

Erie County Legal Journal

Vol. 98 No. 41

October 9, 2015



98 ERIE

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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INDEX

NOTICE TO THE PROFESSION	4
COURT OF COMMON PLEAS	
Certificate of Authority	7
Fictitious Name Notice	7
Incorporation Notice	7
Legal Notices.....	7
Sheriff Sales	10
ORPHANS' COURT	
Estate Notices	18
CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	23

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Erie County Bar Association

Calendar of Events and Seminars

SATURDAY, OCTOBER 24, 2015

Young Lawyers Division Event
Erie & Crawford County Young Lawyers
at the Voodoo Brewery
12:00 p.m. - 2:00 p.m.

WEDNESDAY, OCTOBER 28, 2015

ECBA Live Lunch-n-Learn Seminar
Current Issues in Sentencing
12:15 p.m. - 2:15 p.m. (registration/lunch - 11:45 a.m.)
\$90 (ECBA member/non-attorney staff)
\$116 (nonmember)
\$60 (member judge not needing CLE)
2 hours substantive

followed by

Applied Forensic Science for Litigators
2:30 p.m. - 4:30 p.m.
\$90 (ECBA member/non-attorney staff)
\$116 (nonmember)
\$60 (member judge not needing CLE)
2 hours substantive

ATTEND BOTH SEMINARS AT A REDUCED PRICE!

\$129 (ECBA member/non-attorney staff)
\$167 (nonmember)
\$86 (member judge not needing CLE)

FRIDAY, NOVEMBER 6, 2015

Annual Admission Ceremonies
Court of Common Pleas - 11:00 a.m. - Courtroom H
Federal - 1:00 p.m.

TUESDAY, NOVEMBER 17, 2015

ECBA Live Lunch-n-Learn Seminar
The Hiring and Firing of Employees: Best Practices for the Solo/Small Firm Practitioner
12:15 p.m. - 1:45 p.m. (registration/lunch - 11:45 a.m.)
\$67 (ECBA member/non-attorney staff)
\$87 (nonmember)
\$47 (member judge not needing CLE)
1.5 hours 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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ADMINISTRATIVE ORDER

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

AD No. 51 of 2015

IN RE: IMPOSITION OF SUPERVISION FEE

AND NOW, TO WIT, this 1st day of October, 2015, it is hereby **ORDERED** that the monthly supervision fee, set by Order of Court dated December 17, 1991 and amended by Order of Court dated September 26, 2002, shall hereby be increased to Forty (\$40.00) Dollars per month, and applicable to offender in Erie County placed on Probation, Parole, ARD, PWOV or Intermediate Punishment on or after January 1, 2016. Offenders placed on supervision prior to January 1, 2016 will continue to pay the Thirty-five (\$35.00) Dollars per month fee.

BY THE COURT:

Shad Connelly, President Judge
Oct. 9

ADMINISTRATIVE ORDER

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

AD No. 53 of 2015

IN RE: IMPOSITION OF ADMINISTRATIVE FEE

AND NOW, TO WIT, this 1st day of October, 2015, it is hereby **ORDERED** that the Administrative Fee for every person placed into the Accelerated Rehabilitation Disposition (ARD) Program shall be increased from Two Hundred (\$200.00) Dollars to Four Hundred (\$400.00) Dollars effective January 1, 2016. Said fee shall be a condition of placement into the program.

This fee shall be in addition to the cost of prosecution, restitution and other fees and costs that may be imposed as conditions or requirements of placements into the program.

BY THE COURT:

Shad Connelly, President Judge
Oct. 9

NOTICE - POSITIONS AVAILABLE 2016

The Erie County Court of Common Pleas has twenty-five (25) contract positions available for attorneys to provide representation for indigent criminal defendants (adult & juvenile), indigent criminal defendants in PCRA's, homicide defendants, and parents and/or children in dependency and IVT cases, as well as Guardian Ad Litem.

The breakdown of available positions for 2016 is as follows:

	<u>Contract Amt.</u>
Indigent criminal defendants - Adult	5 positions
Indigent criminal defendants - Homicide	4 positions
Indigent criminal defendants - Juvenile	3 positions
Dependency/IVT Hearings	7 positions
PCRAs	1 position
Guardian Ad Litem	4 positions
Coordinating Guardian Ad Litem	1 position

All contracts may be reviewed in the Court Administrators Office. Please direct all letters of interest and/or resume to Peter E. Freed, District Court Administrator. Please be sure to specify which position or positions you are interested in applying for.

DEADLINE: November 6, 2015

In order to be considered for the 2016 contract year, all Attorneys currently under contract must reapply by the deadline date above.

Oct. 2, 9



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Two BACK-TO-BACK CRIMINAL PRACTICE SEMINARS October 28, 2015

SHERATON ERIE BAYFRONT HOTEL

11:45 A.M. - 12:15 P.M. - REGISTRATION/LUNCH

Current Issues in Sentencing - 12:15 p.m. - 2:15 p.m.

Speaker:

Robert J. Catalde, Esquire

Clerk of Courts

This seminar has been approved by the PA CLE Board for **2 hours substantive credits.**

Cost: \$90 (ECBA member/non-attorney staff)
\$116 (nonmember)
\$60 (member judge not needing CLE)

As the attorney overseeing the Clerk of Courts Office, Bob Catalde is in the unique situation of processing every sentence handed down in Erie County.

During his 22 years of service, he has assisted in solving sentencing issues related to a myriad of topics. His practical experience of working closely with the Courts, Magisterial District Judges, County and State Probation/Parole, the County prison, and the State Department of Corrections equips him with an informed perspective on real sentencing issues affecting all criminal law practitioners.

This seminar will discuss current topics as well as provide an overview of state and local practices that will benefit everyone in attendance.

Applied Forensic Science for Litigators - 2:30 p.m. - 4:30 p.m.

Speaker:

Ted Yeshion, Ph.D.

Professor of Forensic Science
Department of Political Science
and Criminal Justice
Edinboro University

This seminar has been approved by the PA CLE Board for **2 hours substantive credits.**

Cost: \$90 (ECBA member/non-attorney staff)
\$116 (nonmember)
\$60 (member judge not needing CLE)

This presentation explores the proven values and possible pitfalls of forensic evidence by covering essential basics such as the categories of evidence as well as specific examples of evidence commonly encountered in criminal cases (Hair, Body Fluid Stains, DNA, Firearms Identification, GSR, etc.). Legal proceedings can be affected by the National Academy of Sciences' current stand on some forensic disciplines, and Dr. Ted Yeshion discusses guidelines on how to best prepare for such cases. A question and answer session will follow the presentation.

Attend both seminars at a reduced price!

\$129 (ECBA member/non-attorney staff) \$167 (nonmember)

\$86 (member judge not needing CLE)

Following the seminar, join fellow attendees at the Sheraton's bar on the first floor. (cash bar)

Reservations due to the ECBA office by Thursday, Oct. 22.

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.

CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about September 17, 2015, for a foreign corporation with a registered address in the state of Pennsylvania as follows:
OHL Infrastructure, Inc.
c/o Corporation Creations
Network, Inc.

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

Oct. 9

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: VeganCheers
2. Name and address of the principle place of business: 7245 Rupert Drive, P.O. Box 333, Fairview, PA 16415
3. Name and address of the persons who are party to the registration: Lisa Marie Casler, P.O. Box 333, Fairview, PA 16415
4. The Application for Registration of the Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 9, 2015.

Oct. 9

INCORPORATION NOTICE

Notice is hereby given that JM Inc. has been incorporated under the provisions of the Pennsylvania

Business Corporation Law of 1988.
Darlene M. Vlahos, Esquire
Vlahos Law Firm, P.C.
3305 Pittsburgh Avenue
Erie, PA 16508

Oct. 9

LEGAL NOTICE

NOTICE OF PRIVATE SALE
BY DEED IN LIEU OF

FORECLOSURE

IN THE COURT OF COMMON
PLEAS OF CRAWFORD
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
No. 2014-0012

IN RE: THE ESTATE OF
CELIA M. BOWERSOX

TO: Lorna A. Bowersox, Mace
Bowersox, Evelyn Bowersox,
Wayne Bowersox, Sr., Dorothy
Schenk, Jonathan Bowersox,
Daniel Bowersox, Juanita Prylinski,
Stanley F. Bowersox, Jr., Alex
Bowersox, Melissa Bowersox,
Kathy Spiteri, Lou Ann Yennias,
and any creditors of the Estate of
Celia M. Bowersox or of Stanley
Bowersox, Sr., deceased:

Cornelio Ramon, administrator of the estate of Celia M. Bowersox, seeks an order to allow him to convey to himself the real estate and residence and other structures thereof located at 520 South Perry Street, Titusville, Crawford County, Pennsylvania as more specifically described in Record Book 883 at page 1071, Inst. No. 2007-00009799, by deed in lieu of foreclosure. Cornelio Ramon, the administrator, is a creditor of the estate of Celia M. Bowersox and holds the first mortgage on the premises. The petition for approval of the deed in lieu of foreclosure shall be presented on November 6, 2015 at 8:45 p.m. at Motion Court in the Court of Common Pleas of Crawford County, Pennsylvania, 903 Diamond Park, Meadville, Pennsylvania 16335. Further information can be obtained by contacting the estate's attorney.

Gary V. Skiba, Esq.
345 W. 6th Street
Erie, PA 16507

Oct. 9, 16, 23

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
WELLS FARGO BANK, N.A.

Plaintiff

vs.

NANCY L. PYLE

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY
No. 11497-2015

NOTICE

To NANCY L. PYLE

You are hereby notified that on May 15, 2015, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ERIE County Pennsylvania, docketed to No. 11497-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3210 WEST 39TH STREET A/K/A, 3210 WEST 39TH STREET UNIT 4, ERIE, PA 16506-4208 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

Oct. 9

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW

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

CAROL BRIGANTE, in her
capacity as Heir of EDNA C.
BRIGANTE A/K/A EDNA
BRIGANTE, Deceased
JOSEPH BRIGANTE, in his
capacity as Heir of EDNA C.
BRIGANTE A/K/A EDNA
BRIGANTE, Deceased
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EDNA
C. BRIGANTE A/K/A EDNA
BRIGANTE, DECEASED,
Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY
No. 11929-15

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EDNA
C. BRIGANTE A/K/A EDNA
BRIGANTE, DECEASED
You are hereby notified that on June

30, 2015, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No. 11929-15. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 740 EAST 33RD STREET, ERIE, PA 16504-1704 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

Oct. 9

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 1126 Mechanic Street, Girard, PA 16417 a/k/a Lot #4 Lawrence Court, Girard, PA 16417 being more fully described at Erie County Record Book Volume 0022, Page 0130.

SAID SALE to be held at the Erie County Courthouse, Room 209, 140 W. Sixth Street, Erie, PA 16501 at 10:00 a.m. prevailing, standard time, on October 8, 2015.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 23003016000109 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Virginia M. Rettger 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. 1:13-cv-0144.

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 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.usda.gov.

Sept. 18, 25 and October 2, 9

Dennis Lagan & Associates, Inc.

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

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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

OCTOBER 16, 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

Sept. 25 and Oct. 2, 9

SALE NO. 1

Ex. #11617 fo 2015

MARQUETTE SAVINGS

BANK, Plaintiff

v.

ROBERT B. HAFNER,

Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2015-11617, Marquette Savings Bank vs. Robert B. Hafner, owner of property situate in the Borough of Lake City, Erie County, Pennsylvania being: 2261 Rice Avenue, Lake City, Pennsylvania. 133.54 X 179.53 Irr.

Assessment Map Number: (28) 13-19-2

Assessed Value Figure: \$70,000.00
Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Sept. 25 and Oct. 2, 9

SALE NO. 2

Ex. #11806 of 2015

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

KRISTA M. KANE a/k/a

KRISTA M. JELLEY, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11806-15, Marquette Savings Bank vs. Krista M. Kane a/k/a Krista M. Jelley, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 221 East 31st Street, Erie, Pennsylvania.

33'X 155'X 33'X 155'

Assessment Map Number: (18) 5083-140

Assessed Value Figure: \$74,800.00

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

Sept. 25 and Oct. 2, 9

SALE NO. 3

Ex. #11530 of 2015

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

RONALD S. YARMAN

and CHERIE J. YARMAN,

Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2015-11530, Marquette Savings Bank vs. Ronald S. Yarmen and Cherie J. Yarmen, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1023 1/2 East Ninth Street, Erie, Pennsylvania.

.0570 acre

Assessment Map Number: (15) 2045-134

Assessed Value Figure: \$ 18,000.00
Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Sept. 25 and Oct. 2, 9

SALE NO. 5

Ex. #13079 of 2014

**DS&K INVESTMENTS, LLC,
Plaintiff**

v.

ANDREA E. BUBNA, Defendant

DESCRIPTION

By virtue of Writ of Execution filed at No. 13079-2014, DS&K Investments, LLC v. Andrea E. Bubna, owner of the following properties identified below:

1) Situate in the Borough of Girard, County of Erie, and Commonwealth of Pennsylvania at 217 Penn Avenue, Girard, Pennsylvania 16417:

Assessment Map No.: (23) 12-34-16

Assessed Value Figure: \$71,450.00

Improvement Thereon: Residential House

Michael S. Jan Janin, Esquire

The Quinn Law Firm

2222 West Grandview Boulevard

Erie, PA 16506

(814) 833-2222, ext. 1045

Sept. 25 and Oct. 2, 9

SALE NO. 6

Ex. #11759 of 2013

**JOSEPH SODER, Executor
of the Estate of ALBERT C.
SODER, Deceased, Plaintiff**

v.

**SHAWN DRZEWIECKI and
NICOLE DRZEWIECKI,**

Defendants

DESCRIPTION

By virtue of Writ of Execution filed at No. 11759-2013, Joseph Soder, Executor of the Estate of Albert C. Soder, deceased v. Shawn Drzewiecki and Nicole Drzewiecki, owners of the following properties identified below:

1) Situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania at 3105 Elmwood Avenue, Erie, PA 16508:

Assessment Map No.: (19) 6221-107

Assessed Value Figure: \$94,480.00
Improvement Thereon: Single-Family Residential Dwelling
Michael S. Jan Janin, Esquire
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Sept. 25 and Oct. 2, 9

SALE NO. 7

Ex. #11519 of 2015

U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association, as Trustee, Successor By Merger to LaSalle Bank National Association, as Trustee For Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1, Plaintiff

v.

Kelly Beeman, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11519-15, U.S. Bank National Association, as Trustee. Successor in interest to Bank of America. National Association, as Trustee, Successor By Merger to LaSalle Bank National Association, as Trustee For Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1 vs. Kelly Beeman, owner(s) of property situated in Springfield Township, Erie County, Pennsylvania being 13582 Ridge Road, West Springfield, PA 16443

.5075
Assessment Map number: 39-14-35-29

Assessed Value figure: \$117,700.00
Improvement thereon: a residential dwelling

Bradley J. Osborne, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Sept. 25 and Oct. 2, 9

SALE NO. 9

Ex. #10790 of 2015

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage Inc., Plaintiff

v.

Jeffrey C. Benedict, Denys E. Benedict a/k/a Denys Ellen Benedict, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 18790-15 Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage Inc. vs. Jeffrey C. Benedict, Denys E. Benedict a/k/a Denys Ellen Benedict
Amount Due: \$60,491.70

Jeffrey C. Benedict, Denys E. Benedict a/k/a Denys Ellen Benedict, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3005 Liberty Street, Erie, PA 16508-1671

Dimensions: 40 X 115 Acreage: 0.1056

Assessment Map number: 19060042013700

Assessed Value: \$72,932.00
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

Sept. 25 and Oct. 2, 9

SALE NO. 10

Ex. #11554 of 2015

Wells Fargo Bank, N.A., Plaintiff

v.

Henry L. Cole a/k/a

Henry Lee Cole

Rose M. Cole a/k/a Rose Marie

Cole, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11554-15, Wells Fargo Bank, N.A. vs. Henry L. Cole a/k/a Henry Lee Cole, Rose M. Cole a/k/a Rose Marie Cole
Amount Due: \$117,936.50

Henry L. Cole a/k/a Henry Lee Cole, Rose M. Cole a/k/a Rose Marie Cole, owner(s) of property situated in EDINBORO BOROUGH, Erie County, Pennsylvania being 116 Brookview Drive, Edinboro, PA 16412-2419

Dimensions: 1982 SQ. FEET

Acreage: 0.2238

Assessment Map number: 11014048000700

Assessed Value: \$ 152,290.00

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

Sept. 25 and Oct. 2, 9

SALE NO. 11

Ex. #11476 of 2015

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2004-NC1, Mortgage Pass-Through Certificates, Series 2004-NC1, Plaintiff

v.

Claudette M. Gaines, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11476-15, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2004-NC1, Mortgage Pass-Through Certificates, Series 2004-NC1 vs. Claudette M. Gaines, The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Western District of PA

Amount Due: \$60,701.87

Claudette M. Gaines, The United States of America, Department of The Treasury - Internal Revenue Service C/O The United States Attorney for The Western District of PA, owner(s) of property situated in Erie County, Pennsylvania being 1305 East 36th Street, Erie, PA 16504-3006

Dimensions: 38.58 X 120

Acreage: 0.1061

Assessment Map number: 18052023021800

Assessed Value: \$76,900.00

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

Sept. 25 and Oct. 2, 9

SALE NO. 12

Ex. #11359 of 2015

**Wells Fargo Bank, NA, Plaintiff
v.**

**Mary Helen Lindsey, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11359-15 Wells Fargo Bank, NA vs. Mary Helen Lindsey Amount Due: \$38,402.51

Mary Helen Lindsey, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1140 East 30th Street, Erie, PA 16504-1357

Dimensions: 34.5 X 135

Acreage: 0.1069

Assessment Map number: 18050048013400

Assessed Value: \$68,550.00

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

Sept. 25 and Oct. 2, 9

SALE NO. 14

Ex. #11321 of 2015

**Bank of America, N.A., Plaintiff
v.**

**Jon M. Parker a/k/a Jon Parker
Crystal A. Parker a/k/a Crystal
Parker, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11321-15, Bank of America, N.A. vs. Jon M. Parker a/k/a Jon Parker, Crystal A. Parker a/k/a Crystal Parker

Amount Due: \$10,043.25

Jon M. Parker a/k/a Jon Parker, Crystal A. Parker a/k/a Crystal Parker, owner(s) of property situated in SPRINGFIELD TOWNSHIP, Erie County, Pennsylvania being 11884 Main Street, East Springfield, PA 16411

Dimensions: 36 X 158

Acreage: 0.1306

Assessment Map number: 39041012001400

Assessed Value: \$94,110.00

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

Sept. 25 and Oct. 2, 9

SALE NO. 15

Ex. #13553 of 2013

**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.**

Ronald J. Quest a/k/a

Ronald Earl Quest

Christine M. Quest, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13553-13, 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 vs. Ronald J. Quest a/k/a Ronald Earl Quest, Christine M. Quest, The United States of America C/O The United States Attorney for The Western District of PA

Amount Due: \$67,563.99

Ronald J. Quest a/k/a Ronald Earl Quest, Christine M. Quest, The United States of America C/O The United States Attorney for The Western District of PA, owner(s) of property situated in GREENE TOWNSHIP, Erie County, Pennsylvania being 9381 Lake Pleasant Road, Erie, PA 16509-5755 Dimensions: 143 x 225.17

Acreage: 0.7392

Assessment Map number: 25016042007200

Assessed Value: \$183,200

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

Sept. 25 and Oct. 2, 9

SALE NO. 16

Ex. #12945 of 2013

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

**Thomas L. Pleau, in His Capacity
as CO-Administrator of The
Estate of Stephen E. Zucker;
Gayle Z. Pleau, in Her Capacity
as CO-Administrator of The
Estate of Stephen E. Zucker;
Norton H. Zucker, in Capacity as
Heir of The Estate of Stephen E.
Zucker;**

**Diane Zucker, in Her Capacity as
heir of the Estate of Stephen E.
Zucker;**

**Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Stephen E. Zucker, Deceased,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12945-2013, JPMorgan Chase Bank, National Association vs. Thomas L. Pleau, in His Capacity as CO-Administrator of The Estate of Stephen E. Zucker, Gayle Z. Pleau, in Her Capacity as CO-Administrator of The Estate of Stephen E. Zucker, Norton H. Zucker, in Capacity as Heir of The Estate of Stephen E. Zucker, Diane Zucker, in Her Capacity as Heir of The Estate of Stephen E. Zucker, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Stephen E. Zucker, Deceased, The United States of America C/O The United States Attorney for The Western District of PA

Amount Due: \$67,469.23

Thomas L. Pleau, in His Capacity as CO-Administrator of The Estate of Stephen E. Zucker, Gayle Z. Pleau, in Her Capacity as CO-Administrator of The Estate of Stephen E. Zucker, Norton H. Zucker, in Capacity as Heir of The Estate of Stephen E. Zucker, Diane Zucker, in Her Capacity as Heir of

The Estate of Stephen E. Zucker,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms, or
Associations Claiming Right, Title
or Interest From or Under Stephen
E. Zucker, Deceased, The United
States of America c/o The United
States Attorney for The Western
District of PA, owner(s) of property
situated in ERIE CITY, 5TH, Erie
County, Pennsylvania being 4124
Wood Street, Erie, PA 16509-1667
Dimensions: 80 X 187.21
Acreage: 0.3489

Assessment Map number:
18053010020800

Assessed Value: 170,890.00

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

Sept. 25 and Oct. 2, 9

SALE NO. 17

Ex. #11164 of 2015

**CITIZENS BANK OF
PENNSYLVANIA**

v.

Terence Morton Haimi

Travis J. Haimi, Defendant

DESCRIPTION

ALL THAT CERTAIN piece
or parcel of land situate in the
Township of Fairview, County of
Erie and State of Pennsylvania.

BEING KNOWN AS: 6590 West
Ridge Road, Erie, PA 16506
PARCEL #21-54-75-3

Improvements: Residential
Dwelling,

Gregory Javardian, Esquire
Id. No. 55669

1310 Industrial Boulevard
1st Floor, Suite 101

Southampton, PA 18966
(215) 942-9690

Sept. 25 and Oct. 2, 9

SALE NO. 19

Ex. #11534 of 2013

PENNYMAC CORP., Plaintiff

v.

**GERALD L REDDECLIFF, III
JACQUELINE A REDDECLIFF,
Defendant**

DESCRIPTION

ALL THAT CERTAIN piece
or parcel of land situate in the
Township of Harborcreek, County
of Erie and State of Pennsylvania
BEING KNOWN AS: 1941 DEPOT
ROAD, HARBOR CREEK, PA
16510 A/K/A 1941 DEPOT ROAD,
ERIE, PA 16510
PARCEL # 27-33-127-30

Powers, Kim & Associates, LLC
Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053

(215) 942-2090

Sept. 25 and Oct. 2, 9

SALE NO. 20

Ex. #12989 of 2013

Wells Fargo Bank, N.A.

**Successor by Merger to Wells
Fargo Bank Minnesota, N.A. for
the Holders of the Delta Funding
Corporation Home Equity Loan
Asset-Backed Certificates, Series
2000-4**

v.

Jeff H. Stemple

Melissa Stemple, Defendants

DESCRIPTION

ALL THAT CERTAIN PIECE OF
PARCEL OF LAND SITUATE
IN THE BOROUGH OF
ALBION, COUNTY OF ERIE
AND COMMONWEALTH OF
PENNSYLVANIA

BEING KNOWN AS: 38 Cherry
Street, Albion, PA 16401

PARCEL # 1-5-46-9

Improvements: Residential
Dwelling.

Powers, Kim & Associates, LLC
Eight Neshaminy Interplex

Suite 215

Trevose, PA 19053

(215) 942-2090

Sept. 25 and Oct. 2, 9

SALE NO. 21

Ex. #12103 of 2014

Midfirst Bank, Plaintiff

v.

Corwin C. First and Sarah M.

Harmon, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution
No. 12103-14, MIDFIRST BANK,
Plaintiff v. CORWIN C. FIRST
AND SARAH M. HARMON,

Defendants

Real Estate: 1154 EAST 9TH
STREET, ERIE, PA 16503

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 165 x 30.54

See Deed Book 1384, Page 1950

Tax I.D. (15) 2047-237

Assessment: \$5,500.00 (Land)

\$ 31,500.00 (Bldg)

Improvement thereon: a residential
dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Sept. 25 and Oct. 2, 9

SALE NO. 23

Ex. #10924 of 2013

**BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER**

TO BAC HOME LOANS

SERVICING, LP FKA

COUNTRYWIDE HOME

LOANS SERVICING LP,

Plaintiff

v.

**STEPHANIE CHRISTOPHER
WARDELL J. CHRISTOPHER**

JR., Defendant

Description

ALL that certain piece or parcel
of land situate in the City of
Erie, County of Erie and State
of Pennsylvania, bounded and
described as follows, to-wit:
Beginning at a point in the south
line of Thirty-first Street, five
hundred ninety-six and 12/100ths
(596,12) feet east of the east line of
Holland Street; thence southwardly
parallel with Holland Street, one
hundred fifty-five (155) feet; thence
eastwardly parallel with Thirty-first
Street, twenty-nine (29) feet; thence
northwardly parallel with Holland
Street, one hundred fifty-five (155)
feet to the south line of Thirty-first
Street; thence westwardly along
the south line of Thirty-first Street,
twenty-nine (29) feet to the place
of beginning and being commonly
known as 261 East 31st Street, Erie,
Pennsylvania.

ALSO all that certain piece or
parcel of land situate in the City
of Erie, County of Erie and State

of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron survey point, said survey point being on the south line of East 31st Street 629.29 feet east of the east line of Holland Street; thence west along the south line of East 31st Street 3.16 feet to a point; thence southerly parallel to Holland Street 123.09 feet to a point; thence northerly 124.14 feet to an iron survey point and point of beginning.

SAID premises have erected thereon a dwelling commonly known as 261 East 31st Street, Erie, Pennsylvania, 16504 and are further identified by Erie County Assessment Index Number (18) 5083-102.

BEING the same premises conveyed to the Mortgagor(s) by deed which is intended to be recorded forthwith Tax I.D. #: 18-050-083.0-102.00

PROPERTY ADDRESS: 261 East 31st Street, Erie, PA 16504

KML Law Group, P.C.

Suite 5000 - BNY Independence Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Sept. 25 and Oct. 2, 9

SALE NO. 24

Ex. #13362 of 2014

**GREEN TREE SERVICING
LLC, Plaintiff**

v.

**SANDRA L. FELDMILLER
JEFFREY M. FELDMILLER,**

Defendants

DESCRIPTION

All that piece or parcel of land situate in the Township of Conneaut, County of Erie, and State of Pennsylvania, being part of Tract 546, bounded and described as follows, to-wit:

BEGINNING at a spike in the centerline of Carter Road, said point being located N 70° 41' W, 347 feet from the intersection of the centerline of said road with the west line of the Pennsylvania Railroad Right-of-Way; THENCE S 30° W, passing over an iron pin at 25.43 feet, Ninety Seven and Forty Three Hundredths (97.43) Feet to an iron pin in the west line of land now or formerly of Wayne B. and Ramona

R. Drury; THENCE S 70° 41' E, along said land of Drury, Seventy (70) Feet to an iron pin; THENCE S 30° W, continuing along said land, Sixty Eight (68) Feet to an iron pin; THENCE S 70° 41' E, continuing along said land, Two Hundred and Seventy Seven (277) Feet to an iron pin in the west line of the Pennsylvania Railroad; THENCE S 30° W, along said land, One Thousand Two Hundred Eighty Four and Fifty Eight Hundredths (1,284.58) Feet to an iron pin at an old fence corner in the north line of land now or formerly of Gordon J. Teed; THENCE N 84° 09' 30" W, along said land of Teed and an old Page Wire Fence Line, Four Hundred Sixty Seven and Fifteen Hundredths (467.15) Feet to a Railroad Tie Fence Post at the southeast corner of land now or formerly of John and Bertha Rausch Jr.; THENCE N 7° 30' E, along said land of Rausch and passing over iron pins at 350 feet, 600 feet and 950 feet, One Thousand Fifty Three and Ninety Seven Hundredths (1,053.97) Feet to a point in the centerline of Conneaut Creek; THENCE along the creek, N 77° 20' E, Forty Eight and Thirty One Hundredths (48.31) Feet to a point; THENCE continuing along the creek, N 16° E, Four Hundred Sixty Four and Ninety Three Hundredths (464.93) Feet to a drill hole in the concrete deck of a bridge over Conneaut Creek in the centerline of Carter Road; THENCE S 69° 24' E, along the centerline of said road, Five Hundred Sixty Six and Seventy Five Hundredths (566.75) Feet to a spike at an angle point in said road; THENCE S 70° 41' E, continuing along the centerline, Twelve and Sixty Eight Hundredths (12.68) Feet to the point of beginning and containing 23.122 Acres of land net measure.

PROPERTY ADDRESS: 11755 Carter Road, Albion, PA 16401

KML Law Group, P.C.

Suite 5000 - BNY Independence Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Sept. 25 and Oct. 2, 9

SALE NO. 25

Ex. #10340 of 2013

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,**

Plaintiff

v.

BRENTON A. WILSON,

As Executor of the Estate of

Constance L. Wilson n/k/a

Constance L. Stouffer, Deceased,

Defendant

DESCRIPTION

ALL THAT CERTAIN PARCEL OF PROPERTY LOCATED IN THE SIXTH WARD OF THE CITY OF ERIE AND KNOWN AS 2656 CHESTNUT STREET, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF CHESTNUT STREET, FIVE HUNDRED FIFTY-SEVEN (557) FEET SOUTHWARDLY FROM THE INTERSECTION OF THE WEST LINE OF CHESTNUT STREET WITH THE SOUTH LINE OF TWENTY-SIXTH STREET; THENCE WESTWARDLY, PARALLEL WITH TWENTY-SIXTH STREET, ONE HUNDRED FIFTY (150) FEET; THENCE SOUTHWARDLY PARALLEL WITH CHESTNUT STREET, FORTY (40) FEET; THENCE EASTWARDLY, PARALLEL WITH TWENTY-SIXTH STREET, ONE HUNDRED FIFTY (150) FEET TO THE WEST LINE OF CHESTNUT STREET; THENCE NORTHWARDLY ALONG THE WEST LINE OF CHESTNUT STREET FORTY (40) FEET TO THE PLACE OF BEGINNING AND BEING ALSO KNOWN AS LOT 19 OF BLOCK "C" OF THE MARGARET THAYER SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA IN MAPBOOK NO 1, PAGE 435, AND HAVE ERRECTED THEREON A TWO STORY BRICK DWELLING AND GARAGE, AND BEING THE SAME PROPERTY CONVEYED TO PARTIES OF THE FIRST PART BY A DEED DATED FEBRUARY 2, 1953 AND

RECORDED IN THE OFFICE OF
THE RECORDER OF DEEDS OF
ERIE COUNTY, PENNSYLVANIA
ON THE SAME DAY IN DEED
BOOK 642 AT PAGE 239.

PROPERTY ADDRESS: 2656
Chestnut Street, Erie, PA 16508
PARCEL NUMBER: 19-060-
048.0-108.00
KML Law Group, P.C.
SUITE 5000 - BNY Independence
Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Sept. 25 and Oct. 2, 9

SALE NO. 26

Ex. #10000 of 2015

**LSF8 Master Participation Trust,
Plaintiff**

v.

**Minnetta Scott a/k/a
Minnetta A. Knight
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 10000-15, LSF8 Master
Participation Trust, Plaintiff vs.
Minnetta Scott a/k/a Minnetta A
Knight

Minnetta Scott a/k/a Minnetta
A Knight, owner(s) of property
situated in the City of Erie, Erie
County, Pennsylvania being 1601
Woodlawn Avenue, Erie, PA 16510
Dimensions: 92 X IRR

Acreage: 0.2913

Assessment Map number: 18-5115-
108

Assessed Value figure: \$65,800.00
Improvement thereon: Single
Family Residential Dwelling
Richard M. Squire

& Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790

Sept. 25 and Oct. 2, 9

SALE NO. 27

Ex. #12665 of 2014

**Citifinancial Servicing LLC,
Plaintiff**

v.

**Dawn C. Renfro and Melody
Roxanne Renfro n/k/a Melody
Roxanne Anderson, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed
to No. 12665-14, CITIFINANCIAL

SERVICING LLC vs. Dawn C.
Renfro and Melody Roxanne Renfro
n/k/a Melody Roxanne Anderson,
owners of property situated in Erie
County, Pennsylvania being 3223
Gerry Avenue, Erie, PA 16508

Assessment Map number: 19-061-
062.0-206.00

Assessed Value figure:

Improvement thereon: Residential
Dwelling

Robert W. Williams, Esquire

1 E. Stow Road
Marlton, NJ 08053

(856) 482-1400

Sept. 25 and Oct. 2, 9

SALE NO. 28

Ex. #11652 of 2015

**HSBC Bank USA, N.A., by its
servicer Ocwen Loan Servicing,
LLC, Plaintiff**

v.

**Kevin D. Bennett and Richard
D. Bennett, co Administrators of
the Estate of Melvin E. Bennett,
Defendants**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or
parcel of land situate in the City of
Erie, County of Erie and State of
Pennsylvania, being Lot No. 26 in
Block B of C.K. Riblet Subdivision
of part of Reserve Tract 53, a plot
of which Subdivision is recorded in
Erie County Map Book 1, pages 96
and 97. Being further identified as
County of Erie Tax Index Number
(18) 5121-117.

PROPERTY ADDRESS: 1710 East
28 Street, Erie, PA 16510
PARCEL 18051021011700

BEING the same premises which
Melvin E. Bennett Sr. and Mary E.
Bennett, his wife, by Deed dated
February 8, 1999 and recorded on
February 11, 1999 in the office of
the recorder of deeds in and for Erie
County at book 0617 page 1376
granted and conveyed unto Melvin
E. Bennett Sr. Melvin E. Bennett Sr.
departed this life on 10/01/2009.
EDWARD J. MCKEE, ESQUIRE
STERN & EISENBERG, PC
1581 Main St, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Sept. 25 and Oct. 2, 9

SALE NO. 29

Ex. #10276 of 2015

**U.S. Bank National Association,
as Trustee under Pooling and
Servicing Agreement dated as
of May 1, 2007 MASTR Asset-
Backed Securities Trust 2007-
HEI Mortgage Pass-Through
Certificates Series 2007-HEI,
by its servicer Ocwen Loan
Servicing, LLC**

v.

**Eric Jones a/k/a Eric S. Jones
Sarah Jones, Defendant**

DESCRIPTION

ALL THAT CERTAIN Lot or piece
of ground situate in the City of Erie,
County of Erie, Commonwealth
of Pennsylvania bounded and
described as follows: Being Lot
Number Seven Hundred Fifty-
Nine (759) of "Southlands", second
section, a subdivision of reserve
tract number 73, according to a plot
thereof set forth in the office of the
recorder of Deeds of Erie County,
Pennsylvania In Map Book 3, at
page 183.

ALSO KNOWN AS: 1532 West
36th Street, Erie, PA 16508

PARCEL# 19-6141-200/
19061041020000

BEING the same premises which
Santo S. Colao and Elizabeth A
Colao, his wife by Deed January
24, 2007 and recorded on January
26, 2007 in the office of the recorder
of deeds in and for Erie County at
book 1391 page 1652 granted and
conveyed unto Eric Jones and Sarah
Jones, his wife.

ANDREW J. MARLEY, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Sept. 25 and Oct. 2, 9

SALE NO. 30

Ex. #11733 of 2015

**Wells Fargo Bank, National
Association, c/o Ocwen Loan
Servicing, LLC, Plaintiff**

v.

Oscar J. Longo, Defendant

LEGAL DESCRIPTION

ALL THAT CERTAIN piece
or parcel of land situate in the

Township of Washington, now by annexation in the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania, being parts of Lots Nos. 54, 55, 56, 57, 58 and 59 in Block "YG" of the Lakeside Park Extension Revised Plan of Lots as recorded in the Recorder's Office of said County in Map Book No. 4, Pages 368 and 369, together being bounded and described as follows, to wit:

BEGINNING at a point on the dividing line between Lots Nos. 58 and 60 in said Plan, said point being 70.0 feet (incorrectly stated in deed as 7010 feet) southwardly along said dividing line from the southerly line of Hickory Street; thence from said point of beginning thus established, eastwardly through Lots 58, 56 and 54 in said Plan on a line parallel with the southerly line of Hickory Street, a distance of 100.0 feet to a point in the centerline of a twenty foot wide private drive; thence southwardly along the centerline of said private drive a distance of 60.0 feet to a point; thence westwardly through Lots Nos. 55, 57 and 59 in said Plan on a line parallel with the southerly line of Hickory Street a distance of 100.0 feet to a point; thence northwardly along the line dividing Lots Nos. 59 and 58 from Lots Nos. 61 and 60 in said Plan, a distance of 60.0 feet to a point, the place of beginning.

SAID premises have erected thereon a dwelling commonly known as 103 Georgian Drive, Edinboro, Pennsylvania and are further identified by Erie County Assessment Index Number (11) 1-11-3.

PROPERTY ADDRESS: 103 Georgian Drive, Edinboro, PA 16412

PARCEL 11-001-011.0-003.00

BEING the same premises which Clifford O. Ramsey and Ella R. Ramsey, husband and wife, by Deed dated July 30, 1991 and recorded on August 1, 1991 in the office of the recorder of deeds in and for Erie County at book 171 page 583 granted and conveyed unto Oscar J. Longo.

M. TROY FREEDMAN, ESQUIRE

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

Sept. 25 and Oct. 2, 9

SALE NO. 31

Ex. #13405 of 2014

**LSF8 Master Participation Trust,
Plaintiff
v.**

**Aristea M. Clark and
Michael S. Clark, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13405-14, LSF8 Master Participation Trust v. Aristea M. Clark and Michael S. Clark
Aristea M. Clark and Michael S. Clark, owners of property situated in the Township of Township of Fairview, Erie County, Pennsylvania being 7448 Main Street, Fairview, Pennsylvania 16415.

Tax I.D. No. 21078013003200

Assessment: \$ 102,584.18

Improvements: Residential
Dwelling

McCabe, Weisberg and
Conway, P.C.

123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

Sept. 25 and Oct. 2, 9

SALE NO. 32

Ex. #11489 of 2015

**LSF8 Master Participation Trust
v.**

**Tina Foster, Co-Administrator
of the Estate of Dorothy D.
Longshore, Deceased Mortgagor
and Real Owner and Randy
Mussett, Co-Administrator of the
Estate of Dorothy D. Longshore,
Deceased Mortgagor and Real
Owner**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11489-15, LSF8 Master Participation Trust v. Tina Foster, Co-Administrator of the Estate of Dorothy D. Longshore, Deceased Mortgagor and Real Owner and Randy Mussett, Co-Administrator of the Estate of Dorothy D. Longshore, Deceased Mortgagor and Real Owner

Tina Foster, Co-Administrator of the Estate of Dorothy D. Longshore, Deceased Mortgagor and Real Owner and Randy Mussett, Co-Administrator of the Estate of Dorothy D. Longshore, Deceased Mortgagor and Real Owner, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 3630 Washington Avenue, Erie, Pennsylvania 16508.

Tax I.D. No. 19-6142-1105

Assessment: \$ 44,249.22

Improvements: Residential
Dwelling

McCabe, Weisberg
and Conway, P.C.

123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

Sept. 25 and Oct. 2, 9

SALE NO. 33

Ex. #12686 of 2014

**VOLT Asset Holding Trust XVI
v.**

**Meridith Mackowski
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12686-14, VOLT Asset Holdings Trust XVI v. Meridith Mackowski
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. 19-6036-2-05

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

Sept. 25 and Oct. 2, 9

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FIRST PUBLICATION

ALLEN, GARY, a/k/a, GARY P. ALLEN, a/k/a, GARY PATRICK ALLEN,
deceased

Late of the Borough of Lake City, County of Erie, State of Pennsylvania

Executrix: Valerie Allen, 2626 Penn Street, Lake City, Pennsylvania 16423

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

FREEMAN, THOMAS L., a/k/a THOMAS LEROY FREEMAN, a/k/a LEROY FREEMAN,
deceased

Late of Wayne Township, Erie County, Pennsylvania

Executrix: Tina M. Freeman, 13577 W. Smith St. Ext., Corry, PA 16407

Attorney: William E. Barney, 200 North Center Street, Corry, Pennsylvania 16407

KIMMY, MARJORIE LUCILLE,
deceased

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

Executrix: Patricia A. Mennor, c/o Paul J. Carney, J., Esq., 224 Maple Avenue, Corry, PA 16407

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

POWERS, LUCILLE J., a/k/a LUCILLE JOSEPHINE POWERS, a/k/a LUCILLE POWERS,
deceased

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

Executor: Sean Powers, 1590 West Gatesburg Road, Warriorsmark, PA 16877

Attorney: Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

RYS, RICHARD C., a/k/a RICHARD CHARLES RYS, a/k/a RICHARD RYS,
deceased

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

Executor: Richard D. Rys, 6733 Buchanan Avenue, West Mifflin, PA 15122

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

WILLIS, CAROLYN, a/k/a CAROLYN B. WILLIS,
deceased

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

Executor: Theodore D. Willis, 2811 Homestead, Erie, PA 16506

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

SECOND PUBLICATION

ADAMS, DONALD R.,
deceased

Late of City of Erie

Executor: Donald J. Adams, 1416 West Grandview Blvd., Erie, PA 16509

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

BEEBE, JAMES, a/k/a JAMES F. BEEBE, a/k/a J. FREDERICK BEEBE
deceased

Late of the Township of Harborcreek

Executor: Jay Howard Beebe, c/o 731 French Street, Erie, PA 16501

Attorney: Angelo P. Arduini, Esq., Arduini, Jewell and Karn, 731 French Street, Erie, PA 16501

EAGLETON, MIRIAM ROSE,
deceased

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

Administrator: David Tod Eagleton, c/o 504 State Street, 3rd Floor, Erie, PA 16501

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

ENNIS, LAURIE,
deceased

Late of North East Borough, Erie County, North East, Pennsylvania

Executor: Robert J. Jeffery, 33 East Main Street, North East, Pennsylvania 16428

Attorney: ORTON & JEFFERY, P.C., 33 East Main Street, North East, Pennsylvania 16428

FULLER, BARBARA L.,
deceased

Late of the Borough of Cranesville, County of Erie and State of Pennsylvania

Executor: Derrick L. Fuller, c/o 227 West 5th Street, Erie, PA 16507

Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

GIBBS, LINDA J.,
deceased

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

Co-Executors: Dennis L. Priestner and Annetta Rae Behrens, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428

Attorney: ORTON & JEFFERY, P.C., 33 East Main Street, North East, Pennsylvania 16428

**KORN, BETTY A., a/k/a
ELIZABETH A. KORN, a/k/a
ELIZABETH ANNE KORN
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executor: Larry Fabrizi, 6406 Tahoe Drive, Los Angeles, CA 90068

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

**KROTO, JAMES P.,
deceased**

Late of Township of Lawrence Park, Erie County, PA

Administratrix: Patience B. Kroto, c/o 120 West 10th Street, Erie, PA 16501

Attorney: Jerome C. Wegley, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**LUKE, WILLIAM H.,
deceased**

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

Executrix: Lisa Smith, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

Attorney: ORTON & JEFFERY, P.C., 33 East Main Street, North East, Pennsylvania 16428

**PLYLER, RUTH B.,
deceased**

Late of Harborcreek Township, Erie County, Commonwealth of Pennsylvania

Executrix: Jamie L. Emerson, c/o Leigh Ann Orton, Esq., 11 Park Street, North East, PA 16428

Attorney: Leigh Ann Orton, Esq., 11 Park Street, North East, PA 16428

**ROTH, MARTHA S., a/k/a
MARTHA SQUIER ROTH
deceased**

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

Executor: Clemont R. Austin, III, 3700 Drexel Drive, Erie, PA 16506-1154

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

THIRD PUBLICATION

**ANDERSON, ROSEMARY A., a/k/a ROSEMARY ALICE
ANDERSON
deceased**

Late of Erie, PA, Erie County

Executor: Martin A. Anderson, c/o 150 East Eighth Street, 2nd Floor, Erie, PA 16501

Attorney: Gregory A. Karle, Esquire, 150 East Eighth Street, 2nd Floor, Erie, PA 16501

**BLEAKLEY, GENEVA M.,
deceased**

Late of the Borough of Edinboro, County of Erie, and State of Pennsylvania

Executrix: Heidi Marcinko, c/o 201 Erie Street, Edinboro, PA 16412

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

**CORNWELL, JANET R.,
deceased**

Late of Millcreek Township

Executor: Evan E. Adair, c/o 246 West 10th Street, Erie, PA 16501

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

**DIPRE, GILIO L.,
deceased**

Late of Millcreek Township

Executors: Joseph G. Dipre and Susan A. Dipre, c/o 246 West 10th Street, Erie, PA 16501

Attorney: Anthony R. Himes, Esq., 246 West 10th Street, Erie, PA 16501

**DiSANTIS, RONALD D., a/k/a
RONALD D. DiSANTIS SR.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

Administrator: Ronald D. DiSantis, Jr., c/o 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507

Attorney: Raymond A. Pagliari, Esq., 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507

**LESHER, EVELYN E.,
deceased**

Late of City of Erie

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

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

**MONTGOMERY, ROBERT F.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

Executor: John Montgomery, c/o 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507

Attorney: Raymond A. Pagliari, Esq., 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507

**MOORE, JOHN PAUL, a/k/a
JOHN P. MOORE, a/k/a J. PAUL
MOORE,
deceased**

Late of the Township of Girard, Erie County, Pennsylvania

Executor: Jay Paul Moore, P.O. Box 29827, Henrico, VA 23242

Attorney: Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**NIES, DORIS M.,
deceased**

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

Executrix: Patricia A. Nies, c/o 504 State Street, 3rd Floor, Erie, PA 16501

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

**SMILLIE, ROBERT,
deceased**

Late of the Township of Harborscreek, County of Erie, and Commonwealth of Pennsylvania
Executrix: Nancy Smillie, c/o 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**SMITH, RICHELLE L.,
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania
Administratrix: Ruth Smith, 4010 Reichert Rd., Erie, PA 16509

Attorney: Richard T. Ruth, Esq., 1026 West 26th St., Erie, PA 16508

**STEGENGA, BETTY L.,
deceased**

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

Executrix: Robin Stegenga Fox, c/o 402 West Sixth Street, Erie, PA 16507

Attorney: Zanita A. Zacks-Gabriel, Esq., 402 West Sixth Street, Erie, PA 16507

**TOMCZAK, KAROL ANN, a/k/a
KAROL ANN KEMNEC,
deceased**

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

Administratrix: Elizabeth M. Richards, 6943 Cony Court, Waldorf, MD 20603

Attorney: Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**VERNO, ALBERT C., a/k/a AL
VERNO, a/k/a ABBIE VERO
deceased**

Late of Erie County, PA

Co-Administrators: Gail Foster-Pegg, Debra Verno & Greg Verno, c/o Stephen H. Hutzelman, Esq., 305 W. 6th Street, Erie, PA 16507

Attorney: Stephen H. Hutzelman, Esq., 305 W. 6th Street, Erie, PA 16507

**WARZAGIER, KATHERINE P.,
deceased**

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

Executrix: Renee Brown, 3115 Reed Street, Erie, PA 16504

Attorney: Gary K. Schonthal, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**WILCOX, MARK ANTHONY
deceased**

Late of Erie City, Erie County, PA
Administrator: Mark A. Wilcox, II, 440 E. 11th St., Apt. 2, Erie, PA 16503

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

Erie, Pennsylvania 16507-1459

**WOOD, LAWRENCE A.,
deceased**

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

Executrix: Jacqueline Shepard, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

Attorney: Vlahos Law Firm, P.C., Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508



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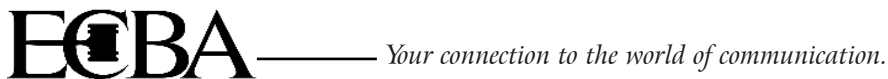
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