine, the attorney-client privilege, the doctor-patient privilege, the speech and debate privilege or other privilege recognized by a court incorporating the laws of this Commonwealth.”

Section 305(a) of the RTKL provides that documents are presumed to be public records subject to disclosure. The presumption does not apply in three circumstances:

General rule.—A record in the possession of a Commonwealth agency or local agency shall be presumed to be a public record. The presumption shall not apply if:

- (1) the record is exempt under section 708;
- (2) the record is protected by a privilege; or
- (3) the record is exempt from disclosure under any other Federal or State law or regulation or judicial order or decree.

Section 708(b)(17)(iv) of the RTKL provides that “[a] record that includes information made confidential by law” is exempt from disclosure. Records protected by privilege are exempt from disclosure.

It is the burden of Elk Creek Township to prove, by a preponderance of the evidence, that a document is exempt from public access because it contains privileged material. 65 P.S. §67.708(a)(1). It is the burden of the requestor to prove a waiver of a privilege. *Bagwell v. Pa. Dept. of Education*, 2014 WL 5490600 (Pa. Cmwlth. 2014).

### ISSUES

There is no dispute the Solicitor’s e-mail consists primarily of legal advice provided at the request of the Elk Creek Township Board of Supervisors in anticipation of possible litigation between Elk Creek Township and Kenneth Rogers. In fact, there is now litigation between these parties at Erie County Docket Number 13453-2012. The presenting issue is whether the Solicitor’s e-mail is protected by a privilege and therefore not a public record subject to disclosure pursuant to 65 P.S. §67.102 (3).

There are two privileges to be considered in this case. The parties have focused largely on the attorney-client privilege disputing whether waiver can be considered, and if so, whether waiver occurred. This Court does not find the need to engage in an extensive analysis of this case under the attorney-client privilege since the more expansive privilege of the attorney work product remains in this case.

### ATTORNEY WORK PRODUCT DOCTRINE

The attorney work product doctrine is found in Pa.R.C.P. 4003.3 and precludes “disclosure of the mental impressions of a party’s attorney or his or her conclusions, opinions, memoranda, notes or summaries, legal research or legal theories.” The Explanatory Comment to Rule 4003.3 elaborates “(t)he rule is carefully drawn and means exactly what it says. It immunizes the lawyer’s mental impressions, conclusions, opinions, memoranda, notes, summaries, legal research and legal theories, nothing more.”

The rationale for the work product doctrine is that “attorneys need a certain degree of privacy, free from unnecessary intrusion by opposing parties and their counsel.” *Commonwealth v. Kennedy*, 583 Pa. 208, 876 A.2d 939, 945 (Pa. 2005). Further, “(t)he underlying purpose of the work product doctrine is to guard the mental processes of an



attorney, providing a privilege area within which he can analyze and prepare his client's case." *Commonwealth v. Sandusky*, 70 A.3d 886, 898 (Pa. Super. 2013).

Attorney work product doctrine is applicable to RTKL requests and prevents disclosures of the "mental impressions, theories, notes, strategies, research and the like created by an attorney in the course of his or her professional duties, particularly in anticipation or prevention of litigation." *Levy v. Senate of Pa. (Levy III)*, 94 A.3d 436, 443 (Pa. Cmwlth. 2014).

In the case sub judice, it is undisputed the solicitor's e-mail is a document protected by the attorney work product privilege. As such, it is not a public record subject to disclosure under the RTKL. However, there remains the issue of whether the Township can waive the attorney work product privilege and whether it did so in this case.

### **APPLICABILITY OF WAIVER**

The Township argues that once a document is found to be privileged under the attorney work product doctrine, by definition it can never become a public record subject to disclosure under the RTKL. The establishment of the document as privileged ends the inquiry and renders the document inaccessible under the RTKL. As such, the doctrine of waiver is inapplicable.

This argument has its genesis in the case of *LeGrande v. Dept. of Corrections*, 920 A.2d 943 (Pa. Cmwlth. 2007), appeal denied, 593 Pa. 751, 931 A.2d 659 (Pa. 2007) which held that a Sentencing Manual constituted attorney work product and was not a public record despite its disclosure to third parties. This holding adopted the rationale of a ruling under the former RTKL in *LaValle v. Office of General Counsel*, 564 Pa. 482, 769 A.2d 449 (Pa. 2001) that reasoned: "...the character of the materials as work product serves not as an exception to the disclosure of material which would otherwise qualify as accessible, in which case waiver principles might be pertinent, but rather, as a definitional limitation upon what would be accessible in the first instance. We find that, where records are not the *type* of materials within the Act's initial purview, waiver principles cannot be applied to transform them into records subject to its coverage." *LaValle*, 769 A.2d at 460. (Italics in original).

Citing the above language in *LaValle*, the *LeGrande* Court held that "a waiver cannot transform a document, which is by definition not a public record, into a document that comports to the very same definition." *LeGrande*, 920 A.2d at 949.

The same analysis occurred in an unpublished Memorandum Opinion in *Rittenhouse v. The Board of Supervisors of Lower Milford Township*, (Pa. Cmwlth., No. 1630 C.D. 2011, filed April 5, 2012). In finding the doctrine of waiver inapplicable to privileged materials, the *Rittenhouse* Court stated:

We believe the rationale set forth in *LeGrande* is equally applicable under the current version of the R.T.K. Law. Here under the new version of the R.T.K. Law the contested document is not one that would be otherwise accessible but for the work product privilege. As in the prior R.T.K. Law, the contested document at issue in this action is not within the purview of the R.T.K. Law in the first place.

*Rittenhouse* at p. 7.

The Township utilizes these cases to argue the Solicitor's e-mail is a document protected

by the work product privilege and is therefore not a public record to be disclosed or capable of being waived.

Most recently, the Commonwealth Court addressed the waiver of a privilege in *Bagwell v. Pennsylvania Dept. of Education*, *supra*. On the issue of whether waiver is applicable to a privileged document under the RTKL, the *Bagwell* Court held:

Once attorney-client communications are disclosed to a third party, the attorney-client privilege is deemed waived... Similarly, our Supreme Court holds that the work product doctrine is not absolute but, rather, is a qualified privilege that may be waived... What constitutes a waiver with respect to work-product materials depends, of course, upon the circumstances.

*Bagwell*, *supra*, at p. 8.

The *Bagwell* Court did not appear to create a bright-line test which excluded waiver for a document protected by the attorney work product privilege. Conversely, the *Bagwell* Court refused to recognize the doctrine of subject matter waiver of the attorney work product privilege. Instead the *Bagwell* Court opted for the middle ground by invoking the doctrine of selective or limited waiver.

Pursuant to the selective/limited waiver doctrine, if a party limits the disclosure of a document protected by the work product privilege such that it does not violate the core purpose of the privilege, then waiver will not be found. The *Bagwell* Court cited as an example the limited disclosure of documents protected by the work product doctrine to the trial court and supervising judge of a grand jury proceeding in *Commonwealth v. Sandusky*, *supra*. “Under such circumstances, where the disclosure was very limited, the work product privilege remained intact and was not waived for other purposes.” *Bagwell* at p. 10.

The *Bagwell* Court found the selective disclosure by the Department of Education of privileged documents by its agent at a grand jury hearing that discussed the same matters addressed in documents sought under the RTKL was not a subject matter waiver of the attorney-client and/or work product privileges.

As a result of *Bagwell*, this Court finds that the attorney-client and attorney work product privileges can be waived on a selective or limited basis.

### **WHETHER WAIVER OCCURRED**

It appears from *Bagwell* that the analysis of whether waiver occurred depends on the circumstances of the case and involves the issue of fairness to the parties. The burden of proving waiver rests with the requestor, Attorney Ruth. In this case Attorney Ruth has not met his burden of proof regarding waiver under the attorney work product doctrine.

The Solicitor’s e-mail is the prototype document contemplated under the attorney work product privilege. The document was marked confidential with an admonition to discuss its contents only in an executive session of the Township Supervisors. This document outlined the various options available to the Township Supervisors regarding the respective property rights to Thrasher Road. Further, the Solicitor’s e-mail was prepared in anticipation of litigation with Kenneth Rogers, which litigation is now ongoing.

The disclosure of the Solicitor’s e-mail to Trooper Stevick did not occur during an executive session of the Board of Supervisors or a duly authorized meeting of the Board. The failure of the Township Supervisors to confine their discussion of the Solicitor’s e-mail

to an executive session does not mean waiver occurred. Further, the fact the Solicitor's e-mail was disclosed under circumstances not consistent with the Sunshine Act or the Second Class Township Code does not preclude a finding of waiver as suggested by the Township. To hold otherwise means the Supervisors would benefit by violating their Solicitor's advice, the Sunshine Act and the Second Class Township Code.

This Court has considered the safeguards taken by the Supervisors to prevent disclosure of the Solicitor's e-mail to Rogers, who was the anticipated adverse party.

The Solicitor's e-mail was housed in a locked cabinet for which the Supervisors did not have a key. The cabinet was in a private office. The Solicitor's e-mail was only shown one time to a person who was in law enforcement who requested to see it.

At the Thrasher Road site, the Supervisors guarded against disclosure of any information within the Solicitor's e-mail to Kenneth or Brad Rogers who were kept a distance away. At no time did the Supervisors relinquish physical possession of the Solicitor's e-mail to anyone.

The act of showing the Solicitor's e-mail to Trooper Stevick did not change the character of the document, i.e. it did not eliminate the legal advice provided therein. It remains the Solicitor's mental impressions and opinions which are immunized under Rule 4003.3.

The purpose of the disclosure to Trooper Stevick was to defuse a volatile situation. In fact, the result was the peaceable ending of a confrontation with the parties now participating in civil court to resolve their differences.

Importantly, disclosure to Trooper Stevick will not adversely affect the determination of the property rights of Kenneth Rogers nor will it affect his ability to defend the pending lawsuit. It is unlikely Trooper Stevick will be a witness in the litigation because Trooper Stevick cannot testify regarding the legal merits of the property claims of each party. In essence, the disclosure to Trooper Stevick permitted the preservation of the status quo to allow the matter to be resolved in civil court.

The disclosure to Trooper Stevick was not meant to use the Solicitor's e-mail as a sword or a shield in any litigation with Kenneth Rogers. *See Nationwide Mutual Insurance Company v. Fleming*, 605 Pa. 468, 992 A.2d 65 (Pa. 2010). In the heat of the moment, the Supervisors were not thinking of the legal nuances regarding waiver of the attorney-client privilege or attorney work product privilege. The Supervisors are unschooled in the evidentiary privileges under Pennsylvania law. Rightfully, they were more concerned with resolving the confrontation on Thrasher Road than they were about the possible waiver of the attorney work product privilege.

The Township did not gain an advantage in their present litigation with Kenneth Rogers by the disclosure to Trooper Stevick. The disclosure has no impact on the current litigation as it will not help the Township nor hurt Kenneth Rogers.

Based on the foregoing, this Court finds that it would be unfair to find waiver and require disclosure of a document which clearly contains the Solicitor's mental impressions and legal advice. The disclosure under these circumstances did not violate the core purpose of the attorney work product privilege. Finding no waiver herein does not offend or undermine the purpose of the RTKL. Hence, there was not a waiver of the attorney work product privilege.

**CONCLUSION**

The Solicitor's e-mail is a document protected by the attorney work product privilege. As such, it is not a public record subject to disclosure under the RTKL. While a party can waive the attorney work product privilege, there was no waiver in this case.

**BY THE COURT:**

**/s/ WILLIAM R. CUNNINGHAM, JUDGE**

**ACTION TO QUIET TITLE**  
 TO: THOMAS MOORE, NANCY MOORE, ELIZABETH MOORE, AND KENNETH MOORE AND ALL UNKNOWN HEIRS OF ELIAS MOORE AND SALLY ANN MOORE:

Please take notice that a Third Amended Complaint has been filed in the Court of Common Pleas of Centre County, Pennsylvania, to No. 2013-2949 requesting a Quiet Title of Land located in Burnside Township, Centre County, Pennsylvania, and more particularly described as 77.5 acres more or less identified in Centre County Deed Book Volume 42, Page 349 and also known as Parcel No. 1-003-001.

The request for relief in said legal action is that all heirs of Elias Moore and Sally Ann Moore other than Carol J. Tripp, James W. Moore, Sr., David L. Moore, Grace Gemballa, Richard Moore and the legal heirs to the property of Marianne Moore be precluded from claiming any right, title or interest in said property and that title to the property in question be quieted and to the said individuals based on their proportionate ownership of said property and the fact that they have made adverse possession of said premises for a period in excess of 21 years.

Anyone claiming adverse to the aforesaid named parties is required to file an Answer to the Complaint.

**NOTICE TO DEFEND**

You have been sued in Court. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint is 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 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, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator  
 Centre County Courthouse  
 Allegheny Street  
 Bellefonte, Pa 16823  
 814-355-6727

Rosamilia, Brungard & Rosamilia  
 Charles R. Rosamilia, Jr., Esquire  
 241 W Main Street  
 Lock Haven, PA 17745  
 (570) 748-5572  
 Attorney ID. No. 27619

Mar. 27

**CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about March 16, 2015, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

Front Line Management Group, Inc.  
 c/o Corporate Creations  
 Network, Inc.

This corporation is incorporated under the laws of Delaware. The address of its principal office under the laws of its jurisdiction in which it is incorporated is: 3411 Silverside Road, #104 Rodney Building, Wilmington, DE 19810. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Mar. 27

**CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about March 2, 2015, for Pelorus Financial Group, Inc., a foreign corporation with a registered address in the state of Pennsylvania as 7555

Buckingham Place #32, Fairview, PA 16415.

This corporation is incorporated under the laws of Ohio. The address of its principal office under the laws of its jurisdiction in which it is incorporated is: 45 E. Satin St., Jefferson, OH 44047. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Mar. 27

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
 Docket No. 10784-2015

In re: Amy Kathleen Brown  
 Notice is hereby given that a Petition has been filed in the above named Court requesting an Order to change the name of Amy Kathleen Brown to Amy Scaife Brown.

The Court has fixed the 21st day of May, 2015 at 3:30 p.m. in Courtroom G, Room 222, of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and said place for hearing on said Petition, when and where any interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Mar. 27

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
 Docket No. 10774-2015

In re: Caleb Clark, a minor  
 Notice is hereby given that a Petition has been filed in the above named Court by Christina Pinaire, requesting an Order to change the name of Caleb Clark to Caleb Pinaire.

The Court has fixed the 12th day of May, 2015 at 2:00 p.m. in Courtroom G, Room 222, of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and said place for hearing on said Petition, when and where any interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Mar. 27

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No. 10769-2015

In re: Meadow Dolores Duffin, a minor

Notice is hereby given that a Petition has been filed in the above named Court by Melanee Diane Duffin, requesting an Order to change the name of Meadow Dolores Duffin to Meadow Dolores McCracken.

The Court has fixed the 21st day of May, 2015 at 2:00 p.m. in Courtroom G, Room 222, of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and said place for hearing on said Petition, when and where any interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Mar. 27

**CHANGE OF NAME NOTICE**

NOTICE is hereby given that on March 16, 2015 the Petition of Ariel Marie Diehl regarding Trayton David Hagerty was filed in the Court of Common Pleas Docket No. 10752-2015 of Erie County, Pennsylvania requesting the change of name of Trayton David Hagerty to Trayton David Diehl. The Court has set May 12, 2015 at 3:15 p.m. in Courtroom G on the 2nd floor at the Erie County Courthouse, 140 W. 6th Street, Erie, PA 16501, as the day and time for the hearing on said Petition. All interested parties may attend and show cause, if any, why the Petition shall not be granted.

Mar. 27

**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: Free To Choose Press
2. Principal business address: 2002 Filmore Avenue, Ste. #1, Erie, PA 16506
3. Name and address of the persons who are party to the registration: Free to Choose Network, 2002 Filmore Avenue, Ste. #1, Erie, PA 16506
4. An application for registration of fictitious name was filed with the Department of State under the Fictitious Names Act on or before February 9, 2015.

Mar. 27

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: HUNNIE Global
2. Address of the principal place of business: 1611 Peach Street, Suite 290, Erie, PA 16501
3. Person who is party to the registration: Gery T. Nietupski, Esq., 818 State Street, Erie, PA 16501
4. An application for registration of a fictitious name under the Fictitious Names Act was filed March 9, 2015. Law Offices of Gery T. Nietupski, Esquire, LLC  
818 State Street, Suite A  
Erie, PA 16501

Mar. 27

**FICTITIOUS NAME NOTICE**

1. The names and address of the persons owning or interested in said business are: William Papanikos and Sharon Papanikos, 2933 West 12th Street, Erie, PA 16505
2. The name under which said business is being or will be carried on is: Tri-State Mobile Home Park
3. The character of the business so carried on is: Mobile home park
4. The place where said business is to be carried on is: 2933 West 12th Street, Erie, PA 16505
5. The said Certificate was filed on March 2, 2015.  
David J. Rhodes, Esquire  
Elderkin Law Firm  
150 East 8th Street  
Erie, PA 16501

Mar. 27

**LEGAL NOTICE**

In Re: 1993 Four Winns Boat Trailer  
Civil Docket No. 10702-2015

Petitioners: Robert P. Buckel & Stephen V. Buckel

Notice: A Motion for Involuntary Transfer of Vehicle Ownership has been filed in the above named Court requesting the right, title and interest in the 1993 Four Winns Boat Trailer (VIN 42KD7XS17P2Y00065) be awarded to the Petitioners. The Court has affixed the 20th day of April, 2015 at 10:00 a.m. in the Courtroom of the Honorable Stephanie Domitrovich, Room 222, Erie County Courthouse, 140 West 6th Street, Erie, PA 16501 as the time and place for the hearing on said Motion, where all interested parties may appear, and show cause, if any they have, why the prayer of the Petitioners should not be granted.

Melissa L. Larese, Esq.  
Vlahos Law Firm, P.C.  
3305 Pittsburgh Avenue  
Erie, PA 16508

Mar. 27

**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 up to Tuesday, March 31, 2015 at 1:30 p.m., at which time they will be opened in the Board Room, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith  
Secretary

Mar. 27

**LEGAL NOTICE**

ATTENTION: MICHAEL DOUGLAS  
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS  
IN THE MATTER OF THE ADOPTION OF MINOR MALE

CHILD D.X.S DOB: 01/29/2013  
 BORN TO: LAUREN ELIZABETH  
 WILBUR STUART  
 81 A 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 Brabender, Court Room No. 220-F, City of Erie on May 6, 2015, at 1:30 p.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.

Mar. 27

**LEGAL NOTICE**

ATTENTION: ROBERT A. HARTER  
 INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

IN THE MATTER OF THE  
 ADOPTION OF DELILAH JUNE  
 HARTER  
 COURT OF COMMON PLEAS OF  
 ERIE COUNTY, PENNSYLVANIA  
 FAMILY/ORPHAN'S COURT  
 DIVISION

NO. 62 IN ADOPTION 2014  
 As a parent of the above mentioned child, laying aside all business and excuses whatsoever, you are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania, Court Room No. F-220, before The Honorable Daniel J. Brabender, Jr., on April 29, 015 from 1:30 until 4:30 p.m. The Petition alleges that you, by conduct continuing for a period of at least six (6) months immediately preceding the filing of the Petition, either have evidenced a settled purpose of relinquishing parental claim to the child or have failed or refused to perform parental duties. If a Petition for Voluntary Relinquishment of Parental Rights is to be heard at the time set for the IVT Trial above, said Petition for Voluntary Relinquishment of Parental Rights must be filed no later than April 17, 2015, being at least 10 (10) days prior to the date of the IVT Trial in this matter.

Your presence is required at the hearing. You are warned that if you fail to appear at the hearing to object to the termination of your rights or fail to file a written objection to such termination with the Court prior to the hearing, the hearing will go on without you and your rights may be terminated without you being present.

If it is your intention to contest these proceedings you, or your attorney, are further directed to immediately notify the Family/Orphans' Court Administrator, Room 205, Erie County Court House, Erie, PA 16501 or at (814) 451-6251.

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.

Lawyers' Referral Service, P.O. Box 1792, Erie, Pennsylvania 16507, (814) 459-4411. NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa.C.S. Sections 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. You have the right to consult an attorney concerning your post adoption contact agreement rights. If you do not have any attorney, you can ask for assistance through the Lawyers' Referral Service or Family/Orphans' Court Administrator, as set forth above. James L. Moran, Esquire  
 Attorney for Petitioners, Katy and Matthew Amann  
 3939 West Ridge Road, Suite B-27  
 Erie, PA 16506  
 (814) 838-3255

Mar. 27

**LEGAL NOTICE  
SALE OF CONELWAY  
ELEMENTARY SCHOOL BY  
SEALED BID**

The Corry Area School District has declared all that certain piece or parcel of land and all improvements located thereon, being located in Wayne Township, County of Erie, Commonwealth of Pennsylvania, commonly known as the Conelway Elementary School, being more particularly described as a 9.57 acre, more or less, parcel of real property, with an address of 18700 Conelway Road, Corry, PA 16407, and further identified as Erie County Tax Index No. (49) 17-43-37, hereinafter referred to as "the Property," to be unused by and unnecessary to the District. **The Board of Directors of the District has resolved to sell this Property by sealed bid.** Terms and conditions of sale were fixed by Board resolution dated March 16, 2015, which are part of the bid packet. Interested bidders may pick up bid

packets from the District's Board Secretary's office, located at the District's Administration offices, 540 East Pleasant Street, Corry, PA, 16407, during the hours of Monday through Friday from 8 a.m. through 4 p.m. **Bids must be received by the District, in the Board Secretary's office located at the District's Administration offices, 540 East Pleasant Street, Corry, PA 16407 by noon on Tuesday, April 14, 2015.** Bidders are required to submit a Bid Deposit made payable to the Corry Area School District in the amount of \$10,000, in the form of a cashier's check or certified check, at the time the Bids are submitted to the District.

Bids shall be opened publicly and read aloud in the Large Group Instruction Room in the District's Administration offices, located at the above-referenced address, at 12 p.m. on Tuesday, April 14, 2015. The District reserves the right to waive any defects, errors,

omissions, mistakes or irregularities in the Bids. The District reserves the right to reject any or all bids. The Board of Directors, if it determines it to be in the best interest of the District to award a bid, shall award the bid to the highest responsible and responsive bidder at a public meeting on April 20, 2015 at 7:00 p.m. at the Large Group Instruction Room in the District's Administration offices, 540 East Pleasant Street, Corry, PA, 16407.

Mar. 27 and Apr. 3, 10

**Dennis Lagan** & Associates, Inc.

INVESTIGATORS AND CONSULTANTS

**NORTHWEST PENNSYLVANIA'S  
PREMIER INVESTIGATIVE TEAM**

*Over 100 years combined PSP, FBI and CIA experience*

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

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

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



**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

**APRIL 17, 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

Mar. 27 and Apr. 3, 10

**SALE NO. 1**

**Ex. #13326 of 2014  
WINSCHEL AND BERLIN  
BUILDERS, LLC, Plaintiff  
v.**

**MARK MOYER and KRISTINA  
MOYER, Defendants  
SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Millcreek, Erie County, Pennsylvania, having erected thereon a one family two story aluminum sided and brick dwelling being commonly known as 5834 Cherry Street Extension, Erie, Pennsylvania and bearing Erie County Tax Parcel No. (33) 163-619-127.

BEING the same premises conveyed

to Winschel and Berlin Builders LLC, by deed dated September 23, 2008, and recorded in the Office of the Recorder of Deeds for Erie County on September 23, 2008 at Deed Book 1522, page 0549.

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

Mar. 27 and Apr. 3, 10

**SALE NO. 3**

**Ex. #10805 of 2014  
NORTHWEST SAVINGS  
BANK, Plaintiff  
v.**

**CHRISTINA M.  
HAMMERMAN, Defendant  
LEGAL DESCRIPTION**

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

AT A POINT (incorrectly listed as the point of beginning in prior deeds) in the centerline of Davison Road, 603.8 feet, more or less, southwardly from the point intersection of the centerline of the Buffalo Road, also known as U.S. Route #20, with the centerline of the Davison Road; thence northwardly 38 Degrees 10 minutes East, 15.00 feet to a point in the easterly line of Davidson Road, being the place of beginning, thence northwardly 38 Degrees 10 minutes East, 150.00 feet to a point; thence southwardly 51 degrees 50 minutes east on a line parallel with the centerline of the Davison Road, 118.00 feet to a point; (incorrectly listed as 218.00 feet in prior deeds), thence southerly 38 degrees, 10 minutes west, 10.00 feet to a point (incorrectly omitted from prior deeds) thence southwardly 51 degrees 50 minutes east on a line parallel with the centerline of the Davison Road, 100 feet to a point, (incorrectly omitted from prior deeds) thence southwardly 38 degrees 10 minutes West, 140.00 feet to a point, (incorrectly listed as

150.00 in prior deeds) believed to be an from post; thence northwardly 51 degrees 50 minutes West along the eastern line of the Davidson Road, 218.00 feet to the place of beginning. The herein description is prepared from a survey dated August 25, 1983 from M.L. Seifer, registered surveyor.

BEING that same parcel or piece of land conveyed to Christina M. Hammerman by Deed dated September 1, 2011, and recorded September 8, 2012 with the Erie County Recorder of Deed's Office in Erie County, Pennsylvania at Instrument #2011-021211, and bearing Erie County Index No. (27) 21-118-6 and being commonly known as 1429 Davison Road, Harborcreek, Pennsylvania 16421.

Mark G. Claypool, Esquire  
PA ID #63199  
Knox McLaughlin Gornall &  
Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

Mar. 27 and Apr. 3, 10

**SALE NO. 4**

**Ex. #11596 of 2014  
E.C. & E.E. EMPLOYEES  
FEDERAL CREDIT UNION,  
now by merger, ERIE FEDERAL  
CREDIT UNION, Plaintiff  
v.**

**NICHOLAS J. PARKER and  
DIANN PARKER, Defendants  
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 11596-2014, E.C. & E.E. Employees Federal Credit Union, now by merger Erie Federal Credit Union v. Nicholas J. Parker and Diann Parker, owner of the following properties identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 815 East 10th Street, Erie, Pennsylvania 16507:  
Assessment Map No.:  
15-020-039.0-206.00  
Assessed Value Figure: \$35,317.00  
Improvement Thereon: Single Family Residential Structure  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880

The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222  
Mar. 27 and Apr. 3, 10

**SALE NO. 6**

**Ex. #13074 of 2014**  
**NORTH WEST SAVINGS BANK, Plaintiff**  
v.  
**BERNADINE R. COLEMAN and DEBRA BOYD, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-13074, Northwest Savings Bank vs. Bernadine R. Coleman and Debra Boyd, owners of property situate in the Borough of Wesleyville, Erie County, Pennsylvania being: 1704 Center Street, Erie, Pennsylvania. Approx. 45' X 83' X 56.74' X 73.53' (IRR)  
Assessment Map Number: (50) 1-6-2.01  
Assessed Value Figure: \$66,250.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Mar. 27 and Apr. 3, 10

**SALE NO. 7**

**Ex. #13006 of 2014**  
**NORTHWEST CONSUMER DISCOUNT COMPANY, Plaintiff**  
v.  
**MICHELE M. FRIED, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-13006, Northwest Consumer Discount Company vs. Michele M. Fried, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2810 Perry Street, Erie, Pennsylvania. 45' X 80' and 40' X 135' (IRR)  
Assessment Map Number: (18) 5057-204  
Assessed Value Figure: \$75,200.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder

& Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301  
Mar. 27 and Apr. 3, 10

**SALE NO. 8**

**Ex. #10218 of 2014**  
**NORTHWEST SAVINGS BANK, Plaintiff**  
v.  
**VAUGHN A. HANSEN and STEPHANIE M. HANSEN, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-10218, Northwest Savings Bank vs. Vaughn A. Hansen and Stephanie M. Hansen, owners of property situate in the Township of Springfield, Erie County, Pennsylvania being: 12210 Ridge Road, East Springfield, Pennsylvania. Approx. 3.793 Acres  
Assessment Map Number: (39) 44-9-18  
Assessed Value Figure: \$120,100.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Mar. 27 and Apr. 3, 10

**SALE NO. 10**

**Ex. #13075 of 2014**  
**NORTHWEST SAVINGS BANK, Plaintiff**  
v.  
**CONSTANTINOS G. SIMOS, JR., a/k/a CONSTANTINOS SIMOS, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-13075, Northwest Savings Bank vs. Constantinos G. Simos, Jr., a/k/a Constantinos Simos, owner of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 922 Filmore Avenue, Erie, Pennsylvania. 40' x 144.5' x 40' x 144.5'  
Assessment Map Number: (33) 29-56-6  
Assessed Value Figure: \$82,000.00  
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301  
Mar. 27 and Apr. 3, 10

**SALE NO. 11**

**Ex. #11763 of 2014**  
**NORTHWEST SAVINGS BANK, Plaintiff**  
v.  
**LAURA VANTASSELL, BRITTANY VANTASSELL, JENNA VANTASSELL, and DANIELLE VANTASSELL, Sole Heirs of TODD VANTASSELL, Deceased, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-11763, Northwest Savings Bank vs. Laura VanTassell, Brittany VanTassell, Jenna VanTassell and Danielle VanTassell, owners of property situate in the Township of Union, Erie County, Pennsylvania being: 14781 Kimball Hill Road, Union City, Pennsylvania. Approx. 10.00 acres  
Assessment Map Number: (43) 1-5-12.07  
Assessed Value Figure: \$127,700.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Mar. 27 and Apr. 3, 10

**SALE NO. 12**

**Ex. #12752 of 2014**  
**LSF8 MASTER PARTICIPATION TRUST**  
v.  
**BONNIE GUIANEN**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-12752, LSF8 MASTER PARTICIPATION TRUST v. BONNIE GUIANEN, Owner(s) of the property situated in Harborcreek Township being known as 2304 Hannon Road, PA. Tax Map Number: 27-37-142-66

Assessed Value Figure: \$114,000.00  
 Improvements thereon: One Story  
 Frame Dwelling House  
 The Law Offices of Barbara A.  
 Fein, P.C.  
 Barbara A. Fein, Esquire  
 I.D. No. 53002  
 721 Dresher Road, Suite 1050  
 Horsham, PA 19044  
 (215) 653-7450

Mar. 27 and Apr. 3, 10

**SALE NO. 13**

**Ex. #11223 of 2014**

**PNC BANK, NATIONAL  
 ASSOCIATION, Plaintiff**

v.

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

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 11223-14, PNC BANK,  
 NATIONAL ASSOCIATION  
 vs. ELIZABETH A. MESSMER  
 and THE UNITED STATES OF  
 AMERICA

ELIZABETH A. MESSMER,  
 owner(s) of property situated in  
 TOWNSHIP OF MCKEAN, Erie  
 County, Pennsylvania being 3235  
 SOUTH HILL ROAD, MCKEAN,  
 PA 16426

13.4 acres

Assessment Map number:  
 31018068000201

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

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

Mar. 27 and Apr. 3, 10

**SALE NO. 14**

**Ex. #11357 of 2014**

**PNC BANK, NATIONAL  
 ASSOCIATION, Plaintiff**

v.

**RICHARD STRITZINGER,  
 Defendant**

By virtue of a Writ of Execution  
 filed to No. 11357-14 PNC BANK,  
 NATIONAL ASSOCIATION  
 vs. RICHARD STRITZINGER,  
 owner(s) of property situated in  
 CITY OF ERIE, Erie County,

Pennsylvania being 818 WAYNE  
 STREET, ERIE, PA 16503  
 0.0798 acres

Assessment Map number:  
 (15) 2034-203

Assessed Value figure: \$28,000.00  
 Improvement thereon: two-family  
 dwelling

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

Mar. 27 and Apr. 3, 10

**SALE NO. 15**

**Ex. #13162 of 2014**

**Nationstar Mortgage LLC,  
 Plaintiff**

v.

**Debra S. Greene, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13162-14, Nationstar  
 Mortgage LLC vs. Debra S. Greene,  
 owner(s) of property situated in  
 North East Township Erie County,  
 Pennsylvania being 4341 Hartwig  
 Drive, North East, PA 16428  
 0.2923

Assessment Map number:  
 37-39-902-14

Assessed Value figure: \$112,010.00  
 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

Mar. 27 and Apr. 3, 10

**SALE NO. 16**

**Ex. #13319 of 2014**

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

v.

**Virgil E. C. Marsh, Jr.,  
 Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13319-14

JPMorgan Chase Bank,  
 National Association vs. Virgil E. C. Marsh,  
 Jr., owner(s) of property situated  
 in McKean Township Erie County,  
 Pennsylvania being 3260 East  
 Stancliff Road, McKean, PA 16426

7.2030

Assessment Map number:  
 31-18-68-10

Assessed Value figure: \$145,120.00  
 Improvement thereon: a residential  
 dwelling

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

Mar. 27 and Apr. 3, 10

**SALE NO. 17**

**Ex. #13256 of 2014**

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

**Diane M. Strobel-Bizjak  
 Joseph J. Bizjak, Jr, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13256-14, Wells Fargo  
 Bank, N.A. vs. Diane M. Strobel-  
 Bizjak, Joseph J. Bizjak, Jr  
 Amount Due: \$214,561.47

Diane M. Strobel-Bizjak, Joseph  
 J. Bizjak, Jr, owner(s) of property  
 situated in MILLCREEK  
 TOWNSHIP, Erie County,  
 Pennsylvania being 5630 Pilgrim  
 Drive, a/k/a 5630 Pilgrim Road,  
 Erie, PA 16509-3247  
 Dimensions:192.84 X IRR  
 Acreage: 0.6612

Assessment Map number:  
 33146507001901

Assessed Value: \$253,700.00  
 Improvement thereon: residential  
 Phelan Hallinan Diamond &  
 Jones, LLP

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

Mar. 27 and Apr. 3, 10

**SALE NO. 18**

**Ex. #13064 of 2014**

**Deutsche Bank National Trust  
 Company, as Trustee for  
 Ameriqest Mortgage Securities  
 Inc., Asset-Backed Pass-Through  
 Certificates, Series 2003-6,  
 Plaintiff**

v.

**Leo J. Hayes  
 Clare A. Hayes, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13064-2014, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset Backed Pass-Through Certificates, Series 2003-6 vs. Leo J. Hayes, Clare A. Hayes Amount Due: \$118,780.84  
Leo J. Hayes, Clare A. Hayes, owner(s) of property situated in Erie County, Pennsylvania being 3919 West 12th Street, Erie, PA 16505-3303

Dimensions: 60 X 120.84 IRR  
Acreage: 0.1663  
Assessment Map number: 33027160000100

Assessed Value: \$109,050.00  
Improvement thereon: residential  
Phelan Hallinan Diamond & Jones, LLP

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

Mar. 27 and Apr. 3, 10

**SALE NO. 19**

**Ex. #13186 of 2014**  
**Emc Mortgage LLC, Plaintiff**  
v.

**Roderick M. Jones, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13186-14 Emc Mortgage LLC vs. Roderick M. Jones Amount Due: \$43,267.73

Roderick M. Jones, owner(s) of property situated in ERIE CITY, 6TH, Erie County, Pennsylvania being 826 Brown Avenue, Erie, PA 16502-2535

Dimensions: 41.31 X 130  
Acreage: 0.1355  
Assessment Map number: 19060021031000

Assessed Value: \$79,990.00  
Improvement thereon: residential  
Phelan Hallinan Diamond & Jones, LLP

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

Mar. 27 and Apr. 3, 10

**SALE NO. 20**

**Ex. #11074 of 2014**  
**JPMorgan Chase Bank, National Association, Plaintiff**  
v.

**Jason R. Lewis, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11074-14, JPMorgan Chase Bank, National Association vs. Jason R. Lewis

Amount Due: \$104,156.77  
Jason R. Lewis, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 630 Powell Avenue, Erie, PA 16505-1639

Dimensions: 50 X 167  
Acreage: 0.1917  
Assessment Map number: 33018010000901

Assessed Value: 94,450.00  
Improvement thereon: residential  
Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

(215) 563-7000  
Mar. 27 and Apr. 3, 10

**SALE NO. 21**

**Ex. #13001 of 2014**  
**Wells Fargo Bank, NA, Plaintiff**  
v.

**Kelly A. Miller**  
**Sean M. Miller, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13001-14, Wells Fargo Bank, NA vs. Kelly A. Miller, Sean M. Miller

Amount Due: \$73,144.51  
Kelly A. Miller, Sean M. Miller, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3125 Chestnut Street, Erie, PA 16508-1755

Dimensions: 112.48 IRR  
Acreage: 0.1613  
Assessment Map number: 19-6101-129

Assessed Value: \$78,610.00  
Improvement thereon: residential  
Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000

Mar. 27 and Apr. 3, 10

**SALE NO. 22**

**Ex. #13836 of 2010**  
**U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-10, Plaintiff**  
v.

**Patricia R. Neal, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13836-10, U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-10 vs. Patricia R. Neal

Amount Due: \$60,497.72  
Patricia R. Neal, owner(s) of property situated in TOWNSHIP OF CITY OF ERIE, Erie County, Pennsylvania being 126 Chestnut Street, Erie, PA 16507-1218

Tax Parcel 1: 17-040-041.0-100.00  
Dimensions: 38 x 107.75  
Acreage: 0.9400

Tax Parcel 2: 17-040-041.0-101.00  
Dimensions: 36.42 x 107.5  
Acreage: 0.9009

Assessment Map number 1: 17-040-041.0-100.00  
Assessment Map number 2: 17-040-041.0-101.00  
Assessed Value 1: \$11,800.00  
Assessed Value 2: \$60,600.00

Improvement thereon: residential  
Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

(215) 563-7000  
Mar. 27 and Apr. 3, 10

**SALE NO. 23**  
**Ex. #10852 of 2013**  
**Wells Fargo Bank, N.A., Plaintiff**  
**v.**

**Sandra M. Peters a/k/a Sandra Marie Altman, in Her Capacity: as Administratrix and Heir of The Estate of Paul Joseph Peters: Taylor G. Sterling, in Her Capacity as Heir of The Estate of Paul Joseph Peters**  
**Bailey Giesbrecht, in His Capacity as Heir of Paul Joseph Peters, Deceased**

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Paul Joseph Peters, Deceased, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10852-2013, Wells Fargo Bank, N.A. vs. Sandra M. Peters a/k/a Sandra Marie Altman, in Her Capacity as Administratrix and Heir of The Estate of Paul Joseph Peters, Taylor G. Sterling, in Her Capacity as Heir of The Estate of Paul Joseph Peters, Bailey Giesbrecht, in His Capacity as Heir of Paul Joseph Peters, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Paul Joseph Peters, Deceased  
 Amount Due: \$70,375.26

Sandra M. Peters a/k/a Sandra Marie Altman, in Her Capacity as Administratrix and Heir of The Estate of Paul Joseph Peters, Taylor G. Sterling, in Her Capacity as Heir of The Estate of Paul Joseph Peters, Bailey Giesbrecht, in His Capacity as Heir of Paul Joseph Peters, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Paul Joseph Peters, Deceased, owner(s) of property situated in SPRINGFIELD TOWNSHIP, Erie County, Pennsylvania being 13122 West Lake Road, East Springfield, PA 16411-9310  
 Dimensions: 80 x 37 sq. ft.  
 Acreage: 1.38 acres

Assessment Map number: 39009026002400  
 Assessed Value: \$ 114,800.00  
 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

Mar. 27 and Apr. 3, 10

**SALE NO. 24**  
**Ex. #12775 of 2014**  
**Bank of America, NA, Plaintiff**  
**v.**

**Robert E. Peterson a/k/a Robert Peterson, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12775-14, Bank of America, NA vs. Robert E. Peterson a/k/a Robert Peterson  
 Amount Due: \$32,901.59  
 Robert E. Peterson a/k/a Robert Peterson, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 5412 Cray Road, Erie, PA 16509-3210  
 Dimensions: 44 X 117.37  
 Acreage: 0.1192

Assessment Map number: 33146498000900  
 Assessed Value: \$73,100  
 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

Mar. 27 and Apr. 3, 10

**SALE NO. 25**  
**Ex. #10788 of 2012**

**Deutsche Bank National Trust Company, as Trustee of The Certificateholders for Morgan Stanley Abs Capital I Inc. Trust 2007-NC2 Mortgage Pass-Through Certificates, Series 2007-NC2, Plaintiff**  
**v.**

**Thomas A. Rabbitt**  
**Patricia A. Rabbitt, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10788-12, Deutsche

Bank National Trust Company, as Trustee of The Certificateholders for Morgan Stanley Abs Capital I Inc. Trust 2007-NC2 Mortgage Pass-Through Certificates, Series 2007-NC2 vs. Thomas A. Rabbitt, Patricia A. Rabbitt  
 Amount Due: \$162,823.69  
 Thomas A. Rabbitt, Patricia A. Rabbitt, owner(s) of property situated in GREENE TOWNSHIP, Erie County, Pennsylvania being 4562 Jane Lane, Erie, PA 16510-5105

Dimensions: 182.46 X 152.49  
 Acreage: 0.3114

Assessment Map number: 25007024001100  
 Assessed Value: \$173,470.00  
 Improvement thereon: residential  
 Phelan Hallinan Diamond & Jones, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Mar. 27 and Apr. 3, 10

**SALE NO. 26**  
**Ex. #11649 of 2012**  
**Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, Plaintiff**  
**v.**

**Michael A. Ruiz**  
**Tammy M. Ruiz, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11649-12, Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP vs. Michael A. Ruiz, Tammy M. Ruiz  
 Amount Due: \$127,916.71  
 Michael A. Ruiz, Tammy M. Ruiz, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 3910 Calico Drive, Erie, PA 16506-4443  
 Dimensions: 63 X 126.14  
 Acreage: 0.1822

Assessment Map number: 33082414400800  
 Assessed Value: 145,970.00  
 Improvement thereon: residential

Phelan Hallinan Diamond & Jones, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Mar. 27 and Apr. 3, 10

**SALE NO. 27**

**Ex. #12430 of 2014**

**CitiMortgage, Inc., Plaintiff**

v.

**Marshall Sandman a/k/a**

**Marshall W. Sandman,**

**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12430-14, CitiMortgage, Inc. vs. Marshall Sandman a/k/a Marshall W. Sandman

Amount Due: \$135,166.65

Marshall Sandman a/k/a Marshall W. Sandman, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County,

Pennsylvania being 3524 West 42nd Street, Erie, PA 16506-4230

Dimensions: 139.25 X 230

Acreage: 0.7353

Assessment Map number:

33083555000700

Assessed Value: \$116,560.00

Improvement thereon: residential

Phelan Hallinan Diamond &

Jones, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Mar. 27 and Apr. 3, 10

**SALE NO. 28**

**Ex. #12975 of 2014**

**CitiMortgage, Inc., A New York**

**Corporation, Successor by**

**Merger to Citifinancial Mortgage**

**Company, Inc., A New York**

**Corporation, Plaintiff**

v.

**Larry D. Solinger, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12975-14, CitiMortgage, Inc., A New York Corporation, Successor by Merger to Citifinancial Mortgage Company, Inc., A New York Corporation, vs.

Larry D. Solinger  
 Amount Due: \$76,068.38

Larry D. Solinger, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1026 East 31st Street, Erie, PA 16504-1369

Square Feet: 1710

Acreage: 0.2107

Assessment Map number:

18050051032800

Assessed Value: \$ 86,000.00

Improvement thereon: Residential

Phelan Hallinan Diamond &

Jones, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Mar. 27 and Apr. 3, 10

**SALE NO. 30**

**Ex. #11417 of 2013**

**PENNYMAC CORP.**

v.

**CARRIE SEE, PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY A BOGA, DECEASED AND IN HER CAPACITY AS HEIR OF**

**RALPH W BOGA, DECEASED**

**ADVERTISING DESCRIPTION**

ALL THAT CERTAIN BEING KNOWN AS: 3728 HEREFORD ROAD, ERIE, PA 16510-2455 PARCEL # 27-48-180-5

Improvements: Residential Dwelling.

Powers, Kirm & Associates, LLC

Harry B. Reese, Esquire

Id. No. 310501

Eight Neshaminy Interplex

Suite 215

Trevose, PA 19053

(215) 942-2090

Mar. 27 and Apr. 3, 10

**SALE NO. 31**

**Ex. #10362 of 2014**

**U.S. Bank National Association**

v.

**Joseph L. Gaunt**

**ADVERTISING 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: Being

Lot No. 5 of the re-plot of Block "U" of the William Spencer Farm Subdivision, said replot being recorded in Erie County Map Book 4 at pages 230 and 231; said lot having a frontage of fifty-four and four-tenths (54.4) feet on the South side of East 34 Street and a uniform depth of one hundred thirty-five (135) feet

Having erected thereon a one and one-half (1 1/2) story frame dwelling house commonly known as 925 East 34th Street, Erie, Pennsylvania, and being further identified by Erie County Tax Parcel Index No. (18) 5395-211

BEING KNOWN AS: 925 East 34th Street, Erie, PA 16504

PARCEL # 18-5395-211

Improvements: Residential Dwelling.

Powers, Kirm & Associates, LLC

Harry B. Reese, Esquire

Id. No. 310501

Eight Neshaminy Interplex

Suite 215

Trevose, PA 19053

(215) 942-2090

Mar. 27 and Apr. 3, 10

**SALE NO. 32**

**Ex. 13153 of 2013**

**JAMES B. NUTTER & COMPANY**

v.

**CHARLES A.J. HALPIN**

**III, ESQUIRE PERSONAL**

**REPRESENTATIVE OF THE**

**ESTATE OF RICHARD HOWE**

**ADVERTISING DESCRIPTION**

All that certain piece or parcel of land situate in the Borough of Wesleyville, County of Erie and State of Pennsylvania bounded and described as follows, to wit:

COMMENCING at a point in the west line of Taggart Street 84.4 feet South of the intersection of the west line of Taggart Street with the south line of Edison Avenue, thence southwardly along the west line of Taggart Street forty (40) feet to a point; thence westwardly about 118.5 feet to the old line between the townships of Millcreek and Harborcreek; thence northwardly along said line forty (40) feet to a lot owned by F.J. Keefe; thence

eastwardly along said Keefe's lot about 116 1/2 feet to the West line of Taggart Street and the place of beginning, said lot being the north 30 feet of lot No. 38 and 10 feet off the south side of lot No. 39 in the Gardner E. Peck Subdivision of land in the village, now Boro of Wesleyville, a plan or plot of said subdivision having been recorded in the Recorder's Office of Erie County in Map Book No. 1, page 437.

BEING KNOWN AS: 2210 TAGGERT STREET, ERIE, PA 16510  
 PARCEL # 50-4-28-4  
 Improvements: Residential Dwelling.

Powers, Kirm & Associates, LLC  
 Harry B. Reese, Esquire  
 Id. No. 310501  
 Eight Neshaminy Interplex  
 Suite 215  
 Trevoise, PA 19053  
 (215) 942-2090

Mar. 27 and Apr. 3, 10

**SALE NO. 33**

**Ex. #12574 of 2012**  
**Bank of America, N.A.**  
 v.

**Claudia B. Stinely**  
**Patrick G. Stinely**

**ADVERTISING DESCRIPTION**  
 ALL THAT CERTAIN PIECE OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND STATE OF PENNSYLVANIA, BEING LOT NUMBER NINE (9) IN PLEASANT VALLEY SUBDIVISION NO. 4, AS SHOWN ON A PLOT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA IN MAP BOOK 5 AT PAGES 316 AND 317, TO WHICH PLOT REFERENCE IS HEREBY MADE FOR A FURTHER DESCRIPTION OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA IN MAP BOOK 5 AT PAGES 316 AND 317. TO WHICH PLOT REFERENCE IS HEREBY MADE FOR A FURTHER DESCRIPTION OF SAID PROPERTY. HAVING

ERECTED THEREON A ONE-STORY FRAME DWELLING WITH INTEGRAL GARAGE AND BEING COMMONLY KNOWN AS 1417 WEST 44TH STREET, ERIE, PENNSYLVANIA BEING KNOWN AS: 1417 West 44th Street, Erie, PA 16509  
 PARCEL# 19-6135-210

Improvements: Residential Dwelling.  
 Powers, Kirm & Associates, LLC  
 Harry B. Reese, Esquire  
 Id. No. 310501  
 Eight Neshaminy Interplex  
 Suite 215  
 Trevoise, PA 19053  
 (215) 942-2090

Mar. 27 and Apr. 3, 10

**SALE NO. 34**

**Ex. #13244 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.

**ROBERT C. WALLER,**  
**Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14-13244, U.S. Bank National Association, et al vs. Robert C. Waller, owner(s) of property situated in Springfield Township (formerly Borough of East Springfield), Erie County, Pennsylvania being 12208 Main Street, East Springfield, PA 16411.

Dimensions: 1.34 acre  
 Assessment Map Number: 39-45-10-16

Assess Value figure: \$78,000.00  
 Improvement thereon: Dwelling  
 Louis P. Vitti, Esquire  
 Attorney for Plaintiff  
 215 Fourth Avenue  
 Pittsburgh, PA 15222  
 (412) 281-1725

Mar. 27 and Apr. 3, 10

**SALE NO. 35**

**Ex. #12739 of 2014**  
**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 2006-17, Plaintiff**

v.

**Glenn E. Duck, Jr. and Alicia Barney Duck, Defendant**  
**SHORT DESCRIPTION**

PROPERTY OF: Glenn E. Duck, Jr. and Alicia Barney-Duck  
 EXECUTION NO: 12739-14  
 JUDGMENT AMT: \$204,158.03  
 ALL the right, title, interest and claim of: Glenn E. Duck, Jr. and Alicia Barney-Duck  
 Of in and to:  
 ADDRESS: 537 Beverly Drive, Erie, PA 16505  
 MUNICIPALITY: City of Erie  
 All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania

Tax ID: 17-041-032.0-139.00  
 Commonly known as 537 Beverly Drive, Erie, PA 16505  
 PARKER McCAY P.A.  
 Richard I. Nalbantian, III, Esquire  
 Attorney ID# 312653  
 9000 Midlantic Drive, Suite 300  
 Mount Laurel, NJ 08054  
 (856) 596-8900

Mar. 27 and Apr. 3, 10

**SALE NO. 36**

**Ex. #12806 of 2014**  
**Caliber Home Loans, Inc.**  
 v.

**David Getz**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12806-14 Caliber Home Loans, Inc. vs. David Getz, owner of property situated in City of Erie, Erie County, Pennsylvania being 441-443 West 9th Street, Erie, PA 16502

Dimensions of parcel: 41.25 x 165  
 Acreage: 0.1562  
 Assessment Map number: (16) 3025-117  
 Assessed Value figure: \$81,400.00  
 Improvement thereon: Two Family Residential Dwelling  
 Morris A. Scott, Esquire  
 Richard M. Squire & Associates, LLC  
 115 West Avenue, Suite 104  
 Jenkintown, PA 19046  
 (215) 886-8790

Mar. 27 and Apr. 3, 10

**SALE NO. 37**

**Ex. #12455 of 2014**

**Deutsche Bank National Trust company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006 NC5**

v.

**Robert A. Owens and Patti J. Owens**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12455-14, Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006 NC5 vs. Robert A. Owens and Patti J. Owens, owners of property situated in Erie County, Pennsylvania being 1238 Bartlett Road, Harborcreek, PA 16421 Assessment Map number: 27-34-33-98 Improvement thereon: Residential Dwelling

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

Mar. 27 and Apr. 3, 10

**SALE NO. 38**

**Ex. #13259 of 2012**

**CitiFinancial Services, Inc. A Pennsylvania Corporation**

v.

**Beverly Lidey and Scott T. Reichard**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13259-12, CitiFinancial Services, Inc. a Pennsylvania Corporation vs. Beverly Lidey and Scott T. Reichard, owners of property situated in Millcreek Township, Erie County, Pennsylvania being 455 Glenridge Road, Erie, PA 16509 Assessment Map number: 33-118-466-29 Improvement thereon: Residential Dwelling

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

Mar. 27 and Apr. 3, 10

**SALE NO. 39**

**Ex. #12909 of 2014**

**CitiMortgage, Inc.**

v.

**Douglas B. Yukon  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12909-14, CitiMortgage, Inc. vs. Douglas B. Yukon, owners of property situated in Erie County, Pennsylvania being 2824 Atlantic Avenue, Erie, PA 16506 Assessment Map number: (33) 50-304-15

Improvement thereon: Residential Dwelling

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

Mar. 27 and Apr. 3, 10

**SALE NO. 40**

**Ex. #13261 of 2014**

**Bank of America, National Association, by its servicer  
Owen Loan Servicing, LLC**

v.

**Douglas W. Webb  
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Second Ward, City of Corry, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a point in the center of Wayne Street (formerly East Wayne Street) at the south line of now or formerly Amos Heath's land; thence southwardly along said Wayne Street one hundred four (104) feet ten and one-half (10 ½) inches to land now or formerly of Conrad Zillick; thence westerly along land now or formerly of said Zillick two hundred forty-seven and seventy-three hundredths (247.73) feet; thence at right angles northwardly one hundred four (104) feet ten and one-half (10 ½) inches to land formerly owned by Amos Heath; thence along said land eastwardly, two hundred forty-seven and seventy-three hundredths (247.73) feet to the place of beginning, be the same more or less PROPERTY ADDRESS: 531 Wayne Street, Corry, PA 16407-

1313

PARCEL 06015022001300

BEING the same premises which Robert J. Tobin, single and William G. Tobin and Stephanie Tobin, husband and wife and William G. Tobin, as attorney-in-fact for Deborah A. Miles and David Miles, her husband; Robert Joseph Tobin and Patricia Tobin, husband and wife; James R. Tobin and Lindsay Tobin, husband and wife; John E. Tobin, single; and Catherine D. Hedlund and John Hedlund, wife and husband, by Deed dated May 22, 2007 and recorded on May 31, 2007 in the office of the recorder of deeds in and for Erie County at book 1419 page 1666 granted and conveyed unto Douglas W. Webb.

Andrew J. Marley, Esquire  
Stern & Eisenberg, P.C.

1581 Main St., Ste. 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

Mar. 27 and Apr. 3, 10

**SALE NO. 41**

**Ex. #10398 of 2014**

**Nationstar Mortgage LLC,  
Plaintiff**

v.

**Bryan E. Churchill and Amy E. Churchill, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10398-14, Nationstar Mortgage LLC v. Bryan E. Churchill and Amy E. Churchill, owners of property situated in the Township of Borough of Girard, Erie County, Pennsylvania being 336 Pheasant Drive, Girard, Pennsylvania 16417. Tax I.D. No. 23-013.041.0-022.36 Assessment: \$ 104,699.29 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 215-790-1010

Mar. 27 and Apr. 3, 10

**SALE NO. 42**

**Ex. #10037 of 2014**

**LSF8 Master Participation Trust,  
Plaintiff**

v.



**Mark Saunders a/k/a Mark T. Saunders and Lorie Saunders, Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10037-14, LSF8 Master Participation Trust v. Mark Saunders a/k/a Mark T. Saunders and Lorie Saunders, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 3922 Conrad Road, Erie, Pennsylvania 16510.

Tax I.D. No. 18-052-032.0-106.00

Assessment: \$ 132,589.00

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

215-790-1010

Mar. 27 and Apr. 3, 10



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**Clerk of Records,  
Register of Wills and Ex-Officio Clerk of  
the Orphans' Court Division, of the  
Court of Common Pleas of Erie County, Pennsylvania**

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, March 30, 2015** and confirmed Nisi.

**April 23, 2015** is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

<u>2015</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
60.	Kathy L. Ulbrich .....	Sally U. Wolfe, Executrix .....	Thomas C. Hoffman II, Esquire
61.	John F. Chervenka .....	Joyce Hampy, Executrix .....	Darlene M. Vlahos, Esquire

KENNETH J. GAMBLE  
Clerk of Records  
Register of Wills &  
Orphans' Court Division

Mar. 20, 27

**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****BONAMINIO, MARY L.,  
deceased**

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

*Executrix:* Mary Ann Ambrosetti, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**CAMPBELL, JANET E.,  
deceased**

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

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

*Attorney:* Scott L. Wallen, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**ENIS, ESTHER DURAN, a/k/a  
ESTHER D. ENIS, a/k/a  
ESTHER ENIS,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

*Executor:* Heidi E. Garmon, 216 East Clen-Moore Boulevard, New Castle, PA 16105 and Brian Enis, 475 Liberty Street, Grove City, PA 16127

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

**FIELDS, LARRY,  
deceased**

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

*Co-Executrices:* Santel Fields Blair and Sonya Fields Tate, c/o 504 State Street, Suite 300, Erie, PA 16501

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

**FOLEY, DONALD E.,  
deceased**

Late of Girard Township, Erie County, Girard, PA

*Executor:* Cathy Sartin, c/o John Bonanti, 43 Park St., North East, PA 16428

*Attorney:* John Bonanti, Esq., 43 Park St., North East, PA 16428

**FRISINA, JOSEPHINE A., a/k/a  
JOSEPHINE FRISINA,  
deceased**

Late of Erie County, Pennsylvania

*Executor:* Michael P. Palmer, 2415 West Grandview Blvd., Erie, PA 16508

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

**GABER, ELEANOR L.,  
deceased**

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

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

*Attorney:* Scott L. Wallen, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**GLOVER, FRANCES REGINA,  
deceased**

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

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

*Attorney:* Scott L. Wallen, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**HANKS, CAROLYN, a/k/a  
CAROLYN LOUISE KRANTZ  
HANKS,  
deceased**

Late of the City of Erie, County of Erie

*Co-Executors:* Christine McClelland, 22212 West 32nd Street, Erie, Pennsylvania 16506 and Kathleen Williams, 2160 W. Center Street, Mill Village, Pennsylvania 16427

*Attorney:* Brian D. Arrowsmith, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**JONES, THOMAS L.,  
deceased**

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

*Executor:* Brian T. Jones, 10921 May Rd., Wattsburg, PA 16442

*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**LEO, JANE C.,  
deceased**

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

*Executor:* Samuel L. Leo Sr., c/o 504 State Street, 3rd Floor, Erie, PA 16501

*Attorney:* Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**MARCINOWSKI, JOHN,  
deceased**

Late of the Borough of Albion, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Janice DeLoach, 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

**PROPER, CLAUDE CARLYLE JR.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Fawn R. Yost, 1132 West 32nd Street, Erie, PA 16508  
*Attorney:* None

**SCHERMER, CHARLES R.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Co-Executrices:* Michelle R. Dzeskewicz and Katherine A. Crossley, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**SECOND PUBLICATION**

**BIELAK, DOROTHY H.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Merrienne L. Gaber, c/o 504 State Street, Suite 300, Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**CASHDOLLAR, BETH S., a/k/a  
BETH CASHDOLLAR,  
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executor:* Kevin C. Cashdollar, 6550 Pheasant Run Blvd., Fairview, PA 16415  
*Attorney:* James R. Steadman Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**COCCARELLI, PATRICIA E.,  
a/k/a PATRICIA ELLEN  
COCCARELLI, a/k/a  
PATTI COCCARELLI,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Executrix:* Laura Jean White, 514 Boston Store Place, Erie, PA 16501  
*Attorney:* None

**DUARTE, CARL J., a/k/a  
CARL JOSEPH DUARTE,  
a/k/a CARL DUARTE,  
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania  
*Administrator:* Denise Saccamozone, 633 Wyoming Ave., Erie, PA 16505  
*Attorney:* Aaron E. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**GARNICA, JOSE G.,  
deceased**

Late of the City of Erie  
*Administratrix:* Modesta Reyes de Garnica  
*Attorney:* Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**GILBERT, WAYNE A., a/k/a  
WAYNE GILBERT,  
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania  
*Executrix:* Teresa L. Rausch, 28 Elk Creek Avenue, Girard, PA 16417  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**GREINER, FRANK LEROY,  
a/k/a FRANK L. GREINER,  
deceased**

Late of Harborcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Co-Executors:* Eunice A. Dovey and Dana L. Greiner, c/o 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**GUSSOW, JAMES, a/k/a  
JAMES F.R. GUSSOW,  
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania  
*Administrator:* Chris Gussow, 23 Chancery Pl., Durham, NC 27707-5001  
*Attorney:* None

**JONES, WARREN R., JR.,  
deceased**

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

**KALICKY, JULIUS C., a/k/a  
JULIUS KALICKY,  
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania  
*Administratrix:* Kerry A. Stancliff, 20 Hathaway Street E., Girard, Pennsylvania 16417  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**LOOMIS, GLADYS, a/k/a  
MS. GLADYS LOOMIS, a/k/a  
GLADYS SEBASTIAN LOOMIS  
a/k/a GLADYS SEBASTIAN,  
deceased**

Late of Erie County, Pennsylvania  
*Executor:* William T. Morton,  
Esquire, 3213 West 26th Street,  
Erie, PA 16506

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

**MOZDY, FRANCES T.,  
deceased**

Late of the Township of  
Harborcreek

*Co-Executors:* Stanley Kmiecik,  
Jr., 3747 Saltsman Road  
Extension, Erie, PA 16510  
and Audrey Osiecki, 6430  
Meadowland Circle, Erie, PA  
16509

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

**SAMICK, JUNE M.,  
deceased**

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

*Executrix:* Pat Lewis

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

**THIEME, JAMES E.,  
deceased**

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

*Executrix:* Misty Cooper, 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

**WILSON, JOHN H., JR.,  
deceased**

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

*Executrix:* Janet M. Wilson, c/o  
Norman A. Stark, Esq., Suite 300,  
300 State Street, Erie, PA 16507

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

**THIRD PUBLICATION**

**BURNS, ROBERT E., a/k/a  
ROBERT BURNS, a/k/a  
ROBERT E. BURNS, SR., a/k/a  
ROBERT BURNS, SR.,  
deceased**

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

*Executrix:* Robin S. Quint, 376  
E. Augustine Drive, Valparaiso,  
Indiana 46383

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

**BUZAS, MILDRED E.,  
deceased**

Late of the City of Erie

*Executor:* Robert Buzas

*Attorney:* Andrew J. Sisinni,  
Esquire, 1314 Griswold Plaza,  
Erie, PA 16501

**DiMARCO, CARLO JOHN,  
a/k/a CARLO J. DiMARCO,  
deceased**

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

*Executrix:* Maria D. DiMarco,  
105 Tellus Street, Lakeway, Texas  
78734

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

**JOSLYN, DOLORES JANE,  
deceased**

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

*Executor:* Steven Joslyn, c/o  
Quinn, Buseck, Leemhuis,  
Toohey & Krotto, Inc., 2222 West  
Grandview Blvd., Erie, PA 16506  
*Attorney:* Colleen R. Stumpf,  
Esq., Quinn, Buseck, Leemhuis,  
Toohey & Krotto, Inc., 2222 West  
Grandview Blvd., Erie, PA 16506

**LOOP, RUBY M.,  
deceased**

Late of the City of Erie, County  
of Erie

*Executor:* William H. Loop,  
4106 Parade Boulevard, Erie,  
Pennsylvania 16504

*Attorney:* Brian D. Arrowsmith,  
Esquire, Carney & Good,  
254 West Sixth Street, Erie,  
Pennsylvania 16507

**MARSHALL, ROSEMARIE J.,  
deceased**

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

*Executrix:* Andrea M. DiNardo,  
4037 Plaza Drive, Erie, PA  
16506-3806

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

**SCHAUERMAN, CHARLOTTE V.,  
deceased**

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

*Executor:* L. William Veihdeffer,  
5850 Jordan Road, Erie, PA  
16510-4632

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

**SNYDER, FRANK C.,  
deceased**

Late of the City of Corry, Erie County, Pennsylvania  
*Administrator:* Michael L. Snyder, 419 East Pleasant Street, Corry, PA 16407  
*Attorney:* William E. Barney, Esq., 200 North Center Street, Corry, Pennsylvania 16407

**SUROVIEC, HENRY, a/k/a  
HENRY J. SUROVIEC,  
deceased**

Late of the Township of Summit, County of Erie, and Commonwealth of Pennsylvania  
*Co-Executors:* Judith M. Marquis, 6115 Garries Road, Erie, PA 16505 and Gary H. Surovic, 641 Jackson Station Road, Waterford, PA 16441  
*Attorney:* Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**THOMPSON, WILLIAM P.,  
deceased**

Late of Harborcreek Township, Erie County, Commonwealth of Pennsylvania  
*Co-Executors:* William G. Thompson and Laurie J. Pietrasiewicz, 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



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## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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Erie, PA 16505 ----- *sreiter7760@gmail.com*

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7320 Murphy Hurst Avenue ----- (f) 814-456-1353  
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Mailing address:  
3856 Avonia Road #3  
Fairview, PA 16415

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3514 State Street  
Erie, PA 16508 ----- *jwoodard@wintlaw.com*

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