

Erie County Legal Journal

May 1, 2015

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98 ERIE

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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Erie County Bar Association Calendar of Events and Seminars

TUESDAY, JUNE 16, 2015

ECBA Mid-Year Meeting
Sheraton Erie Bayfront Hotel
Beginning at Noon
Details forthcoming

MONDAY, JUNE 22, 2015

ECBA Golf Tournament
Lakeshore Country Club
1:00 p.m. shotgun start
Details forthcoming



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

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Mark T. Wassell

Marshall Dennehey Warner Coleman & Goggin, a large defense litigation firm, seeks Associate Attorney with 2-6 yrs exp in defense litigation to do Workers' Comp and Gen Liability for Erie office. Send resume to hrrecruiter@mdwccg.com

May 1, 8

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA
MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI
ERIE AND PITTSBURGH DIVISION CASES
MAY 2015 NOTICE**

The following is a list of *May 2015, June 2015 and July 2015* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* is summarized below and on Judge Agresti's website at: www.pawb.uscourts.gov. ***The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219.***

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Bankruptcy Rules* and the Judge's procedures, insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

SCHEDULE CHAPTERS 13 & 12 MOTIONS ON:

Wednesday, May 27, 2015	9:30 a.m.: Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, June 24, 2015	10:00 a.m.: Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, July 22, 2015	10:30 a.m.: Open for all Erie and Pittsburgh Ch. 13 matters
	11:00 a.m.: Ch. 13 Sale, Financing and Extended/Impose Stay and Ch. 12 matters at this time, only
	11:30 a.m.: Open for all Erie and Pittsburgh Ch. 13 matters

NOTE: Judge Agresti will be conducting Erie and Pittsburgh Ch. 13 & 12 hearings in the morning, only.

SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:

	9:30 a.m.: Open for all Erie Ch. 11 matters
Thursday, May 7, 2015	10:00 a.m.: Open for all Erie Ch. 11 matters
Thursday, May 21, 2015	-- Ch. 11 Sale motions at this time, only
	10:30 a.m.: Open for all Erie Ch. 7 matters
	11:00 a.m.: Open for all Erie Ch. 7 matters **
	11:30 a.m.: Ch. 7 Sale motions at this time, only

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

1:30 p.m.:	Open for all Pittsburgh Ch. 11 matters
2:00 p.m.:	Open for all Pittsburgh Ch. 11 matters
2:30 p.m.:	Open for all Pittsburgh Ch. 7 matters

ERIE COUNTY LEGAL JOURNAL
NOTICE TO THE PROFESSION

NOTE: Beginning with the June 4, 2015 hearings, Judge Agresti will be conducting Erie and Pittsburgh Ch. 11 & Ch. 7 hearings in the morning, only, please select the following times:

	9:30 a.m.:	Open for all Erie Ch. 11 matters
Thursday, June 4, 2015	10:00 a.m.:	Open for all Erie Ch. 11 matters
Thursday, June 18, 2015		-- Ch. 11 Sale motions at this time, only
Thursday, July 9, 2015	10:30 a.m.:	Open for all Erie Ch. 7 matters
Thursday, July 30, 2015	11:00 a.m.:	Open for all Erie Ch. 7 matters **
	11:30 a.m.:	Ch. 7 Sale motions at this time, only

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

ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER (Public Access to Court Electronic Records) and on the Court's Web Site (www.pawb.uscourts.gov).

Michael R. Rhodes
Clerk of Court

May 1

Who's helping you build your financial future?

Wealth Management Advisor

John M. Bongiovanni
CFP®, CLU®, ChFC®
john.bongiovanni@nm.com



Northwestern Mutual®

*Providing expert guidance for a
lifetime of financial security.*

100 State St., Ste 300
Erie, PA 16507-1452

814-455-2718
johnbongiovanni.com

ARTICLES OF AMENDMENT

Notice is hereby given that the Lake City Municipal Sewer Authority intends to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania, and gives notices of the following:

1. The name of the municipal sewer authority is the Lake City Municipal Sewer Authority.

2. The location of its registered office in this Commonwealth is 2350 Main Street, Lake City, Pennsylvania 16423.

3. Articles of Amendments are to be filed pursuant to the Municipal Authorities Act, Act of June 19, 2001 (P.L. 287) (53 Pa.C.S.A. §5605, as amended).

4. The amendment adopted and approved by the Lake City Municipal Sewer Authority and Lake City Borough Council, as set forth in full, is as follows:

The term of corporate existence of the Lake City Municipal Sewer Authority is hereby extended to January 1, 2058.

5. The Articles of Amendment will be filed with the Secretary of the Commonwealth of Pennsylvania on or after May 8, 2015.

Gary D. Bax, Esquire
Solicitor, Lake City Municipal
Authority

c/o The McDonald Group, LLP
456 West Sixth Street
Erie, PA 16507-1216

May 1

**CERTIFICATE OF
AUTHORITY**

Fallen Riders Memorial Fund has applied for a Certificate of Authority under the provisions of the Nonprofit Corporation Law of 1988. Fallen Riders Memorial Fund is incorporated under the Ohio Not-For-Profit-Corporation-Law. Its principal office under the laws of the State of Ohio is 7534 Engle Road, Middleburg Heights, Ohio 44130. Its proposed registered office in the Commonwealth of Pennsylvania is 818 State Street, Erie, PA 16501.

Gery T. Nietupski, Esquire
Law Offices of Gery T. Nietupski,

Esquire, LLC
818 State Street, Suite A
Erie, Pennsylvania 16501

May 1

**CERTIFICATE OF
AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on March 16, 2015 by J.H. Auto Parts, Inc., a foreign corporation formed under the laws of the State of Georgia with its principal office located at 955 N. Center Street, Corry, PA 16407, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Erie County.

May 1

**CERTIFICATE OF
AUTHORITY**

Pet Project Charities has applied for a Certificate of Authority under the provisions of the Nonprofit Corporation Law of 1988. Pet Project Charities is incorporated under the Nevada Not-For-Profit-Corporation-Law. Its principal office under the laws of the State of Nevada is 4730 S. Fort Apache Road, Suite 300, Law Vegas, NV 89147. Its proposed registered office in the Commonwealth of Pennsylvania is 1607 Raspberry Street, Erie, PA 16502.

Knox McLaughlin Gornall &
Sennett, P.C.

120 West 10th Street
Erie, PA 16501

May 1

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: Cause for Paws
2. Address of the principal place of business, including street and number: 1607 Raspberry Street, Erie, PA 16502

3. The real name(s) and address, including street and number, of the persons who are parties to the registration: Pet Project Charities, 4730 S. Fort Apache Road, Suite 300, Las Vegas, NV 89147

4. An application for registration of a fictitious name under the Fictitious Name Act was filed on March 5, 2015 with the Department of State.

May 1

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on April 14, 2015, for an Application for the conduct of business in Erie County, Pennsylvania, under the assumed or fictitious name, style or designation of CUTCO Kitchen, with a principal place of business at 6821 Peach St., Erie, PA 16509. The name and address of the entity interested in said business is Cutco Stores, Inc., 1116 E. State St., Olean, NY 14760, c/o CT Corporation Systems, Erie County.

May 1

LEGAL NOTICE

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE
CIVIL DIVISION
ERIE COUNTY
NO. 11287-2014

GREEN TREE SERVICING LLC,
Plaintiff vs. **CHRISTOPHER S.**
LeCLAIR and KAREN LeCLAIR,
Defendants

TO: Christopher S. LeClair and Karen LeClair, Defendants, whose last known address is 9670 Rt. 6N, Albion, PA 16401.

You are hereby notified that on May 14, 2014 Plaintiff, Green Tree Servicing LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you

in the Court of Common Pleas of Erie County Pennsylvania, docket to number 11287-2014. Wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 9670 Route 6N, Albion, PA 16401 whereupon your property would be sold by the Sheriff of Erie County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral & Information
Service

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

Gregory Javardian, Atty. for Plaintiff
1310 Industrial Blvd. 1st Fl., Ste. 101
Southampton, PA 18966
(215) 942-9690

May 1

LEGAL NOTICE

**TO: THE ESTATE OF PATRICIA
WIECZOREK A/K/A PATRICIA
A. WIECZOREK; ALL
UNKNOWN BENEFICIARIES
OF THE ESTATE OF PATRICIA
WIECZOREK A/K/A PATRICIA
A. WIECZOREK**

YOU ARE HEREBY NOTIFIED that on May 17, 2013, Plaintiff, Bayview Loan Servicing, LLC, filed a Complaint in Mortgage Foreclosure endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No. 12701 -03 wherein Plaintiff seeks to foreclose on the mortgage secured by your property located at 737 Clifton Drive 1, Erie, PA 16505-3605 where upon your property would be sold by the Sheriff of Erie County.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a Judgment will be entered against you.

NOTICE

IF YOU WISH TO DEFEND, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE
ERIE COUNTY BAR**

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

Jan. 30

LEGAL NOTICE

**ATTENTION: JAMINE LYNN
THOMPSON A/K/A JASMINE
LYNN THOMPSON
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

**IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD Z.M.F
DOB: 06/18/2014**

5 IN ADOPTION 2015

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Robert A. Sambroak Court Room No. 217-I, City of Erie on July 14, 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.

May 1

LEGAL NOTICE

ATTENTION: JOSHUA ALAN FARRELL
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD Z.M.F

DOB: 06/18/2014

BORN TO: JAMINE LYNN THOMPSON A/K/A JASMINE LYNN THOMPSON
5 IN ADOPTION 2015

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Robert A. Sambroak Court Room No. 217-I, City of Erie on July 14, 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,

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May 1

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 Fueling Services and Waste Removal and Recycling Services up to Thursday, May 7, 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

Apr. 24 and May 1

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 1116 Birch Street, Lake City, PA 16423 being more fully described at Erie County Deed Book Volume 759, Page 1.

SAID SALE to be held at the **ERIE COUNTY COURTHOUSE, 140 W. SIXTH STREET, ROOM 209, ERIE, PA at 10:00 a.m.** prevailing, standard time, on **MAY 11, 2015.**

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 28005006700600 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Jessica A. Pasquarello aka Jessica A. Pettigrew, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 14-225-Erie.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of

the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.udsa.gov.

Apr. 10, 17, 24 and May 1

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

MAY 22, 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

May 1, 8, 15

SALE NO. 1

Ex. #13107 of 2010

Americo Federal Credit Union

v.

Douglas E. Auer and Patricia C.

Auer

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-13107, Americo Federal Credit Union vs. Douglas E. Auer and Patricia C. Auer, owners of property situated in the City of Erie, County of Erie and Commonwealth of Pennsylvania being 3006 Brandes Street, Erie, Pennsylvania.

Assessment Map Number:

(18) 5047-306

Edwin W. Smith, Esq.

305 West Sixth Street

Erie, PA 16507

(814) 452-6800

May 1, 8, 15

SALE NO. 2

Ex. #12785 of 2014

CAROL A. BIANCHI, Plaintiff

v.

JOHN P. WATT and CAROL A.

WATT, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-12785 Carol A. Bianchi vs. John P. Watt and Carol A. Watt, owners of property situated in City of Erie, Erie County, Pennsylvania being 2120 South Manor Drive, Erie, Pennsylvania 16505

0.1366 acres of land

Assessment Map Number:

(16) 3137-328

Assessed Value Figure: \$87,220.00

Improvement Thereon: One story frame dwelling with detached garage

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

May 1, 8, 15

SALE NO. 3

Ex. #12633 of 2014

The Bank of New York Mellon

f/k/a The Bank of New York

as Trustee for the Benefit of

the Certificateholders of the

CWALT, Inc., Alternative Loan

Trust 2004-18CB, Mortgage

Pass-Through Certificates, Series

2004-18CB

v.

Timothy M. Corey

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-12633 The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2004-18CB, Mortgage Pass-Through Certificates, Series 2004-18CB vs. Timothy M. Corey, owner(s) of property situated in Township of Harborcreek, Erie

County, Pennsylvania being 3012 Nagle Road, Erie, PA 16510

1797 Square Feet

Assessment Map number:

(27) 52-162-10

Assessed Value figure: 91,000.00

Improvement thereon: Residential

Mattleman, Weinroth & Miller, P.C.

401 Route 70 East, Suite 100

Cherry Hill, NJ 08034

(856) 429-5507

May 1, 8, 15

SALE NO. 4

Ex. #12720 of 2014

JPMorgan Chase Bank, National

Association, Plaintiff

v.

Steven T. Benovic and Teri K.

Benovic, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12720-14 JPMorgan Chase Bank, National Association vs. Steven T. Benovic and Teri K. Benovic, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1641 East 42nd Street Erie, PA 16510

0.2616

Assessment Map number: 18-5252-136

Assessed Value figure: \$123,840.00

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

May 1, 8, 15

SALE NO. 5

Ex. #12485 of 2014

JPMorgan Chase Bank, National

Association, Plaintiff

v.

Donald E. Hildum, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12485-14 JPMorgan Chase Bank, National Association vs. Donald E. Hildum, owner(s) of property situated in North East Township, Erie County, Pennsylvania being 4268 Emily Drive, North East, PA 16428

0.2571

Assessment Map number:

37-39-90.2-6

Assessed Value figure: \$98,000.00
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

May 1, 8, 15

SALE NO. 6

Ex. #10077 of 2015

**U.S. Bank National Association
as Trustee for Merrill Lynch First
Franklin Mortgage Loan Trust,
Mortgage Loan Asset-Backed
Certificates, Series 2007-H1,
Plaintiff**

v.

**Christopher H. Lacey, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10077-2015 U.S. Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1 vs. Christopher H. Lacey, owner(s) of property situated in Lawrence Park Township Erie County, Pennsylvania being 1057 Rankine Avenue, Erie, PA 16511 0.0484

Assessment Map number: 29-18-59-30
Assessed Value figure: \$60,120.00
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

May 1, 8, 15

SALE NO. 7

Ex. #12993 of 2014

**Bank of America, N.A. successor
by merger to BAC Home Loans
Servicing, LP f/k/a Countrywide
Home Loans Servicing, LP,
Plaintiff**

v.

**Carol A. Rutter, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14-12993 Bank of

America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Carol A. Rutter, owner(s) of property situated in 5th Ward of the City of Erie, Erie County, Pennsylvania being 2729 East 30th Street. Erie, PA 16510 0.1468

Assessment Map number: 18051050032500
Assessed Value figure: \$70,680.00
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

May 1, 8, 15

SALE NO. 8

Ex. #13026 of 2014

**Citifinancial Servicing LLC,
A Delaware Limited Liability
Company, Plaintiff**

v.

**Debra Beeman a/k/a Debra L.
Beeman, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13026-14 Citifinancial Servicing LLC, A Delaware Limited Liability Company vs. Debra Beeman a/k/a Debra L. Beeman Amount Due: \$145,469.71
Debra Beeman a/k/a Debra L. Beeman, owner(s) of property situated in VENANGO TOWNSHIP, Erie County, Pennsylvania being 13960 Route 8, a/k/a 13998 Route 8 & 89, Wattsburg, PA 16442

Acreage: 1.0000
Assessment Map number: 44021036004000
Assessed Value: \$97,840.00
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

May 1, 8, 15

SALE NO. 10

Ex. #13002 of 2014

**First Niagara Bank, N.A.,
Plaintiff**

v.

**Jeffrey M. Collins, Delina S.
Collins, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2014-13002 First Niagara Bank, N.A. vs. Jeffrey M. Collins, Delina S. Collins Amount Due: \$70,039.79
Jeffrey M. Collins, Delina S. Collins, owner(s) of property situated in NORTH EAST TOWNSHIP, Erie County, Pennsylvania being 3025 Brickyard Road, North East, PA 16428-3701

Dimensions: 162.2 x Irr
Acreage: 0.1552
Assessment Map number: 37020069000200

Assessed Value: 169,390.00
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

May 1, 8, 15

SALE NO. 11

Ex. #12249 of 2014

Bank of America, N.A., Plaintiff

v.

**Lawrence A. D'Ambrosio,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12249-14 Bank of America, N.A. vs. Lawrence A. D'Ambrosio Amount Due: \$90,568.97
Lawrence A. D'Ambrosio, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 65 Carters Beach Road, Erie, PA 16511-1506

Dimensions: 50 X 85
Acreage: 0.0976
Assessment Map number: 27020008006500

Assessed Value: \$135,900.00
Improvement thereon: residential
Phelan Hallinan Diamond &

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

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May 1, 8, 15

SALE NO. 12

Ex. #11548 of 2014

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

**Russell Davis, II, in His Capacity
as Heir of Arlene W. Davis a/k/a**

Arlene Davis, Deceased

Brenda E. Orsefskie, in Her

Capacity as Heir of Arlene

W. Davis a/k/a Arlene Davis,

Deceased

**Charles Davis, in His Capacity
as Heir of Arlene W. Davis a/k/a**

Arlene Davis, Deceased

**Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Arlene W. Davis a/k/a Arlene
Davis, Deceased, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11548-2014

Wells Fargo Bank, N.A. vs. Russell
Davis, II, in His Capacity as Heir of
Arlene W. Davis a/k/a Arlene Davis,
Deceased, Brenda E. Orsefskie, in
Her Capacity as Heir of Arlene W.
Davis a/k/a Arlene Davis, Deceased,
Charles Davis, in His Capacity
as Heir of Arlene W. Davis a/k/a
Arlene Davis, Deceased, Unknown
Heirs, Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Arlene W. Davis
a/k/a Arlene Davis, Deceased
Amount Due: \$156,253.37

Russell Davis, II, in His Capacity
as Heir of Arlene W. Davis a/k/a
Arlene Davis, Deceased, Brenda E.
Orsefskie, in Her Capacity as Heir
of Arlene W. Davis a/k/a Arlene
Davis, Deceased, Charles Davis, in
His Capacity as Heir of Arlene W.
Davis a/k/a Arlene Davis, Deceased,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms, or
Associations Claiming Right, Title
or Interest From or Under Arlene W.
Davis a/k/a Arlene Davis, Deceased,

owner(s) of property situated in
LAWRENCE PARK TOWNSHIP,
Erie County, Pennsylvania being
2305 Lakeside Drive, Erie, PA
16511-1153

Dimensions: 120 X 88.6 IRR

Acreage: 0.3363

Assessment Map number: 29-1-1-39

Assessed Value: \$169,690.00

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

May 1, 8, 15

SALE NO. 13

Ex. #12408 of 2014

**JPMorgan Chase Bank, N.A.,
Plaintiff**

v.

**Rodney A. Bessetti, in His
Capacity as Administrator and
Heir of The Estate of Emily D.
Enders**

**Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Emily D. Enders, Deceased,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12408-14

JPMorgan Chase Bank, N.A.
vs. Rodney A. Bessetti, in His
Capacity as Administrator and Heir
of The Estate of Emily D. Enders,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms, or
Associations Claiming Right, Title
or Interest From or Under Emily D.
Enders, Deceased

Amount Due: \$62,442.80

Rodney A. Bessetti, in His Capacity
as Administrator and Heir of
The Estate of Emily D. Enders,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms, or
Associations Claiming Right, Title
or Interest From or Under Emily
D. Enders, Deceased, owner(s) of
property situated in ERIE CITY,
Erie County, Pennsylvania being
917 East 27th Street, Erie, PA
16504-2903

Dimensions: 35 X 127.75

Acreage: 0.1020

Assessment Map number:
18050052011700

Assessed Value: \$66,100.00

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

May 1, 8, 15

SALE NO. 14

Ex. #14099 of 2010

**Deutsche Bank National Trust
Company, as Trustee for
Soundview Home Loan Trust
2006-Wf1, Plaintiff**

v.

**David M. Johnson
Catherine M. Johnson,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14099-10

Deutsche Bank National Trust
Company, as Trustee for Soundview
Home Loan Trust 2006-Wf1. vs.
David M. Johnson, Catherine M.
Johnson

Amount Due: \$617,606.95

David M. Johnson, Catherine M.
Johnson, owner(s) of property
situated in MILLCREEK
TOWNSHIP, Erie County,
Pennsylvania being 5903 Dogwood
Drive, Erie, PA 16509-2871

Acreage: 1.814

Assessment Map number:
33190619016302

Assessed Value: \$603,300.00

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

May 1, 8, 15

SALE NO. 15

**JPMorgan Chase Bank, N.A.,
Plaintiff**

v.

Dilene M. Kaliszewski,

Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10274-2014
JPMorgan Chase Bank, N.A. vs. Dilene M. Kaliszewski
Amount Due: \$88,070.53
Dilene M. Kaliszewski, owner(s) of property situated in FAIRVIEW TOWNSHIP, Erie County, Pennsylvania being 7718 Fairlane Drive, Fairview, PA 16415-1205
Dimensions: 115 X 175.02
Acreage: 0.4621
Assessment Map number: 21084023004100
Assessed Value: 137,200.00
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

May 1, 8, 15

SALE NO. 16

Ex. #13364 of 2014
Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2, Plaintiff

v.

Wanda Lamberty, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13364-14
Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2 vs. Wanda Lamberty
Amount Due: \$62,021.34
Wanda Lamberty, owner(s) of property situated in ERIE CITY, 6TH, Erie County, Pennsylvania being 1018 West 28th Street, Erie, PA 16508-1528
Dimensions: 40 X 135
Acreage: 0.1240
Assessment Map number: 19060037023800
Assessed Value: \$82,850.00
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

May 1, 8, 15

SALE NO. 18

Ex. #11811 of 2014
Wells Fargo Bank, NA, Plaintiff

v.

Anne L. Richardson, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11811-2014
Wells Fargo Bank, NA vs. Anne L. Richardson
Amount Due: \$30,045.77
Anne L. Richardson, owner(s) of property situated in CORRY CITY, 4TH, Erie County, Pennsylvania being 503 Second Avenue, a/k/a 503 South 2nd Avenue, Corry, PA 16407-1824
Dimensions: 79 X 145
Acreage: 0.2630
Assessment Map number: 08037127001300
Assessed Value: \$33,000.00
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

May 1, 8, 15

SALE NO. 21

Ex. #11747 of 2013
FEDERAL NATIONAL MORTGAGE ASSOCIATION

v.

DARRICK D. DEMAY
MICHELLE M. DEMAY

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 #4 of the Chas. J. Geuck Subdivision, as per plot recorded in the Office of the Recorders of Deeds for the County of Erie,

Pennsylvania, in Map Book No. 3, on page 129 thereof.
BEING KNOWN AS: 3915 WOOD STREET, ERIE, PA 16509
PARCEL# 18-5309-215
Improvements: Residential Dwelling.
Powers, Kirm & Associates, LLC
Daniel C. Fanaselle, Esquire
Id. No. 312292
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090

May 1, 8, 15

SALE NO. 22

Ex. #11950 of 2014
WELLS FARGO BANK, N.A.

v.

JAMES A. RUFF
NATALIE A. WIENEN

ADVERTISING DESCRIPTION

ALL THAT CERTAIN piece or parcel of land being part of Tract 289 in the Township of Fairview, County of Erie and Commonwealth of Pennsylvania and being Lot No. 123 and the South five (5) feet of Lot No. 122 of WHITEHALL VILLAGE, Section No. 5, a plot of the same being recorded in Erie County Map Book 8 at page 27, and re-recorded in Map Book 8 at page 31, subject to all easements and rights-of-way as recorded and restrictions recorded in Erie County Deed Book 946 at page 3 and supplemental restrictions recorded in Erie County Deed Book 1042 at page 442. Said premises have erected thereon a dwelling commonly known as 1060 Lord Road, Fairview, PA 16415, and being further identified by Erie County Assessment Index No. (21) 14-11-143.17
BEING THE SAME PREMISES which William T. Eilola and Colleen M. Eilola, by Deed dated August 3, 2006 and recorded August 28, 2006 in the Office of the Recorder of Deeds in and for Erie County in Deed Book Volume 1356, Page 79, granted and conveyed unto JAMES A. RUFF and NATALIE A. WIENEN.
BEING KNOWN AS: 1060 LORD ROAD, FAIRVIEW, PA 16415

PARCEL # (21) 14-11-143.17
Improvements: Residential
Dwelling.
Powers, Kirm & Associates, LLC
Daniel C. Fanaselle, Esquire
Id. No. 312292
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090

May 1, 8, 15

SALE NO. 23

Ex. #13486 of 2014

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff**

v.

**BOBBIE JO BLAKE, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution
No. 2014-13486 U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff vs.
BOBBIE JO BLAKE, Defendants
Real Estate: 958 LEWIS WAY,
GIRARD, PA 16417
Municipality: Borough of Girard,
Erie County, Pennsylvania
Lot 8, Reese Subdivision No. 1,
Map Book 15, Pg. 45.
See Deed Book 1340, Page 0907
Tax I.D. (23) 4-38.4-18
Assessment: \$19,300. (Land)
\$92,780. (Bldg)
Improvement thereon: a residential
dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

May 1, 8, 15

SALE NO. 24

Ex. #13151 of 2014

MIDFIRST BANK, Plaintiff

v.

**DOUGLAS D. RANGE,
EXECUTOR OF THE ESTATE
OF CHARLES T. BUSH,
DECEASED, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution No.
13151-14

MIDFIRST BANK, Plaintiff
vs.
DOUGLAS D. RANGE,
EXECUTOR OF THE ESTATE OF
CHARLES T. BUSH, DECEASED,
Defendants
Real Estate: 704 WEST 18TH
STREET, ERIE, PA 16502
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 29 x 82 ½
See Deed Book 385, Page 1461
Tax I.D. (16) 3036-117
Assessment: \$ 7,600. (Land)
\$16,600. (Bldg)
Improvement thereon: a residential
dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

May 1, 8, 15

SALE NO. 25

Ex. #10003 of 2015

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff**

v.

**EDMUND A. DLUGOLENSKI
AND GABRIELLE M. RIZZI,
Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution No.
2015-10003 U.S. Bank National
Association, as Trustee for the
Pennsylvania Housing Finance
Agency, Plaintiff vs. Edmund A.
Dlugolenski and Gabrielle M. Rizzi,
Defendants
Real Estate: 6817 ROUTE 6N.,
EDINBORO, PA 16412
Municipality: Township of
Washington, Erie County,
Pennsylvania
See Deed Book 2014-005640
Tax I.D. (45) 20-42-1.02
Assessment: \$40,700. (Land)
\$76,800. (Bldg)
Improvement thereon: a residential
dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

May 1, 8, 15

SALE NO. 26

Ex. #11647 of 2003

**Option One Mortgage
Corporation, Plaintiff**

v.

**CHELSEA JOBCZYNSKI
KEVIN JOHN JOBCZYNSKI,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF
LAND SITUATE IN TOWNSHIP
OF MILLCREEK, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 3114 Legion
Rd., Erie, PA 16506
PARCEL NUMBER: 33-76-288-47
IMPROVEMENTS: Residential
Property
Udren Law Offices, P.C.
Attorney for Plaintiff
David. Neeren, Esquire
PA ID 204252
Woodcrest Corporation Center
111 Woodcrest Road, Suite 200
Cherry Hill, NY 08003-3620
856-669-5400

May 1, 8, 15

SALE NO. 27

Ex. #13536 of 2014

**PNC Bank, National Association,
Plaintiff**

v.

**MICHAEL J. MELTER
PATRICIA A. MELTER,
Defendant(s)**

SHERIFF'S SALE

ALL THAT CERTAIN LOT
OF LAND SITUATE IN CITY
OF ERIE, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 1338 W 35th
St., Erie, PA 16508
PARCEL NUMBER: 19-6131-121
IMPROVEMENTS: Residential
Property
Udren Law Offices, P.C.
Attorney for Plaintiff
Elizabeth L. Wassall, Esquire
PA ID 77788
Woodcrest Corporation Center
111 Woodcrest Road, Suite 200
Cherry Hill, NY 08003-3620
856-669-5400

May 1, 8, 15

SALE NO. 28

Ex. #10693 of 2013

**Goldman Sachs Mortgage
Company, Plaintiff**

v.

MARY KATHLEEN

PIRRELLO, Defendant(s)

SHORT DESCRIPTION FOR

ADVERTISING

ALL THAT CERTAIN LOT OF
LAND SITUATE IN CITY OF
ERIE, WARD 5, ERIE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS 972 East 32nd
Street, Erie, PA 16504

PARCEL NUMBER: 18-5054-100

IMPROVEMENTS: Residential
Property

Udren Law Offices, P.C.

Attorney for Plaintiff

J. Eric Kishbaugh, Esquire

PA ID 33078

Woodcrest Corporation Center

111 Woodcrest Road, Suite 200

Cherry Hill, NY 08003-3620

856-669-5400

May 1, 8, 15

SALE NO. 29

Ex. #13980 of 2009

**PNC Bank, NA, Successor in
Interest to National City Real
Estate Services, LLC, S/B/M to
National City Mortgage, Inc.,
FKA National City Mortgage
Co., DBA Accubane Mortgage,
Plaintiff**

v.

**COLLIN STANTON JR.,
KNOWN HEIR OF COLLIN L.
STANTON SR., LAST RECORD
OWNER**

**DARLENE L. STANTON,
KNOWN HEIR OF COLLIN L.
STANTON SR., LAST RECORD
OWNER**

**COLLIN L. STANTON SR.,
LAST RECORD OWNER
SHERRY STANTON-LYONS,
KNOWN HEIR OF COLLIN L.
STANTON SR.**

**UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER COLLIN L.
STANTON SR., LAST RECORD
OWNER, Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

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

BEING KNOWN AS 437 E 26TH
ST., Erie, PA 16504

PARCEL NUMBER: (18)5077-208

IMPROVEMENTS: Residential

Property

Udren Law Offices, P.C.

Attorney for Plaintiff

J. Eric Kishbaugh, Esquire

PA ID 33078

Woodcrest Corporation Center

111 Woodcrest Road, Suite 200

Cherry Hill, NY 08003-3620

856-669-5400

May 1, 8, 15

SALE NO. 30

Ex. #10064 of 2014

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,**

Plaintiff

v.

**BONETA L. BORRERO
CARLOS M. BORRERO, Jr.,**

Defendant(s)

DESCRIPTION

ALL that certain piece of parcel
of land situate in the Township
of North East, County of Erie and
Commonwealth of Pennsylvania,
being a portion of Tract No. 56,
bounded and described as follows,
to-wit:

BEGINNING at a point in the east
line of the Station Road, also known
as Pennsylvania Route No. 89, said
point being 565 feet northerly from
the point of intersection of the east
line of said Station Road and the
centerline of the Town Line road;
thence northerly along the east
line of Station Road two hundred
Twenty-five (25) feet to a point;
thence easterly parallel with the
centerline of the Town Line Road,
three hundred twenty-five (325)
feet to a point; thence southerly
parallel with the east line of the
Station Road, two hundred twenty-
five (225) feet to a point; thence
westerly parallel with the centerline
of the Town Line Road, three
hundred twenty-five (325) feet to
the place beginning.

BEING known and designated as

Assessment Index No. 37-34-132-
26.01 in The Erie County Recorder
of Deeds Office, Book 117, Page
1652.

ALSO, ALL THAT CERTAIN
piece or parcel of land situate in the
Township of North East, County
of Erie, and Commonwealth of
Pennsylvania, being a portion
of Tract No. 56, bounded and
described as follows, to-wit:

BEGINNING at a point in the east
line of the Station Road, also known
as Pennsylvania Route No. 89, said
point being seven hundred ninety
(790) feet northerly from the point
of intersection of the east line of
said Station Road and the centerline
of the Townline Road, the said
point begin the northwest corner of
lands conveyed to Dennis Coburn
and Jean Coburn, his wife, by deed
recorded in Erie County Deed Book
938 at Page 366; thence northerly
along the east line of Station Road,
three hundred ten (310) feet to a
point and the southeast corner of
lands conveyed to Theodore C.
Esterline by deed recorded in Erie
County Deed Book 786 at Page
38; thence easterly along the South
line of Theodore C. Esterline lands
three hundred twenty five (325)
feet distant therefrom along the
west line of Theodore C. Easterline
lands three hundred ten (310)
feet to a point, said point being
the northeasterly corner of lands
conveyed to Dennis Coburn and
Jean Coburn, his wife, by deed
recorded in Erie County Deed Book
938 at Page 366; thence westerly
along the north line of said Dennis
Coburn and wife lands, three
hundred twenty-five (325) feet to a
point in the east lie of the Station
Road and the place of beginning.

BEING known and designated as
Assessment Index #37-34-132-
26.02 in the Erie County Recorder
of Deeds Office.

PROPERTY ADDRESS: 9213
Route 89, North East, PA 16428

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

May 1, 8, 15

SALE NO. 31
Ex. #10123 of 2015
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 2007-BC3, Plaintiff

v.

GAYLE CALDWELL
KIRK CALDWELL,
Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in Township of Washington, County of Erie, Pennsylvania, being part of Tract 444, bounded and described as follows, to-wit:

COMMENCING at a point in the Northeast corner of Tract 444, said point also being the intersection of the centerlines of Neyland and Lay Road; thence South 01 Degrees 11 minutes West along the centerline of Lay Road, 700 feet to the place of beginning thence South 01 degrees 11 Minutes West along the centerline of Lay Road 300 feet to a point; thence West 700 feet to a point; thence North 01 degrees 11 Minutes East 300 feet to a point, thence East 700 feet to the place of beginning, and containing 4.82 acres of land, more or less.

Tax ID Number (45) 7-11-8-14.
 PROPERTY ADDRESS: 11510 Lay Road, Edinboro, PA 16412
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
 (215) 627-1322

May 1, 8, 15

SALE NO. 32
Ex. #13450 of 2014
PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR
IN INTEREST TO NATIONAL
CITY REAL ESTATE
SERVICES, LLC, SUCCESSOR
BY MERGER TO NATIONAL
CITY MORTGAGE, INC.,
FORMERLY KNOWN AS
NATIONAL CITY MORTGAGE

CO., DOING BUSINESS AS
ACCUBANC MORTGAGE,
Plaintiff
 v.
TINA L. COOK
KEVIN M. COOK, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situated in the Township of Elk Creek, County of Erie, State of Pennsylvania, consisting of 24.384 Acres more or less which are bounded and described as follows, to wit:

BEGINNING at the Southeast corner of premises herein to be described, said beginning point also being the Northwest corner of intersecting roads, Fillinger Road and West Road, Fillinger Road is also known as Township Route 427, and West Road is also known as Township Route 378, thence Westerly along the North side of Fillinger Road 1720 feet, more or less, to a point, thence Northwardly parallel with West Road 860 feet, more or less, to a point, thence Northwardly parallel with West Road 860 feet, more or less, to a point; thence Eastwardly parallel with Fillinger Road 1720 feet, more or less, to a point on the West side of West Road; thence Southerly along the West side of West Road 850 feet, more or less, to the place of beginning, and having erected thereon a frame dwelling house, frame barn and other outbuildings, and being index No. 2-5-4 for Elk Creek Township. Originally containing 34.4 acres of land, more or less before Excepting and Reserving a 10.16 acre parcel of land situated in the Township of Elk Creek, County of Erie and State of Pennsylvania, farther described in a deed from Eugene W. Lasch and Hazel K. Lasch, his wife to Frederick C. Vandervert and Gail L. Vandervert, his wife dated May 10, 1983 and recorded in Erie County Deed Book 1495 at page 88 on May 20, 1983.
 Parcel Number (13) 2-5-4
 PROPERTY ADDRESS: 9410 Fillinger Road, Cranesville, PA 16410
 KML Law Group, P.C.

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

May 1, 8, 15

SALE NO. 33
Ex. #10849 of 2014
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff

v.

GARY M. RAVETTO
WILLIAM B. SUTTON,
Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being part of Frontier Place Subdivision of Tracts Nos. Twenty-nine (29), Thirty (30) and Thirty-one (31) of the Third Section of the City of Erie, Erie County, Pennsylvania, as shown on a plat of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania, in Map Book 2, pages 443 and 444; being Lot No. One hundred Fifty-nine (159) of said Frontier Subdivision.

PROPERTY ADDRESS: 225 Seminole Drive, Erie, PA 16505
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
 (215) 627-1322

May 1, 8, 15

SALE NO. 34
Ex. #13501 of 2013
HSBC Bank USA, National
Association, as Trustee for
Option One Mortgage Loan
Trust 2007-HL1, Asset-Backed
Certificates, Series 2007-HL1,
by its servicer, Ocwen Loan
Servicing LLC

v.

Cullen R. Myers
Jacqueline A. Caputo

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE

CITY OF ERIE (FORMERLY THE TOWNSHIP OF MILLCREEK), COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NUMBERED TWO HUNDRED FORTY-SEVEN (247), TWO HUNDRED FORTY-EIGHT (248), THREE HUNDRED FORTY-FIVE (345) AND THREE HUNDRED FORTY-SIX (346) ON A MAP OR PLAN OF ERIE TERRACE, DATED JUNE 19, 1909, MADE BY A.L. ELLIOT CIVIL ENGINEER, AND FILED IN THE RECORDER'S OFFICE OF ERIE COUNTY, PENNSYLVANIA, IN MAP BOOK I, PAGE 378, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BOUNDED EASTERLY BY STOUGH AVENUE, FIFTY (50) FEET SOUTHERLY BY LOTS 249 AND 344 ON SAID PLAN, TWO HUNDRED (200) FEET WESTERLY BY POST AVENUE, FIFTY (50) FEET NORTHERLY BY LOTS 246 AND 347 ON SAID PLANS TWO HUNDRED (200) FEET CONTAINING, ACCORDING TO SAID PLAN, TEN THOUSAND (10,000) SQUARE FEET, MORE OR LESS, AND HAVING ERRECTED THEREON A STORY AND A HALF FRAME DWELLING. PROPERTY ADDRESS: 3313 Post Avenue, Erie, PA 16505 PARCEL 19061059010100 BEING the same premises which Dustin D. Rhoades and Angela A. Rhoades by Deed dated December 29, 2006, and recorded January 22, 2007, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 1390, Page 1388, granted and conveyed unto Jacqueline A. Caputo and Cullen R. Myers, As Joint Tenants with right of Survivorship. M. Troy Freedman, Esquire Stern & Eisenberg, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

May 1, 8, 15

SALE NO. 35

Ex. #12295 of 2014

**Federal National Mortgage Association (FNMA), Plaintiff
v.**

Nancy E. Jageman, a/k/a Nancy E. Carpenter and United States of America, c/o United States Attorney for the Western District of Pennsylvania, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12295-14

Federal National Mortgage Association (FNMA) v. Nancy E. Jageman, a/k/a Nancy E. Carpenter and United States of America, c/o United States Attorney for the Western District of Pennsylvania, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3017 West 42nd Street, Erie, Pennsylvania 16506.

Tax I.D. No. (33) 82-414.3-3

Assessment: \$80,563.43

Improvements: Residential Dwelling

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

May 1, 8, 15

SALE NO. 36

Ex. #12686 of 2014

**VOLT Asset Holdings Trust XVI, Plaintiff
v.**

**Meridith Mackowski, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12686-14 VOLT Asset Holdings Trust XVI v. Meridith Mackowski, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2412 Raspberry Street, Erie, Pennsylvania 16502.

Tax I.D. No. 19-6036-205

Assessment: \$ 113,743.04

Improvements: Residential Dwelling

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

May 1, 8, 15

SALE NO. 37

Ex. #12976 of 2014

**EverBank, Plaintiff
v.**

Paul Richards A/K/A Paul D. Richards, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12976-14 EverBank v. Paul Richards A/K/A Paul D. Richards, owners of property situated in the Township of City of Corry, Erie County, Pennsylvania being 105 Franklin Street, Cony, Pennsylvania 16407.

Tax I.D. No. 07023090000500

Assessment: \$53,771.80

Improvements: Residential Dwelling

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

May 1, 8, 15

SALE NO. 38

Ex. #14616 of 2010

**HSBC Mortgage Corporation, USA, Plaintiff
v.**

John R. Ritz and Lynne M. Ritz, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 201014616 HSBC Mortgage Corporation, USA v. John R. Ritz and Lynne M. Ritz, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 1114 West 6th Street, Erie, Pennsylvania 16507.

Tax I.D. No. 17040035013300 & 17040035014300

Assessment: \$56,397.68

Improvements: Residential Dwelling

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

May 1, 8, 15

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

ALEXANDER, AMIE S., a/k/a AMIE ALEXANDER, deceased

Late of Fairview Township, Erie County, Pennsylvania
Executrix: Jennifer J. Santos, c/o Thomas C. Hoffman II, Esq., 120 West 10th St., Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

CONSTANTINO, IRENE S., deceased

Late of the City of Erie, Erie County, PA
Executor: Richard F. Constantino, c/o 120 West 10th Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

DAUGHERTY, HELEN M., deceased

Late of the City of Erie, County of Erie
Executor: Cathy Ann Zboyovski, 5380 Cray Road, Erie, PA 16509
Attorney: John C. Melaragno, Esquire, Melaragno, Placidi, Parini & Veitch, 502 West Seventh Street, Erie, Pennsylvania 16502

NICHOLS, MARY H., deceased

Late of the City of Erie
Executors: Betsy Stone Mitchell and John C. Stone, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

SECOND PUBLICATION

AYMONG, GRACE M., deceased

Late of the Township of Millcreek, Erie County, Pennsylvania
Executor: John M. Aymong, c/o Raymond A. Pagliari, Esq., 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507-1129
Attorney: Raymond A. Pagliari, Esq., 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507

FOGLE, ROBERT E., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Mary Ann Fogle, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

KINDLE, SUSAN L., deceased

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

McLAUGHLIN, LUCILLE M., a/k/a LUCILLE MAXINE McLAUGHLIN, deceased

Late of the Borough of Mill Village, Commonwealth of Pennsylvania
Administrator: William McLaughlin, c/o Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

NALEPA, DOROTHY C., a/k/a DOROTHY NALEPA, deceased

Late of the City of Erie
Executrix: Kay Pamula
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

POWDEN, ESTHER R., deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: John M. Laniewicz, 12840 Rt. 86, Edinboro, PA 16412
Attorney: None

SWEENEY, ELIZABETH A., deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Terry Lee Hammond, 3101 Elk Run Drive, Park City, UT 84098-5300
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

WHITTEN, PHYLLIS, deceased

Late of the City of Erie, County of Erie
Executor: Robert Whitten, 71 Catawba Drive, North East, Pennsylvania 16428
Attorney: Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**YENTES, JUNE E.,
deceased**

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

Executor: Ted J. Padden, Esquire, 17 West 10th Street, Erie, Pennsylvania 16501

Attorney: Ted J. Padden, Esquire, 17 West 10th Street, Erie, Pennsylvania 16501

THIRD PUBLICATION

**BRUGGER, PATRICIA C.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Michele Brugger Orlando, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**BUFFALARI, WILLIAM, a/k/a
WILLIAM BUFALARI, JR.,
deceased**

Late of the City of Erie
Executor: Jack M. Gornall, 17 Niagara Pier, Erie, PA 16507

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

**DeARMENT, AUDREY J.,
deceased**

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

Co-Executors: Carol J. DeArment & Patricia J. Toth, c/o Thomas C. Hoffman II, Esq., 120 West Tenth Street, Erie, PA 16501

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

**DRISCOLL, DANIEL M.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

Executrix: Linda Foll Johnson, c/o William J. Hathaway, Esquire, 1903 West 8th Street, PMB#261, Erie, Pennsylvania 16505

Attorney: William J. Hathaway, Esquire, 1903 West 8th Street, PMB#261, Erie, Pennsylvania 16505

**IESUE, NANCY M., a/k/a
ANUNZIATTA IESUE,
deceased**

Late of the City of Erie, Erie County, PA

Executrix: Concetti Bucci, c/o 120 West Tenth Street, Erie, PA 16501

Attorney: Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KRASNESKY, DAVID
BERNARD,
deceased**

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

Executor: Lori Jean Krasnesky, c/o Howard A. Hain, Esq., 821 State Street, Erie, PA 16501

Attorney: Howard A. Hain, Esquire, 821 State Street, Erie, PA 16501

**LACHOWSKI, JOSEPHINE
THERESA, a/k/a JOSEPHINE T.
LACHOWSKI,
deceased**

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

Executrix: Jo Ann Chrostowski, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**POLATAS, MARY JO,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executrix: Susan Kelly, 4519 Antoinette Court, Erie, PA 16506

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

**SHAUBERGER, HELEN I.,
deceased**

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

Executor: Ellen M. Carr, 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

**VEIT, ROSE MARY,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executrix: Nancy Veit, 1303 Anna Court, Erie, PA 16504

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

**WAGNER, BRIAN FRANK,
a/k/a BRIAN F. WAGNER, a/k/a
BRIAN WAGNER,
deceased**

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

Administrator C.T.A.: Marvin F. Wagner, 9280 Townhall Road, Wattsburgh, PA 16442

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

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

KHADIJA W. HORTON ----- (814) 451-6322
Public Defender's Office ----- (f) (814) 451-6513
509 Sassasfras Street
Erie, PA 16507 ----- *khorton@eriecountygov.org*

DAVID S. WILLOUGHBY ----- (585) 362-4519
Woods Oviatt Gilman LLP ----- (f) (585) 362-4619
2 State Street, 700 Crossroads Bldg.
Rochester, NY 14614 ----- *dwilloughby@woodsoviatt.com*

MICHAEL W. HARMON ----- (814) 651-3608
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North East, PA 16428 ----- *harmon603@hotmail.com*

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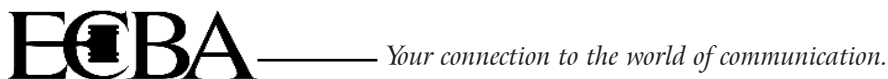


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Erie County Bar Association

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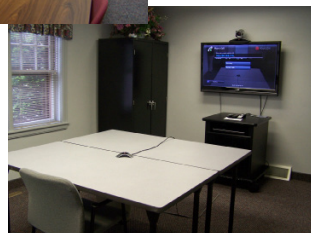
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