

*Erie
County
Legal
Journal*

July 31, 2015

Vol. 98 No. 31

USPS 178-360



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.

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ERIE COUNTY LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2015©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association Calendar of Events and Seminars

MONDAY, AUGUST 3, 2015

Medicare

ECBA Live Seminar

Bayfront Convention Center

8:30 a.m. - 11:45 a.m. (registration - 8:00 a.m.)

\$135 (ECBA member/non attorney staff)

\$174 (nonmember) \$90 (member judge not needing CLE)

3 hours substantive

MONDAY, AUGUST 10, 2015

Buying or Selling from an Estate?

What You Need to Know about Inheritance Taxes

ECBA Live Lunch-n-Learn Seminar

Bayfront Convention Center

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

\$45 (ECBA member/non attorney staff)

\$58 (nonmember) \$30 (member judge not needing CLE)

1 hour substantive

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



Erie County Bar
Association



@eriepabar

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SEEKING CIVIL LEGAL REPRESENTATION PROJECT ATTORNEY

SafeNet seeks an attorney for its Civil Legal Representation Project (CLR Project). The attorney is responsible for providing legal services to victims of abuse to help establish or regain control of their lives and attain greater safety and autonomy. Legal matters are primarily custody, child support, spousal support and divorce but other matters may present themselves such as immigration, housing and some peripheral Protection from Abuse work. Wages are competitive with similar organizations. Excellent benefits. SafeNet is an Equal Opportunity Employer. Please send a letter of interest and curriculum vitae to Lucy Idehn@safeneterie.org or Attorney c/o Lucy 1702 French St. Erie, PA 16501.

Jul. 31

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



- ▶ Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.
- ▶ It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

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

Buying or Selling from an Estate?

What You Need to Know about Inheritance Taxes.

Monday, August 10, 2015

Bayfront Convention Center

11:45 - 12:15 - Lunch

12:15 - 1:15 - Seminar

Cost: \$45 (ECBA member/non attorney staff)

\$58 (nonmember)

\$30 (member judge not needing CLE)

Whether your client is selling or purchasing real estate from an estate, a proactive approach by the seller's and buyer's attorneys will facilitate a smoother transaction, without unnecessary delays. This seminar, which will help both attorneys get things moving in the right direction, will cover:

- ✓ Inheritance Tax in General
- ✓ Source of the Lien
- ✓ Duration of Lien
- ✓ Getting the Right Name on the Sales Agreement
- ✓ Property Held by Joint Tenants
- ✓ Resolving Old Inheritance Tax Liens
- ✓ Indemnification Letters
- ✓ Inheritance Tax Escrows
- ✓ Escrow Agreements and Fees
- ✓ PA Title Insurance Rating Board (TIRBOP) Regulations
- ✓ Early Communication with the Estate Attorney

This seminar has been approved by the PA CLE Board for 1 hour substantive law credit.

Speakers:

J.W. Alberstadt, Jr., Esquire
MacDonald Illig Jones & Britton, LLP



John J. Shimek, III, Esquire
Sterrett Mott Breski & Shimek



Reservations due to the ECBA office by August 3, 2015

Cancellation Policy for ECBA Events/Seminars:

Cancellations received on or before the last reservation deadline will be fully refunded. Cancellations received after the deadline or non-attendance will not be refunded. If you register for an event without payment in advance and don't attend, it will be necessary for the ECBA to send you an invoice for the event.

BANKRUPTCY NOTICE

IN RE: DONALD D. CARPENTER
AND NANCY E. CARPENTER,
a/k/a NANCY E. JAGEMAN
Chapter 13 Bankruptcy Case No.
15-10478 TPA

NOTICE OF NON-
EVIDENTIARY HEARING ON
MOTION FOR PRIVATE SALE
OF REAL PROPERTY FREE AND
DIVESTED OF LIENS

NOTICE IS HEREBY GIVEN THAT the Debtors in the above-referenced Bankruptcy have filed a Motion for Private Sale of Property Free and Divested of Liens seeking approval to sell the property located at 3017 West 42nd Street, Erie, Pennsylvania 16506 for the sum of \$118,000.00 according to the terms set forth in the Motion for Private Sale of Property Free and Divested of Liens. A hearing shall take place on August 19, 2015 at 11:00 a.m. in the Bankruptcy Courtroom at the United States Courthouse, 17

South Park Row, Erie, Pennsylvania 16501. The Court will entertain higher offers at the hearing. A successful bidder must deposit hand money of \$5,000.00 at the time of the approval of the sale by the Court, with the balance due to be paid at closing of this sale. Examination of the property can be obtained by contacting the attorney for the Debtor, listed below. Further information regarding this sale may be found on the Court's EASI Website: <http://www.pawb.uscourts.gov/easi.htm>.
Attorney for Movant/Applicant
Michael P. Kruszewski, Esquire
The Quinn Law Firm
2222 West Grandview Blvd.
Erie, Pennsylvania 16506
(814) 833-2222
PA ID #91239

Jul. 31

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- ⊕ SURVEILLANCE
- ⊕ WIRETAP/"BUG" DETECTION
- ⊕ POLYGRAPH

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

CERTIFICATE OF AUTHORITY

Notice is hereby given that JAW Hockey GP, Inc., a foreign corporation formed under the laws of Ontario, Canada where its principal office is located at 333 Bay Street, Ste. 2400, Toronto, Ontario M5H 2T6, Canada, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on July 8th, 2015, 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.

Jul. 31

CHANGE OF NAME NOTICE

In The Matter of the Change of name of: Josh Franklin Edinger NOTICE IS HEREBY GIVEN that on July 14, 2015, the Petition of Josh Franklin Edinger was filed in the Court of Common Pleas of Erie County, Pennsylvania for a decree to change Josh Franklin Edinger's name to Josh Franklin Santos. The Court has fixed August 31, 2015 at 3:00 p.m. in Courtroom G at the Erie County Courthouse as the time and place for the hearing on said Petition, when and where all persons interested may attend.

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

Jul. 31

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania IN RE: Change of Name of Kaitlyn M. Sekscinski to Kaitlyn M. Klein

Notice is hereby given on July 21, 2015 that the Petition of Kaitlyn M. Sekscinski was filed with the above identified Court requesting the Order authorizing Petitioner to change the name of Kaitlyn M. Sekscinski to Kaitlyn M. Klein. The Court has fixed September 17, 2015 at 9:00 a.m. before the Honorable John Garhart, Judge in Courtroom

D of the Erie County Courthouse, Erie, PA as the time and place for hearing on said Petition, when and where all persons interested may appear and show cause if any, why the prayer for relief of said Petition should not be granted.

Michael J. Visnosky, Esq.
Knox Law firm
120 West 10th Street
Erie, PA 16501

Jul. 31

WITHDRAWAL OF A FOREIGN COMPANY

NOTICE IS HEREBY GIVEN that SSI Surgical Services, Inc., a foreign, business corporation incorporated under the laws of the State of Delaware, received a Certificate of Authority in Pennsylvania on June 25, 2007, and surrendered its certificate of authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: c/o Corporate Creations Network, Inc., and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Erie County, Pennsylvania.

The post office address, including street and number, if any, to which process may be sent in an action or proceeding upon any liability incurred before the filing of the application for termination of authority is: One American Center, 3100 West End Avenue, Suite 800, Nashville, TN 37203.

Jul. 31

LEGAL NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA CIVIL ACTION – LAW HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WF1 ASSET BACKED PASS-THROUGH CERTIFICATES

Plaintiff
vs.

KYLE SCHROEDER, in her capacity as Heir of DAVID J. SCHROEDER, JR, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID J. SCHROEDER, JR, DECEASED Defendants

COURT OF COMMON PLEAS CIVIL DIVISION ERIE COUNTY NO. 11458-2015

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID J. SCHROEDER, JR, DECEASED

You are hereby notified that on May 11, 2015, Plaintiff, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WF1 ASSET BACKED PASS-THROUGH CERTIFICATES, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No. 11458-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 905 WEST 8TH STREET, ERIE, PA 16502-1106 whereupon your property would be sold by the Sheriff of ERIE County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Notice to Defend:

Lawyer Referral

& Information Service

P.O. Box 1792

Erie, PA 16507

Telephone (814) 459-4411

Jul. 31

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

In Re: Adoption of:
 E'MANI KING JONES
 Male Minor Child
 Date of Birth: 08/21/2014

No. 2015-1472

NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

AND NOTICE REQUIRED BY ACT 101 OF 2010, 23 Pa. C.S. §§2733(c)

To: JAMAL JONES

A Petition has been filed asking the Court to put an end to all rights you have to your child, E'MANI KING JONES. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on the 27th day of August, 2015, at 10:40 o'clock a.m. in Courtroom No. 6 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania. 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.

Court Administrator
 Court Administrator's Office
 Lancaster County Courthouse
 50 North Duke Street
 Lancaster, Pennsylvania 17602
 Telephone Number (717) 299-8041

You are hereby informed 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 with your child following an adoption.
 YOUNG & YOUNG
 44 South Main Street
 Manheim, PA 17545

Jul. 31 and Aug. 7

LEGAL NOTICE

The Millcreek Township School District has filed a petition to approve the private sale of real property commonly referred to as a portion of the Ridgfield Elementary School Property, 5.838 acres, located on the parcel of land bearing Erie County tax identification number 33-074-320.0-001.00, to VNET Holdings LLC. Any resident of the Millcreek Township School District who wishes to show cause why the private sale should not be approved must appear at a public hearing on September 8, 2015 at 9:30 a.m., in Judge John Garhart's courtroom, Courtroom D, Erie County Courthouse, 140 West Sixth Street, Erie, PA 16501.

Jul. 24, 31 and Aug. 7



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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

**AUGUST 21, 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

Jul. 31 and Aug. 7, 14

SALE NO. 1

**Ex. #10629 of 2015
MARQUETTE SAVINGS
BANK, Plaintiff
v.**

**HERMAN HORSTMAN and
JOHN FRANCIS HORSTMAN
and OCCUPANTS, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2015-10629, Marquette Savings Bank vs. Herman Horstman and John Francis Horstman, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1973 Glendale Avenue, Erie, Pennsylvania.

60' X 130' X 60' X 130'
Assessment Map Number: (18) 51-28-242

Assessed Value Figure: \$83,900.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Jul 31 and Aug. 7, 14

SALE NO. 2

**Ex. #10369 of 2014
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**AARON E. MOSES and
NICOLE M. EDWARDS a/k/a
NICHOLE M. EDWARDS,
Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-10369, Marquette Savings Bank vs. Aaron E. Moses and Nicole M. Edwards, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1505 West 22nd Street, Erie, Pennsylvania.

54' X 122.27' X 54' X 122.21'
Assessment Map Number: (19) 6247-204

Assessed Value Figure: \$93,600.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Jul 31 and Aug. 7, 14

SALE NO. 5

**Ex. #11065 of 2015
CENTURY RECYCLERS, INC.,
a Colorado corporation d/b/a
CENTURY ENTERPRISES,
INC., Plaintiff
v.**

**ELK CREEK SALVAGE, INC.,
a Pennsylvania corporation;
LEWIS START, A/K/A LEWIS
START, JR., a Pennsylvania
resident, in his individual
capacity and RENEE MILLER,
a Pennsylvania resident, in her
individual capacity, Defendants
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 11065-2015, Century

Recyclers, Inc., a Colorado corporation d/b/a Century Recyclers, Inc. v. Elk Creek Salvage, Inc., a Pennsylvania corporation, Lewis Start, a/k/a Lewis Start, Jr., a Pennsylvania resident, in his individual capacity and Renee Miller, a Pennsylvania resident, in her individual capacity, owner of the following properties identified below:

1) Situate in the Township, of Franklin, County of Erie, and Commonwealth of Pennsylvania at 10610 Route 98, Edinboro, Pennsylvania:

Assessment Map No.: (22)7-26-4.03
Assessed Value Figure: \$53,400.00
Improvement Thereon: approximately 13.7100 acres of land with a single-wide mobile home and other improvements
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Jul 31 and Aug. 7, 14

SALE NO. 6

**Ex. #12903 of 2014
ADOLPH M. DUPRE, Plaintiff
v.**

**J. WILLIAM PUSTELAK,
AUDREY PUSTELAK and
THE UNITED STATES OF
AMERICA, Defendants
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12903-2014 Adolph M. Dupre vs. J. William Pustelak, Audrey Pustelak and The United States of America

J. William Pustelak and Audrey Pustelak, owners of property situated in Township of Summit, Erie County, Pennsylvania being 8990 Peach Street Lot A-1 and Lot A-2

Lot A-1-24.635 acres Lot A-2 24.635 acres
(40) 19-83-10.02 and (40) 19-83-10.03

387,712.00

Vacant Land

David E. Holland
MacDONALD, ILLIG, JONES
& BRITTON LLP

100 State Street, Suite 700
 Erie, Pennsylvania 16507-1459
 (814) 870-7755
 July 31 and Aug. 7, 14

SALE NO. 7

Ex. #11750 of 2014
PNC BANK, NATIONAL ASSOCIATION
 v.
JEAN I. KINDLAND, EXECUTRIX OF THE ESTATE OF PATRICIA A. IRVINE
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No.11750-14 PNC BANK, NATIONAL ASSOCIATION vs. JEAN I. KINDLAND, EXECUTRIX OF THE ESTATE OF PATRICIA A. IRVINE
 JEAN I. KINDLAND, EXECUTRIX OF THE ESTATE OF PATRICIA A. IRVINE, owner(s) of property situated in 4th WARD, CITY OF ERIE, Erie County, Pennsylvania being 338 SHENLEY DRIVE, ERIE, PA 16505
 1414 square feet
 Assessment Map number: (17) 4133-101
 Assessed Value figure: \$ 140,800
 Improvement thereon: two-story single dwelling and two-car garage
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212

July 31 and Aug. 7, 14

SALE NO. 8

Ex. #13345 of 2014
PNC BANK, NATIONAL ASSOCIATION
 v.
MIA N. LEHMAN, a/k/a MIA N. BRUNO
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13345-14 PNC BANK, NATIONAL ASSOCIATION vs. MIA N. LEHMAN, a/k/a MIA N. BRUNO
 MIA N. LEHMAN, a/k/a MIA N. BRUNO, owner(s) of proper situated in 4th WARD CITY OF ERIE, Erie County, Pennsylvania being 210 LIBERTY STREET,

ERIE, PA 16507
 0.1177 acre
 Assessment Map number: (17) 4027-205
 Assessed Value figure: \$ 60,100
 Improvement thereon: frame dwelling
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212

July 31 and Aug. 7, 14

SALE NO. 9

Ex. #10440 of 2015
Wells Fargo Bank, N.A., Plaintiff
 v.
Pauline S. Devlin a/k/a Pauline Devlin
Jerome A. Devlin, Jr a/k/a Jerome Devlin, Jr., Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10440-15 Wells Fargo Bank, N.A. vs. Pauline S. Devlin a/k/a Pauline Devlin, Jerome A. Devlin, Jr. a/k/a Jerome Devlin, Jr.
 Amount Due: \$102,733.75
 Pauline S. Devlin a/k/a Pauline Devlin, Jerome A. Devlin, Jr a/k/a Jerome Devlin, Jr., owner(s) of property situated in GREENE TOWNSHIP, Erie County, Pennsylvania being 8823 Kirsch Road, Erie, PA 16510-5017
 Dimensions: 150.66 X 200.88
 Acreage: 0.6948

Assessment Map number: 25009029006100
 Assessed Value: 112,400.00
 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

July 31 and Aug. 7, 14

SALE NO. 10

Ex. #10239 of 2015
Wells Fargo Bank, NA, Plaintiff
 v.
Betty L. Hummel, Cheryl Strobel, Karen Wotus, Mark Hummel, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10239-15, Wells Fargo Bank, NA vs. Betty L. Hummel, Cheryl Strobel, Karen Wotus, Mark Hummel
 Amount Due: \$84,339.79
 Betty L. Hummel, Cheryl Strobel, Karen Wotus, Mark Hummel, owner(s) of property situated in UNION CITY BOROUGH, Erie County, Pennsylvania being 33 Graves Street, Union City, PA 16438-1128
 Assessment Map number: 41012045000600
 Assessed Value: \$74,000
 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

July 31 and Aug. 7, 14

SALE NO. 11

Ex. #10013 of 2015
Citifinancial Servicing LLC, Plaintiff
 v.
Gary J. Palmer, Tiffani D. Palmer, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10013-15, Citifinancial Servicing LLC vs. Gary J. Palmer, Tiffani D. Palmer
 Amount Due: \$60,394.74
 Gary J. Palmer, Tiffani D. Palmer, owner(s) of property situated in ELGIN BOROUGH, Erie County, Pennsylvania, being 18265 Main Street, Elgin, PA 16413.
 Acreage: 7.454
 Assessment Map Number: 12008002001401
 Assessed Value Figure: \$67,200.00
 Improvement Thereon: Residential Eugene C. Sundberg, Jr., Esq. Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (212) 563-7000

July 31 and Aug. 7, 14

SALE NO. 12
Ex. #10692 of 2014
Bank of America, N.A., Plaintiff
 v.
Christina Ruark, a/k/a Christina M. Ruark, Jamie S. Ruark,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-10692 Bank of America, N.A. vs. Christina Ruark, a/k/a Christina M. Ruark, Jamie S. Ruark

Amount Due: \$49,054.83
 Christina Ruark, a/k/a Christina M. Ruark, Jamie S. Ruark, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 246 East 27th Street, Erie, PA 16504-1006.

Acreeage: 0.0676
 Assessment Map Number: 18050081021900

Assessed Value Figure: \$69,910
 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
 (212) 563-7000

July 31 and Aug. 7, 14

SALE NO. 13
Ex. #10911 of 2015
Pennymac Loan Services, LLC,
Plaintiff
 v.

Jonathan P. Stubenhofer a/k/a Jonathon Stubenhofer, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10911-15 Pennymac Loan Services, LLC vs. Jonathan P. Stubenhofer a/k/a Jonathon Stubenhofer

Amount Due: \$258,689.04
 Jonathan P. Stubenhofer a/k/a Jonathon Stubenhofer, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania, being 5157 Coventry Drive, Erie, PA 16506-6105

Dimensions: 00.09X160
 Acreeage: 0.3670
 Assessment Map Number: 33128376401400

Assessed Value Figure: \$246,140.00

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
 (212) 563-7000

July 31 and Aug. 7, 14

SALE NO. 14
Ex. #10564 of 2015
Wells Fargo Financial
Pennsylvania, Plaintiff
 v.

Joseph J. White,
Lori K. White, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10564-15 Wells Fargo Financial Pennsylvania, Inc. vs. Joseph J. White, Lori K. White
 Amount Due: \$170,651.76

Joseph J. White, Lori K. White, owner(s) of property situated in ALBION BOROUGH, Erie County, Pennsylvania being 60 Umburn Drive, Albion, PA 16401-1323.
 Amount Due: \$170,651.76

Dimensions: 140 X 156.6
 Acreeage: 0.5030

Assessment Map Number: 01008035002301, 01008035002303
 Assessed Value Figure: \$131,400.00

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
 (212) 563-7000

July 31 and Aug. 7, 14

SALE NO. 15
Ex. #13505 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
 v.

TARA L. ADAMS
SAMUEL M. ADAMS A/K/A
SAMUEL ADAMS, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13505-14 U.S. Bank National Association, as Trustee for

the Pennsylvania Housing Finance Agency vs. Tara L. Adams, Samuel M. Adams a/k/a Samuel Adams
 Real Estate: 3010 CHESTNUT STREET, ERIE, PA 16508
 Municipality: City of Erie
 Erie County, Pennsylvania.
 Dimensions: 120 x 35
 Instrument No. 2010-007113
 Tax I.D. (19) 6049-203
 Assessment: \$10,900 (Land)
 \$55,000 (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

July 31 and Aug. 7, 14

SALE NO. 16
Ex. #12634 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
 v.

HARTWELL TAYLOR DAVIS
AND MARION J. DAVIS
N/K/A MARION J. STEDMAN,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12634-14 U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Hartwell Taylor Davis and Marion J. Davis n/k/a Marion J. Stedman

Real Estate: 2424 WAYNE STREET, ERIE, PA 16503
 Municipality: City of Erie
 Erie County, Pennsylvania.
 Dimensions: 65 x 55

See Deed Book 659, Page 2010
 Tax I.D. (18) 5031-200
 Assessment: \$53,300 (Land)
 \$45,000 (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

July 31 and Aug. 7, 14

SALE NO. 17
Ex. #10549 of 2015
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

MELISA J. MARKHAM,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-10549 U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Melisa J. Markham Real Estate: 3208 GLENWOOD PARK AVENUE, ERIE, PA 16508 Municipality: City of Erie Erie County, Pennsylvania See Deed Book 1168, Page 526 Tax I.D. (18) 5329-128 Assessment: \$16,800 (Land) \$52,820 (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

July 31 and Aug. 7, 14

SALE NO. 18
Ex. #10413 of 2013
U.S. Bank National Association
(Trustee for the Pennsylvania
Housing Finance Agency
Pursuant to a Trust Indenture
dated as of April, 1, 1982),
Plaintiff

v.

Jeffery A. Rea and All Other
Heirs of Kelly A. Rea a.k.a. Kelly
Frazzini, Known or Unknown,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2013-10413, U.S. Bank, National Association, et al vs. Jeffery A. Rea, et al, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 747 E. 5th Street, Erie, PA 16507.

Dimensions: 1232 Sq. Ft. 0.1049 acreage Assessment Map Number: 14010023011100 Assessed Value figure: \$30,660.66

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

July 31 and Aug. 7, 14

SALE NO. 19
Ex. #10683 of 2015
Wells Fargo Bank, N.A., as
Trustee for Option One Mortgage
Loan Trust 2003-5 Asset-Backed
Certificates, Series 2003-5,
Plaintiff

v.

OSCAR J LONGO, Defendant
SHORT DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF EDINBORO, ERIE COUNTY, PENNSYLVANIA BEING KNOWN AS 101 Georgian Drive, Edinboro, PA 16412. Parcel Number: 11001011002200 Improvements: Residential Property UDREN LAW OFFICES, P.C. Elizabeth L. Wassall, Esq. PA ID 77768 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

July 31 and Aug. 7, 14

SALE NO. 20
Ex. #12973 of 2014
PNC BANK, N.A., Plaintiff
v.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EUGENE C.
REITER, Defendants

SHORT DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA BEING KNOWN AS 1035 E 11th Street, Erie, PA 16503. PARCEL NUMBER: 15-2046-112 IMPROVEMENT: Residential Property UDREN LAW OFFICES, P.C. Sherri J. Braunstein, Esq. PA ID 90675 111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620 856-669-5400 July 31 and Aug. 7, 14

SALE NO. 21
Ex. #10927 of 2015
M&T BANK, Plaintiff

v.

NORETA OTTO as
Administratrix of the Estate
of Ronald Arron Walker a/k/a
Ronald A. Walker, Deceased,
Defendants

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, being Lot No. 9 of the subdivision known as "Replot of a Portion of the Bernwood Park Subdivision" recorded in Erie County Map Book 26, page 196.

Excepting and Reserving therefrom a five (5) foot utility, drainage, and buffer easement along the south line of Parkway Drive, perimeter of Alder Court, East and West line of Cedar Drive, East line of Lots 2, 3, and 4 East line of Loomis Street, and the North side of Baker Run Creek.

Said premises having erected thereon a dwelling commonly known as 11163 Alder Court, North East, Pennsylvania, and being further identified by Erie County. Assessment Index Number (37) 41-88-5.

PARCEL #: 37-041-0880-00500 PROPERTY ADDRESS: 11163 Alder Court North East, PA 16428. KML Law Group, P.C. Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

July 31 and Aug. 7, 14

SALE NO. 22
Ex. #10581 of 2015
Deutsche Bank National Trust
Company, as Trustee for
Ameriqwest Mortgage Securities,
Inc., Asset-Backed Pass-Through
Certificates, Series 2005-R5, c/o
Ocwen Loan Servicing, LLC
v.
Robert L. Marsh

Christina M. Marsh
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot Nos. 1 and 2 of Block "A" of the Andrews Land Company Subdivision of Reserve Tract No. 33, as shown in Erie County Map Book No. 1 at Pages 374 and 375.

ALSO KNOWN AS: 2805 Ash Street, Erie, PA 16504

PARCEL # 1805006502200 and 18050065021900

BEING the same premises which Patricia Bielinski, single, by Deed dated December 8, 1995 and recorded on December 11, 1995 in the office of the recorder of deeds in and for Erie County at book 0416 page 1557 granted and conveyed unto Robert L. Marsh and Christina M. Marsh, his wife, as tenants by the entireties with the right of survivorship.

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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

**DOTY, LOUISE, M.,
deceased**

Late of City of Erie
Executor: Thomas A. Parker, 768 East 34th Street, Erie, PA 16504
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**FROEHLICH, RONALD A., a/k/a
RON FROEHLICH,
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania
Executrix: Sandra Brown, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**HAENER, FRED THOMAS, a/k/a
FRED T. HAENER
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania
Executor: Fred D. Haener, c/o Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania, 16509
Attorney: Richard A. Vendetti, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**KRACK, ALICE V.,
deceased**

Late of the City of Erie
Co-Executors: Elizabeth M. Gutting and David A. Krack, c/o 305 West 6th Street, Erie, PA 16507
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**LETIZIO, JUDITH ANN, a/k/a
JUDITH A. LETIZIO,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Joseph Letizio, 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

**MATUSZAK, REV. EDWARD S.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Carole McFadden, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**MUTH, BLAIR M.,
deceased**

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

**NEITHAMER, CALVIN D.,
deceased**

Late of Milcreek Township
Executrix: Mary L. Neithamer, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**SWARTZ, GLADYS F.,
deceased**

Late of City of Erie, Erie County, PA
Executrix: Adarsh K. Khalsa, c/o 120 West 10th Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

SECOND PUBLICATION

**BENNETT, WALTER S.,
deceased**

Late of City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Thomas Novitsky, 2245 Glenwood Rd., Vestal, NY 13850
Attorney: Richard A. Porach, Esq., Hodzic & Porach LLC, 1100 Washington Avenue, Suite 308, Carnegie, PA 15106

**BRICKER, MARY H., a/k/a
MARY HELEN BRICKER,
deceased**

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania
Executrix: Melanie A. Bricker, 1578 Raub Road, Franklinville, NY 14737-9509
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania, 16507-1459

**DAVIS, MARK A.,
deceased**

Late of the Township of Lawrence Park, County of Erie, State of Pennsylvania
Executrix: Valerie L. Mayle, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, 78 East Main Street, North East, PA 16428

**DUDLEY, AURELIA M.,
deceased**

Late of North East Township, Erie County, Pennsylvania
Executor: James D. Mackey, c/o 3209 East Avenue, Erie, PA 16504
Attorney: Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

**HAVRILLA, IRENE,
deceased**

Late of the Township of McKean, County of Erie, State of Pennsylvania
Executor: Steven Stauber, 8632 Bargain Road, McKean, PA 16426
Attorney: Edwin W. Smith, Esq., Shapira, Hutzelman, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

**HOLMES, CHRISTINE A.,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Stephanie M. Holmes, c/o 3209 East Avenue, Erie, PA 16504
Attorney: Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

**MYERS, ETHEL M.,
deceased**

Late of the Borough of Lake City, County of Erie, Commonwealth of Pennsylvania
Executrix: Diana L. Schaney, c/o 120 West Tenth Street, Erie, PA 16501
Attorney: Nadia A. Havard, Knox McLaughlin, Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**ROACH, ROBERT J.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administrator: Robert Gerard Roach, c/o 3209 East Avenue, Erie, PA 16504
Attorney: Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

**ROBERTS, ELIZABETH JEAN
a/k/a BETTY J. ROBERTS,
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania
Executrix: Mary Beth Rausch, 9937 Smith Street, Lake City, PA 16423
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SANDO, NANCY J.,
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Scott E. Sando, and Craig E. Sando, 4077 Egypt Hollow Rd., Russell, PA 16345
Attorney: None

**SEXTON, CHARLOTTE R.,
a/k/a, CHARLOTTE ROSE**

**SEXTON, a/k/a CHARLOTTE
SEXTON,
deceased**

Late of the Township of Greene, County of Erie, Commonwealth of Pennsylvania
Executrix: Vickie P. Morrison, 9940 Jones Road, Erie, Pennsylvania, 16510
Attorney: Peter W. Bailey, Esq., 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

**SHEARER, CHARLES G.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Ms. Ann Burbules, 1290 East 41st Street, Erie, Pennsylvania, 16504
Attorney: Kari A. Froess, Esq., Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**STONER, ELIZABETH,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Thomas Stoner, c/o 4495 Old William Penn Highway, Murrysville, PA 15668
Attorney: John C. Fullen, Esq., 4495 Old William Penn Highway, Murrysville, PA 15668

**THIES, ROGER ALLEN,
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania
Executrix: Jennifer Lynn Thies, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

THIRD PUBLICATION

**EAKIN, WINIFRED M., a/k/a
BRIDGET EAKIN,
deceased**

Late of the Township of Harborcreek, Erie County, PA
Administratrix: Loretta J. Legler, c/o 120 West 10th Street, Erie, PA 16504
Attorney: Jerome C. Wegley, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**GRANETTO, SUSAN K.,
a/k/a SUSAN KATHLEEN
GRANETTO,
deceased**

Late of City of Erie, Erie County, PA
Executrix: Paula Shoop, c/o 120 West 10th Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**JARVI, ERIC H.,
deceased**

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

Administratrix: Sherry A. Kaputa-
Jarvi, 223 Riley Drive, Girard, PA
16417

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

**RASTATTER, RAYMOND
HENRY., a/k/a RAY H.**

**RASTATTER,
deceased**

Late of 2413 Eastern Ave.,
Wesleyville, PA, County of Erie,
Commonwealth of Pennsylvania

Executrix: Pamela Rastatter,
403 N. Orchard Dr., Taylors, SC
29687

Attorney: none

**ROBERTSON, ROBIN, a/k/a
ROBIN L. ROBERTSON,
deceased**

Late of Girard Borough, Erie
County, Commonwealth of
Pennsylvania

Administratrix: Kelly A. Varkett,
c/o John B. Zonarich, Esq., 17 S.
2nd St., 6th Fl., Harrisburg, PA
17101-2039

Attorney: John B. Zonarich, Esq.,
Skarlatos Zonarich LLC, 17 S.
2nd St., 6th Fl., Harrisburg, PA
17101-2039

**RUSSELL, BRANDON L.,
deceased**

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

Co-Administrators: Amy L.
Sharer and William J. Russell

Attorney: Elliot J. Segel, Esquire,
Segel & Solymosi, 818 State
Street, Erie, PA 16501

**SEIB, HAROLD W., a/k/a
HAROLD SEIB**

deceased

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

Executor: Gary C. Seib, c/o 300
State Street, Suite 300, Erie,
Pennsylvania 16507

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

**STONE, KATHLEEN R.,
deceased**

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

Executrix: Caitlin S. Clark, c/o
James E. Marsh, Jr., Esq., Suite
300, 300 State Street, Erie, PA
16507

Attorney: James E. Marsh, Jr.,
Esq., Marsh, Spaeader, Baur,
Spaeder & Schaaf, LLP, Suite
300, 300 State Street, Erie, PA
16507

ULMER, MARY L.,

deceased

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

Executor: Cleveland Ulmer, 2543
E. 32nd St., Erie, PA 16510

Attorney: Larry D. Meredith,
Esq., 2021 E. 20th St., Erie, PA
16510

**WINKELMAN, LINDA L. a/k/a
LINDA WINKELMAN,**

deceased

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

Executor: Kim Hissom, c/o 2530
Village Common Dr., Suite B,
Erie, PA 16505

Attorney: Barbara J. Welton,
Esquire, 2530 Village Common
Dr., Suite B, Erie, PA 16505

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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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Erie, PA 16507

JOHN F. MIZNER -----814-454-3889
311 West Sixth Street ----- jfm@miznerfirm.com
Erie, PA 16507

MICHAEL W. HARMON -----814-452-6800
Shapira Hutzelman Smith & Walsh ----- fax 814-455-2227
305 West Sixth Street
Erie, PA 16501 ----- mharmon@shapiralaw.com

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