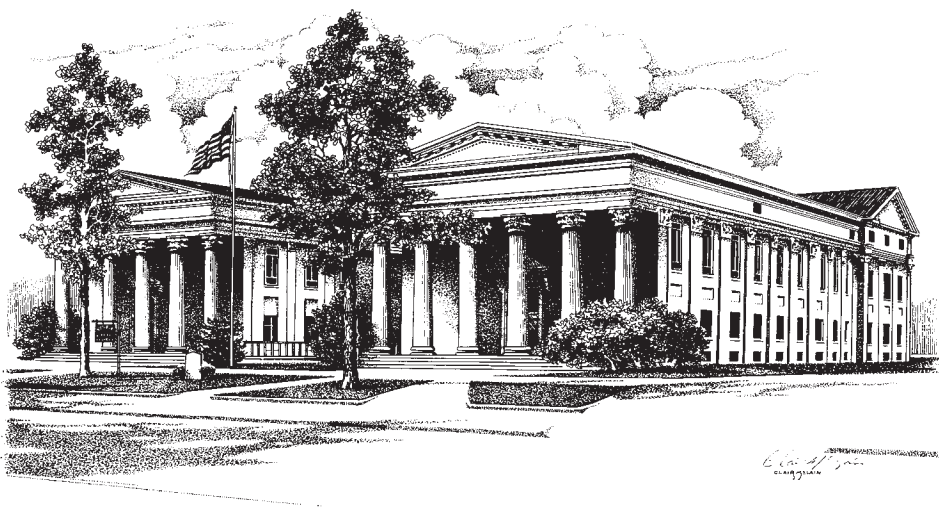


Erie County Legal Journal

January 16, 2009

Vol. 92 No. 3

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92 ERIE 19 - 21
Commonwealth v. Brown

Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate 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. Neither the Erie County Bar Association nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

The Erie County Legal Journal makes no representation as to the quality of services offered by an advertiser in this publication.

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Erie County Bar Association

Calendar of Events and Seminars

FRIDAY, JANUARY 23, 2009

The New ADA Amendments Act of 2008:

What you need to know

PBI Groupcast Seminar

Bayfront Convention Center

8:30 a.m. - 12:00 p.m.

\$214 (member) \$194 (admitted after 1/1/05)

\$234 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:

\$189 (member) \$169 (admitted after 1/1/05) \$209 (nonmember)

3 hours substantive

MONDAY, JANUARY 26, 2009

View from the U.S. Trustee's Office

PBI Groupcast Seminar

Bayfront Convention Center

12:00 p.m. - 3:15 p.m.

LUNCH is INCLUDED in Pricing

\$194 (member) \$174 (admitted after 1/1/05)

\$214 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:

\$169 (member) \$149 (admitted after 1/1/05) \$218 (nonmember)

2 hours substantive / 1 hour ethics

WEDNESDAY, JANUARY 28, 2009

Gas Leasing Update

PBI Groupcast Seminar

Erie County Bar Association

** seating is limited **

12:30 p.m. - 4:15 p.m.

LUNCH is INCLUDED in Pricing

\$224 (member) \$204 (admitted after 1/1/05)

\$244 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:

\$199 (member) \$179 (admitted after 1/1/05) \$219 (nonmember)

4 hours substantive

WEDNESDAY, FEBRUARY 11, 2009

Auto Law Update

PBI Groupcast Seminar

Bayfront Convention Center

9:00 a.m. - 1:15 p.m.

\$204 (member) \$184 (admitted after 1/1/05)

\$224 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:

\$179 (member) \$159 (admitted after 1/1/05) \$199 (nonmember)

3 hours substantive / 1 hour ethics

THURSDAY, FEBRUARY 12, 2009

Local, State & Federal Taxes

PBI Video Seminar

Bayfront Convention Center

9:00 a.m. - 1:30 p.m.

\$119 (member) \$99 (admitted after 1/1/05)

\$139 (nonmember)

4 hours substantive

TUESDAY, FEBRUARY 17, 2009

Jurors by the Generations

PBI Video Seminar

Bayfront Convention Center

9:00 a.m. - 12:30 p.m.

\$119 (member) \$99 (admitted after 1/1/05)

\$139 (nonmember)

3 hours substantive

WEDNESDAY, FEBRUARY 18, 2009

Trial Advocacy: Making the Most of What 'Ya Got

ECBA Video Seminar

Erie County Bar Association Headquarters

9:00 a.m. - 12:00 p.m.

\$81 (ECBA member) \$119 (nonmember)

3 hours substantive

FRIDAY, FEBRUARY 20, 2009

Hot Topics in Employment Law

PBI Groupcast Seminar

Bayfront Convention Center

12:00 p.m. - 4:30 p.m.

Prices forthcoming

4 hours substantive

2009 BOARD OF DIRECTORS

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RE: JUDICIAL PLEBISCITE

Please find below the Resolution regarding judicial elections that was passed by the membership. Note that any potential judicial candidate must submit a resume to the Executive Director of the Erie County Bar Association no later than February 2, 2009 and will be given the opportunity to address the membership at the February membership meeting to be held on February 3, 2009 at noon.

RESOLUTION

Be it resolved as follows:

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

HIGHLY RECOMMENDED; RECOMMENDED; NOT RECOMMENDED; NO OPINION

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

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

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

Ratings' Definitions

Highly Recommended

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

Recommended

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

Not Recommended

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

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

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

1. The Erie County Bar Association shall publish in each edition of the *Erie County Legal Journal* during the month of January, a notice inviting prospective judicial candidates to submit a resume of not more than two 8 1/2 x 11 typewritten pages. The resumes will be submitted to the Erie County Bar Association Executive Director no later than the first day of February.
2. Each potential candidate who has submitted a resume shall be given the opportunity to address the Erie County Bar at a membership meeting to be scheduled in February with each candidate being allocated an equal amount of time.
3. The resumes and appropriate ballots will be distributed to the active membership within three days of the February meeting and shall be returned by mail postmarked no later than fifteen days after the date of distribution.
4. A two-envelope system shall be used. Each voting member shall sign the outer envelope and shall leave the inner envelope unsigned. An accounting firm shall act as teller.
5. Each candidate who agrees not to release the plebiscite results until such time the Erie County Bar Association releases the plebiscite results shall be privately advised of their own results in the plebiscite by the President of the Erie County Bar Association before the end of February.
6. If more than 50% of the February plebiscite ballots have been returned, and if there are any candidates after the last day for filing petitions who did not participate, then a separate ballot as to those persons only shall be distributed to the active membership of the Bar accompanied by ballots to be returned within ten days and tabulated in the same manner as the February plebiscite.
7. The results of any plebiscite for which more than 50% of the ballots are returned shall be published through a press release to be issued as soon as possible after the receipt of the results of the second plebiscite. In the event that a second plebiscite is not necessary, the results of the February plebiscite will be published as soon as possible after the last date for filing petitions for judicial office. Publication of the results shall also be in the form of a paid advertisement to be run on the two Sundays immediately preceding the primary election.
8. There shall be no publication of the results of the February plebiscite as to any person who is not a candidate for judicial office at the time of the publication.
9. The press release and the paid advertisement shall contain raw data only without comment on individual candidates. Raw data shall be actual count and actual percentage of ballots returned. The press release and paid ad shall specify that the results are based on ballots received, not total active membership. However, the publication shall specifically identify those candidates who were found to be "Highly Recommended", "Recommended" or "Not Recommended" by more than 50% of the membership returning ballots. For the purpose of determining whether a candidate has been found to be "Recommended" by more than 50% of the membership returning ballots, votes received by candidates in the category "Highly Recommended", shall be added to the votes received by a candidate in the category "Recommended". The press release and the paid advertisement shall also set forth the definitions of the categories as set forth above.

PUBLIC NOTICE

The current term of the office of United States Magistrate Judge Susan Paradise Baxter at Erie, Pennsylvania is due to expire August 27, 2009. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the magistrate judge to a new (8) year term.

The basic jurisdiction of a United States Magistrate Judge is specified in 28 U.S.C. §636 and the duties of the position are demanding and wide ranging. These include, but are not limited to (1) initial proceedings in criminal cases; (2) assignment of civil cases and (3) references of pretrial matters from district judges.

Comments from members of the bar and public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the Court and should be directed to Robert V. Barth, Jr., Clerk of Court, P.O. Box 1805, Pittsburgh, Pennsylvania 15230 or emailed to *robert_barth@pawd.uscourts.gov*.

Comments must be received no later than 4:00 p.m. on Friday, February 6, 2009.

ROBERT V. BARTH, JR.
Clerk of Court
U.S. District Court

Jan. 16, 23

CHANCELLOR OF THE BAR NOMINATIONS

The Erie County Bar Association is accepting nominations for Chancellor of the Bar, properly endorsed by at least five members in good standing and confirming that the nominee has practiced in the Erie County Bar for more than 30 years. Chancellor of the Bar is an honorary position; the Chancellor does serve on the Association's Nominating Committee.

The ECBA's Law Day Committee and Board of Directors will review the nominations and evaluate each nominee's contributions with respect to ethical practice, attitude toward the courts and fellow attorneys and participation in civic affairs/community life.

Nominations should be sent to the ECBA office and received/postmarked no later than Friday, February 6, 2009.

Jan. 16, 23



Erie County Bar Association Membership Meeting

Judicial Candidates to Speak

In accordance with Judicial Plebiscite Procedures adopted by the Erie County Bar Association, prospective judicial candidates seeking election to the Erie County Court of Common Pleas are being given the opportunity to address the ECBA membership at a meeting on Tuesday, February 3, 2009 at Noon.

Candidates should notify the ECBA office of their intention to attend and address the membership and should ensure that the ECBA office receives a copy of their resume by February 2, 2009. Candidates should also review the procedures as published in the *Erie County Legal Journal* on January 2, 9, 16, 23, 30, 2009.

ECBA members are encouraged to attend and hear comments from those seeking judicial office in Erie County.



When: Tuesday, February 3, 2009
Where: Bayfront Convention Center
Time: Noon, promptly
Cost: \$20.00

Reservations must be made with the ECBA office -
459-3111 or on-line at www.eriebar.com -
no later than Wednesday, January 28, 2009.

Cancellation Policy for ECBA Events/Seminars:

Cancellations received on or before the last reservation deadline will be fully refunded. Cancellations received after the deadline will be refunded in the amount remaining after deducting expenses incurred due to your anticipated attendance.

COMMONWEALTH OF PENNSYLVANIA

v.

LYNNE M. BROWN

CONFESSIONS / MIRANDA WARNINGS

The voluntariness of a confession when *Miranda* warnings have been given is determined based upon the totality of the circumstances.

CONFESSIONS / VOLUNTARINESS REQUIREMENT

Promises of a recommendation of reduced sentence/ARD/PWOV/retention of nursing license are impermissible and misleading inducements affecting the voluntariness of confession.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,
PENNSYLVANIA CRIMINAL DIVISION Case No. 838 of 2008

Appearances: Robert Sambroak, Esquire, District Attorney's Office
J. Timothy George, Esquire, Attorney for Defendant

OPINION and ORDER

Dunlavey, Michael E., J.

Findings of Fact

1. Lynne Brown (hereinafter Defendant) is charged with one count of Unlawful Acts under the Pharmacy Act.
2. Defendant is alleged to have taken 19 Vicodin pills from her employer, Saint Mary's East nursing home.
3. Defendant testified that she is a Registered Nurse and has been licensed for 36 years.
4. Defendant testified that she was aware that a criminal conviction could result in the possible loss of her nursing license and her job.
5. On the afternoon of January 3, 2008, Defendant appeared at the Region VII Office of the Pennsylvania Office of the Attorney General at the request of Agent Ronald Golembeski. She was accompanied by her partner, Laura Luke.
6. Defendant and Ms. Luke were aware that Agent Golembeski wanted to speak to Defendant regarding the investigation of a complaint by her employer.
7. Agent Golembeski informed Defendant of her *Miranda* rights and advised that she was free to leave at any time. Defendant also signed a rights form and agreed to talk to Agent Golembeski. (Commonwealth Exhibit 1).
8. Defendant testified that she was very nervous and concerned about losing her job and her nursing license.

9. Agent Golembeski testified that he discussed possible favorable resolutions to Defendant's case, including Accelerated Rehabilitation Disposition (ARD) and Probation Without Verdict (PWOV). This conversation lasted approximately 15-20 minutes after the signing of the rights form and before questioning began.

10. Defendant spoke to Agent Golembeski for more than an hour. During that time, she made incriminating statements to Agent Golembeski.

11. Based on his eighteen years experience as a Narcotics Agent, Agent Golembeski testified that he believed Defendant's case fit the criteria for ARD or PWOV. He further testified that he informed the Defendant and her partner of this conclusion.

12. Agent Golembeski testified that he did not promise or guarantee that Defendant would receive ARD or PWOV. He testified that he would recommend such to the District Attorney's office, but the final determination was solely up to that office.

13. Defendant and Ms. Luke both testified that Agent Golembeski was "very nice."

14. Defendant and Ms. Luke both testified that they were relieved to hear about the probability of ARD or PWOV and that Luke [sic] fit the criteria for acceptance into the program.

15. Defendant testified that her drug counselor had suggested the possibility of ARD prior to the meeting with Agent Golembeski.

16. Ms. Luke testified that she believed if she and Defendant left the meeting with Agent Golembeski, without giving a statement, the chances for receiving ARD or PWOV might be diminished.

17. During the meeting, Ms. Luke asked Agent Golembeski if they needed a lawyer. He did not answer the question.

18. Neither Defendant nor Ms. Luke requested an attorney during the meeting with Agent Golembeski. They also did not consult with an attorney prior to the meeting with Agent Golembeski.

19. On May 26, 2008, Defendant applied for ARD. She was denied ARD on June 10, 2008.

Conclusions of Law

The voluntariness of a confession given after the reading of *Miranda* rights and promises of leniency should be viewed under the totality of the circumstances. *Commonwealth v. Nestor*, 551 Pa. 157, 709 A.2d 879 (1998) and *Commonwealth v. Templin*, 568 Pa. 306, 795 A.2d 959 (2002). Once a suspect requests an attorney, police may not induce a

confession with promises of leniency. *Commonwealth v. Gibbs*, 520 Pa. 151, 553 A.2d 409 (1989). Informing a suspect that his or her cooperation will be made known to authorities does not necessarily negate the voluntariness of a confession. *Commonwealth v. Parker*, 847 A.2d 745 (2004). However, promises of recommendations of a reduced sentence or in this case promises of a recommendation of ARD or PWOV which would result in no conviction and retention of a nursing license are impermissible inducements affecting the voluntariness of the confession, *Gibbs, Nestor and Templin*.

After reviewing the totality of the circumstances in this case, the Court concludes that the Defendant was induced into making incriminating statements to Agent Golembeski. While the agent did not specifically guarantee ARD or PWOV, his sharing of past favorable experiences with cases similar to Defendant's and his promise of a recommendation for ARD or PWOV to the Prosecutor persuaded her to cooperate with his interrogation. The Court finds that Agent Golembeski's style of questioning was non-confrontational and appropriate and played on Defendant's desire as a nurse to do the right thing.

The Court finds the situation in the case at bar to be analogous to *Gibbs*. The Court finds that the agent was aware of Defendant's concerns about her nursing license and her job and that he continued to emphasize that her cooperation with the investigation would lead to a favorable recommendation for ARD or PWOV to the Prosecutor. Agent Golembeski's failure to answer Ms. Luke's question whether Defendant needed an attorney also contributed to her belief that leaving the meeting without cooperating would jeopardize chances of ARD or PWOV.

Based upon the above, Defendant's Motion to Suppress Evidence shall be **GRANTED**.

ORDER

AND NOW, to-wit, this 1st day of October 2008 based upon the testimony and evidence presented and case law submitted by counsel, it is hereby **ORDERED, ADJUDGED, and DECREED** that Defendant's Motion to Suppress Evidence is **GRANTED**.

BY THE COURT:

/s/ **Michael E. Dunlavey, Judge**

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about November 5, 2008, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

CAMPUS MANAGEMENT CORP.

c/o Corporate Creations
Network Inc.

This corporation is incorporated under the laws of Florida.

The principal office is located at 777 Yamato Road, Boca Raton, FL 33431.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988 as amended.

Jan. 16

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 12, 2008, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

NATIONAL ASSOCIATION FOR BETTER LIVING INC.

c/o Corporate Creations
Network Inc.

This corporation is incorporated under the laws of Texas.

The principal office is located at 14785 Preston Rd., Ste. 1000., Dallas, TX 75254-6810.

The Corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988 as amended.

Jan. 16

CHANGE OF NAME NOTICE

Notice is hereby given that on December 18, 2008, the Petition of Barbara Jane Holman was filed in the Court of Common Pleas of Erie

County Pennsylvania, requesting an Order to change the name of the Petitioner from Barbara Jane Holman to Barbara Jane Martin.

The Court has fixed the 7th day of April, 2009 at 9:00 o'clock A.M. in Courtroom No. F on the 2nd floor at the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said petition when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jan. 16

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 of Fictitious Name." Said Certificate contains the following information:

FICTITIOUS NAME NOTICE

1. Fictitious Name:
Schaefer-Designs.com
2. Principal business address: 2324 South Shore Drive, Erie, Pennsylvania 16505.
3. Name and address of the entity registering the fictitious name: Schaefer-Designs, Inc., 2324 South Shore Drive, Erie, Pennsylvania 16505.
4. An application was filed with the Department of State under the Fictitious Name Act on or about December 12, 2008.
James F. Geronimo, Esquire
283 Walnut Street
Meadville, PA 16335

Jan. 16

INCORPORATION NOTICE

Notice is hereby given that Asbury Home Accents, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Darlene M. Vlahos, Esquire, P.C.
3305 Pittsburgh Avenue
Erie, PA 16508

Jan. 16

INCORPORATION NOTICE

Notice is hereby given that Castle Finishing, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Joseph A. Yochim, Esq.
Yochim & Nash
345 West 6 Street
Erie, Pennsylvania 16507
(814) 454-6345

Jan. 16

INCORPORATION NOTICE

Notice is hereby given that JKS Finishes, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Stephen A. Tetuan, Esquire
558 West Sixth Street
Erie, Pennsylvania 16507

Jan. 16

INCORPORATION NOTICE

Schaefer-Designs, Inc. has been Organized under the provisions of the Business Corporation Law of 1988.

James F. Geronimo, Esquire
283 Walnut Street
Meadville, PA 16335

Jan. 16

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:08-cv-187. I shall expose to public sale the real property of Joseph H. Markiewicz and Terri L. Markiewicz known as 5441 Decker Drive, Edinboro, PA 16412, being fully described in the Deed dated August 22, 1990, and recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, at Deed Book Volume 134, Page 904.
TIME AND LOCATION OF SALE: Tuesday, January 20, 2009 at 9:00 A.M. at the Erie County Sheriff's Office, Room 209, 140 West Sixth Street, Erie, PA 16501.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the

bid within thirty (30) days from the date of the sale and in the event 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 Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office 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. The successful bidder takes the real estate subject to, and shall pay all

taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Raquel Henderson-Crowell at 1-800-349-5097 Ext. 4500.

Dec. 26 and Jan. 2, 9, 16

 <p>SAMMARTINO & STOUT, INC. REAL ESTATE ANALYSTS APPRAISERS • CONSULTANTS</p>		<p>Raymond J. Sammartino, MAI, SRA Robert G. Stout, MAI</p> 	
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To acquire the designation MAI, an appraiser must complete numerous courses, perform acceptable appraisal work for a specific period of time, prepare a demonstration narrative appraisal report, and receive a passing grade on a comprehensive examination.

SHERIFF SALES

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**January 23, 2009
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.

Bob Merski
Sheriff of Erie County

Jan. 2, 9, 16

NOVEMBER SALE #57

**Ex. #12913 of 2008
LASALLE BANK NATIONAL ASSOCIATION, as Trustee for First Franklin Mortgage Loan Trust 2007-FF1, Mortgage Asset-Backed Certificates, Series 2007-FF1, Plaintiff**

v.

TANYA M. BISH and EDWARD A. BISH, Defendants

SHERIFF'S SALES

By virtue of a Writ of execution filed to No. 12913-08, LaSalle Bank National Association, et al vs. Tanya M. Bish and Edward A. Bish, owner(s) of property situated in Wesleyville Borough, Erie County, Pennsylvania being 2904 East 29th Street, Erie, PA 16510.

Dimensions: 80 x 123
Assessment Map Number: (50) 5-60-11
Assess Value figure: \$80,100.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

Jan. 2, 9, 16

SALE NO. 1

**Ex. #10289 of 2008
Marquette Savings Bank
v.
Rick Buziewicz, a/k/a
Richard D. Buziewicz, and
Mary Beth Buziewicz, a/k/a
Mary Beth Peskorski**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 10289-2008, Marquette Savings Bank vs. Rick Buziewicz, a/k/a Richard D. Buziewicz, and Mary Beth Buziewicz, a/k/a Mary Beth Peskorski, owners of property situate in Fairview Township, Erie County, Pennsylvania being: 785 Gunton Drive, Fairview, Pennsylvania 16415.

90 X 298.66
Assessment Map Number: (21) 11-11-72
Assessed Value Figure: \$34,500.00
Improvement Thereon: Dwelling house and lot
Will J. Schaaf, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 2, 9, 16

SALE NO. 2

**Ex. # 13863 of 2008
Marquette Savings Bank
v.
Jeffrey M. Flowers**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 13863-2008, Marquette Savings Bank vs. Jeffrey M. Flowers, owner of property situate in Millcreek Township, Erie County, Pennsylvania being: 1842 High Street, Erie, Pennsylvania 16509.

80' x 210'
Assessment Map Number: (33) 98-419-15
Assessed Value Figure: \$102,200.00
Improvement Thereon: Dwelling house and lot known as 1842 High Street, Erie, Pennsylvania 16509.
Will J. Schaaf, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 2, 9, 16

SALE NO. 3

**Ex. #13393 of 2008
The CIT Group/Consumer Finance, Inc., Plaintiff
v.**

**Everett Bennett
Thelma Bennett**

Edna Bush, Defendant(s)

LEGAL DESCRIPTION

ALL the following described real property in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: being the southerly ninety (90) feet of Lot No. 20 according to the plan of the subdivision of Out Lot 584, made by Joseph M. Sterrett and Samuel A. Davenport, Executors of the will of Anna C. Cunningham, said lot having a frontage on the north side of East Ninth Street of approximately forty-one (41) feet and a depth of approximately ninety (90) feet, and having erected thereon premises known as 520 East Ninth Street, Erie, Pennsylvania, and bearing Erie County Assessment Index No. (15) 2026-234 in Sheriff's Deed Book Volume 0042, Page 0474 on February 22, 1988.

PARCEL NO. 20-26-234
Currently set forth as Deed Book volume 993 page 1853 recorded 4-02-2003

Also commonly known as: 520 East 9th Street, Erie, Pennsylvania 16503
BEING KNOWN AS: 520 EAST 9TH STREET, ERIE, PA 16503
PROPERTY ID NO.: 20-26-234
TITLE TO SAID PREMISES IS VESTED IN Everett Bennett, Thelma Bennett and Edna Bush by

Deed from Glis Management, Inc., James Glispy and Charlene P. Gee-Glispy date 3/27/03 recorded 4/2/03 in Deed Book 993 page 1853.
 Udren Law Offices, P.C.
 Chandra M. Arkema, Esquire
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jan. 2, 9, 16

SALE NO. 4

Ex. #14571 of 2008
Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania, Plaintiff

v.

Carolyn I. Kuhn, Defendant(s)
LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Borough of Girard, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the northwest corner of the piece at an iron pipe at the intersection of the easterly line of Lake Street with the southerly line of Hathaway Street; Thence, North 55° 48' East, along the southerly line of Hathaway Street, one hundred eighty-three and five tenths (183.5) feet to an iron pipe; Thence, by the residue of the piece, South 34° 12' East, twenty-four and four tenths (24.4) feet to an iron pipe; Thence, by the residue of the piece, South 28° 22' West, one hundred fifty-one and seventy-eight hundredths (151.78) feet to an iron pipe in the easterly line of Lake Street; Thence, North 61° 30' West, along the easterly line of Lake Street, one hundred six and seventeen hundredths (106.17) feet to the place of beginning. Having a two-story frame dwelling and out buildings erected thereon. SAID premises are further identified by Erie County Assessment Index No. (23) 9-10-11, and are commonly known as 639 Lake Street, Girard, Pennsylvania.
 BEING KNOWN AS: 639 LAKE

STREET, GIRARD, PA 16417
 PROPERTY ID NO.: 23-9-10-11
 TITLE TO SAID PREMISES IS VESTED IN Carolyn I. Khun by Deed from Ernest F. Kemling and Marjorie E. Kemling, husband and wife, by Gary L. Kemling, their attorney-in-fact dated 2/27/02 recorded 3/1/02 in Deed Book 858 page 64.
 Udren Law Offices, P.C.
 Chandra M. Arkema, Esquire
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jan. 2, 9, 16

SALE NO. 5

Ex. #14272 of 2008
Beneficial Consumer Discount d/b/a Beneficial Co. of Pennsylvania, Plaintiff
 v.

Craig T. McAvoy
Michelle M. McAvoy,
Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Third Ward of the City of Corry, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the south line of Mound Street, 251.19 feet east of the intersection of the south line of Mound Street with the east line of Marion Street, at the northeast corner of premises now or formerly of Jon M. Miller, as recorded in Erie County Deed Book 1009 at page 595; thence South 1° 9' West, 147.19 feet to a point; thence South 89° 14' East, 118.31 feet, be the same more or less, to an original iron pipe; thence North 1° 9' East, 147 feet, be the same more or less, to a point in the south line of Mound Street; thence West along the south line of Mound Street 120.81 feet, be the same more or less, to the place of beginning.
 AND being the same premises conveyed to Grantors herein, by Deed dated March 19, 1992 and recorded in Erie County Record Book 201 at page 945 on March 23, 1992.
 BEING KNOWN AS: 274 MOUNT

STREET, CORRY, PA 16407
 PROPERTY ID NO.: 7-14-15-1.09
 TITLE TO SAID PREMISES IS VESTED IN Craig T. McAvoy and Michelle M. McAvoy, his wife, as tenants by the entireties with the right of survivorship by Deed from Richard G. Cassell and Lauren M. Cassell, his wife dated 8/4/95 recorded 8/7/95 in Deed Book 396 page 2168.
 Udren Law Offices, P.C.
 Chandra M. Arkema, Esquire
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jan. 2, 9, 16

SALE NO. 6

Ex. # 13717 of 2008
The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB8, Plaintiff

v.

William Miner
Susan Miner
United States of America,
Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Summit, County of Erie and State of Pennsylvania, bounded and described as follows to-wit: BEGINNING at a point in the New Road (formerly the Lynch and Pollock Road) as the southwest corner of property owned by Karl W. Roth, et ux; thence North twenty-four degrees seven minutes West five hundred sixty-one (561) feet to a point; thence North fifty-six degrees five minutes East three hundred ninety and eighty-five hundredths (390.85) feet to a point; thence south twenty-five degrees East, five hundred sixty and thirty-nine hundredths (560.39) feet to a point in the New Road; thence South sixty-five degrees West for hundred (400) feet along said New Road to the place of beginning, containing five and one-tenth acres more or

less. Said premises being more commonly known as 2246 New Road, Waterford, Pennsylvania and bearing County of Erie Index No. (40) 20-83-35.

BEING KNOWN AS: 2246 NEW ROAD, WATERFORD, PA 16441 PROPERTY ID NO.: 40-20-83-35 TITLE TO SAID PREMISES IS VESTED IN William Miner and Susan Miner, his wife, as tenants by the entireties with the right of survivorship by Deed from Jeanne E. Gdanetz, unmarried widow dated 6/23/03 recorded 6/27/03 in Deed Book 1028 page 2361.

Udren Law Offices, P.C.
Chandra M. Arkema, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jan. 2, 9, 16

SALE NO. 7

Ex. #14041 of 2008

**National City Mortgage Co. dba
Accubanc Mortgage, Plaintiff
v.**

**Robert H. Schiefelbein,
Defendant(s)**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Lawrence Park Realty Company Plot of portions of Tracts No. 246 and 247 in Lawrence Park Township, Erie County, Pennsylvania, as recorded in Erie County Map Book No. 3, Page 39, 40 and 41, subject to the terms and conditions therein and herein mentioned, and being a part of Lot 1, Block 173, more particularly described as follows, to-wit:

BEGINNING at a point in the southerly line of Main Street 55.845 feet westwardly from the westerly line of Priestley Avenue;
THENCE, southwardly parallel with the westerly line of Priestly Avenue, 100 feet to the northerly line of a 16 foot alley;

THENCE, westwardly along the northerly line of said 16 foot alley, 19.43 feet to a point;

THENCE, northwardly parallel with the westerly line of Priestley Avenue, 100 feet to the

southerly line of Main Street; THENCE, eastwardly along the southerly line of Main Street 19.43 feet to the point of beginning, being known as 3819 Main Street, and bearing Erie County Tax Index No. (29) 188-55-8.

BEING the same premises conveyed to Donald Paul Blair, Party of the First Part herein, by an undivided one-third interest awarded him by Decree of Distribution of the Orphans' Court of Erie County, Pennsylvania entered in the Estate of Mary W. Wright, deceased, an excerpt of which is recorded in Erie County Deed Book 1055, Page 265, an undivided one-third interest by deed from Maynard Batts, an unmarried widower, dated September 18, 1993 and recorded October 1, 1993 in Erie County Record Book 295, at Page 87, et seq., and an undivided one-third interest by deed from Donald P. Blair, Executor of the Estate of Frances W. Blair, deceased, dated May 16, 1997 and recorded May 22, 1997 in Erie County Record Book 499, at Page 1448, et seq., thereby constituting the entire interest in said property.

THE division lines between the property hereby conveyed and the properties located immediately east and west thereof pass through the center of the walls between the apartment located on the property hereby conveyed, known as 3819 Main Street, and the apartments located on the lots immediately east and west thereof, known as 3821 and 3817 Main Street, which walls are to be considered as party walls; and said grantee, his heirs and assigns, shall have no right to remove or interfere with said walls, except by and with the consent of the adjoining party wall property owner or owners;

SUBJECT to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, setbacks, rights-of-way and easements of record and/or those that are visible to a physical inspection and all laws, regulations, and restrictions, including building and zoning ordinances, or municipal and other

governmental authorities applicable to and enforceable against the above-described property.

BEING KNOWN AS: 3819 Main Street, Erie, PA 16511
PROPERTY ID NO.: 29/18-55-8
TITLE TO SAID PREMISES IS VESTED IN Robert H. Schiefelbein, single by Deed from Donald Paul Blair, single dated 7/17/2003 recorded 7/23/2003 in Deed Book 1039 page 1389.

Udren Law Offices, P.C.
Chandra M. Arkema, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jan. 2, 9, 16

SALE NO. 8

Ex. #13063 of 2008

**1st Choice Community Federal
Credit Union, Plaintiff**

v.

**Edward W. Hatch, Defendant
DESCRIPTION OF PROPERTY**

Please levy, post and sell the real property of the defendant located at: 1225 West 36th Street, Erie, PA 16508.

Edwin W. Smith, Esq.
305 W. 6th St.
Erie, PA 16507
(814) 452-6800

Jan. 2, 9, 16

SALE NO. 9

Ex. #10689 of 2008

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

**David J. Farrell, and
Karen T. Farrell, Defendant
LONG FORM DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. 3 of the North Point Woods Subdivision, Section No. 2, as recorded in Erie County Map Book 23 at page 139 and more commonly known as 4785 Elsie Street, Erie, Pennsylvania. Erie County Tax Index No. (27) 7-79-25.

BEING the same premises which Donald J. Smith and Sonya R. Smith, by Deed dated April 15,

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Dennis Lagan
27 Years- PSP

Gerald Nichols
30 Years - FBI

Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM

1996 and recorded in the Office of the Recorder of Deeds of Erie County on May 6, 1996, in Deed Book 438, Page 531, granted and conveyed unto David J. Farrell and Karen T. Farrell.

Grenen & Birsic, P.C.
Kristine M. Anthon, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Jan. 2, 9, 16

SALE NO. 10

Ex. #11346 of 2002
Washington Mutual Bank, F.A.,
Successor To Washington Mutual
Home Loans, Inc., f/k/a PNC
Mortgage Corp. of America,
Plaintiff,

v.

Darryl E. Weed and

Cheryl M. Weed, Defendants

LONG FORM DESCRIPTION

All that certain piece or parcel of land situate in the First Ward of the Borough of Union City, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Commencing on Putnam Street at the northwest corner of the land now or formerly of Glenn E. Kendall and Claudia M. Kendall; thence south along line of land now or formerly of Glenn L. Kendall and Claudia M. Kendall, two hundred and fifty-four (254) feet to line of land now or formerly of J.C. Caffisch; thence west along line of land now or formerly of J.C. Caffisch fifty-four (54) feet to line of land formerly of H.B. Skinner; THENCE north along line of land formerly of H.B. Skinner two hundred and sixty-eight (268) feet to line of Putnam Street; thence east along Putnam Street fifty-four (54) feet to corner of land now or formerly of Kendall, the Place of Beginning.

Having erected thereon a frame dwelling house and other improvements, commonly known as 52 Putnam Street, Union City, Pennsylvania and having Erie County Tax Assessment Number (41) 6-12-13.

Being the same premises which Federal National Mortgage Association, by Deed dated December 17, 1996 and recorded in the Recorder of Deeds of Erie County on December 19, 1996 in Deed Book 476, page 1630, granted and conveyed unto Darryl E. Weed and Cheryl M. Weed.

Grenen & Birsic, P.C.
Kristine M. Anthon, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Jan. 2, 9, 16

SALE NO. 11

Ex. #14618 of 2008
Northwest Savings Bank
v.

Mary Frances Schenley

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 14618-2008, Northwest Savings Bank vs. Mary Frances Schenley, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2621 Jackson Avenue, Erie, Pennsylvania.

86.125' x 32.5' x 86.125' x 32.5'
Assessment Map Number:
(18) 5056-224
Assessed Value Figure: \$44,600.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 2, 9, 16

SALE NO. 12

Ex. #14043 of 2008
GreenPoint Mortgage Funding,
Incorporated
v.

Scott A. Fuller a/k/a

Scott Alan Fuller

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14043-08 GreenPoint Mortgage Funding, Incorporated vs. Scott A. Fuller a/k/a Scott Alan Fuller, owners of property situated in Township of Millcreek, Erie County, Pennsylvania being 2214-2216 Midland Drive, Erie, PA

16506
Assessment Map number:
33-053-211.0-28.07

Improvement thereon: Residential Dwelling
Mary L. Harbert-Bell, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Jan. 2, 9, 16

SALE NO. 15

Ex. #13648 of 2008
PNC Bank, NA
v.

Vivian L. Roseberry n/k/a

Livian L. Karuba and

Thomas P. Roseberry

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13648-08 PNC Bank, NA vs. Vivian L. Roseberry n/k/a Vivian L. Karuba and Thomas P. Roseberry, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 256 E. 6th Street, Erie, PA 16507

82½ x 133½
Assessment Map number:
(14) 1008-138

Assessed Value figure: \$35,830.00
Improvement thereon: single family dwelling
Patricia L. Blais
436 Seventh Ave.
1400 Koppers Bldg.
Pittsburgh, PA 15219
(412) 434-7955

Jan. 2, 9, 16

SALE NO. 16

Ex. #15002 of 2007
National City Mortgage
Company
v.

Ronald S. Filippi and

Joseph J. Herbert

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15002-2007 National City Mortgage Company v. Ronald S. Filippi and Joseph J. Herbert, Owners of property situated in Millcreek Township, Erie County, Pennsylvania being 3294 Lakefront Drive, Erie, PA 16505

Lot 53.70 X 108.65
Assessment Map number:
33-7-19.1-2

Assessed Value figure: 226,600.00
 Improvement thereon: single family
 frame dwelling
 Robert S. Bernstein, Esquire
 Bernstein Law Firm, P.C.
 Suite 2200 Gulf Tower
 Pittsburgh, PA 15219
 (412) 456-8100

Jan. 2, 9, 16

SALE NO. 17

Ex. #11471 of 2008
WM Specialty Mortgage, LLC
 v.

Barry A. Brumett and
Melissa A. Brumett
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 11471-08 WM Specialty
 Mortgage, LLC vs. Barry A.
 Brumett and Melissa A. Brumett,
 owner(s) of property situated in the
 Borough of Wattsburg, County of
 Erie, Pennsylvania being 14405-
 14407 Church Street, Wattsburg, PA
 16442
 56 X 16
 Assessment Map Number: (48) 1-5-3
 Assessed Value figure: 67,440.00
 Improvement thereon: Single
 Family Dwelling
 Scott A. Dietterick, Esquire
 Kimberly A. Bonner, Esquire
 Richard P. Haber, Esquire
 Eric Santos, Esquire
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 301
 Mountainside, NJ 07092
 (908) 233-8500

Jan. 2, 9, 16

SALE NO. 18

Ex. #13702 of 2008
First National Bank of
Pennsylvania, Plaintiff
 v.

Margie A. Macnabb and
Kenneth Macnabb, Jr.,
Defendants

SHORT DESCRIPTION

ALL that certain piece or parcel of
 land situate in Township of Union,
 County of Erie, and Commonwealth
 of Pennsylvania, being known and
 numbered as 15010 Kimball Hill
 Road, Union City, Pennsylvania
 16438, and bearing Erie County Tax
 ID No. (43) 1-2-2.
 Susan Fuhrer Reiter

Pa. Supreme Court ID No. 43581
 MacDonald, Illig, Jones
 & Britton LLP
 100 State Street, Suite 700
 Erie, Pennsylvania 16507-1459
 (814) 870-7760

Jan. 2, 9, 16

SALE NO. 19

Ex. #13936 of 2008
U.S. Bank National Association,
as Trustee, on Behalf of the
Holders of the Asset Backed
Securities Corporation Home
Equity Loan Trust, Series NC
2005-HE8, Asset Backed Pass-
Through Certificates, Series NC
2005-HE8

v.

Laura Slyker and Charles Pyle
SHERIFF'S SALE

By virtue of a Writ of Execution filed
 to No. 13936-2008, U.S. BANK
 National Association, as Trustee, on
 Behalf of the Holders of the Asset
 Backed Securities Corporation Home
 Equity Loan Trust, Series NC 2005-
 HE8, Asset Backed Pass-Through
 Certificates, Series NC 2005-HE8 v.
 Laura Slyker And Charles Pyle,
 Owner(s) of the property situated
 in Township of Harborcreek being
 known as 4801 Reese Road, Erie,
 PA.
 Tax Map Number: 27-66-198-14
 and 27-66-198-15
 Assessed Value Figure: \$132,510.00
 Improvement(s) thereon: One Story
 Ranch Style Residential Dwelling
 Barbara A. Fein, Esquire
 The Law Offices of
 Barbara A. Fein, P.C.
 425 Commerce Drive, Suite 100
 Fort Washington, PA 19034
 (215) 653-7450

Jan. 2, 9, 16

SALE NO. 20

Ex. #13209 of 2008
PNC Bank, National Association
 v.

Frank Conti & Susanne I. Conti
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 13209-2008 PNC
 Bank, National Association vs.
 Frank Conti & Susanne I. Conti,
 owner(s) of property situated in the
 Township of Summit, Erie County,

Pennsylvania being 175 Kayla Way,
 Waterford, PA 16441
 3.834 Acres
 Assessment Map number:
 (40) 24-106-3-07
 Assessed Value Figure: \$235,500.00
 Improvement thereon: Residential
 Dwelling
 Brett A. Solomon
 Michael C. Mazack
 1500 One PPG Place
 Pittsburgh, PA 15222
 412-594-3913

Jan. 2, 9, 16

SALE NO. 21

Ex. #12640 of 2008
PNC Bank, National Association
 v.

Doris E. Dunlap
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 12640-08 PNC Bank,
 National Association vs. Doris E.
 Dunlap, owner(s) of property
 situated in City of Erie, Erie County,
 Pennsylvania being 451 E. 24th
 Street, Erie, Pennsylvania 16503
 0.064 Acres
 Assessment Map number:
 (18) 5019-206
 Assessed Value figure: \$15,710.00
 Improvements thereon: Residential
 Dwelling
 Brett A. Solomon, Esq.
 Michael C. Mazack, Esq.
 1500 One PPG Place
 Pittsburgh, PA 15222
 412-594-5506

Jan. 2, 9, 16

SALE NO. 22

Ex. #12805 of 2008
PNC Bank, National Association
 v.

Matthew L. Harris and
Melanie R. Harris
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 12805-08 PNC
 Bank, National Association vs.
 Matthew L. Harris and Melanie R.
 Harris, owner(s) of property situated
 in the City of Erie, Erie County,
 Pennsylvania being 920 W. 18th
 Street, Erie, PA 16502
 0.0930 Acres
 Assessment Map number:
 (16) 30-43-136

Assessed Value figure: \$32,410.00
 Improvement thereon: Residential Dwelling
 Brett A. Solomon, Esq.
 Michael C. Mazack, Esq.
 1500 One PPG Place
 Pittsburgh, PA 15222
 412-594-5506

Jan. 2, 9, 16

SALE NO. 23

Ex. #14128 of 2006
PNC Bank, National Association

v.

Charles J. Schmidt
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14128-06 PNC Bank, National Association vs. Charles J. Schmidt, owner(s) of property situated in Township of Venango, Erie County, Pennsylvania being 10427 Jamestown Road, Watsburg, PA 16442.

2.76 Acres
 Assessment Map number:
 (44) 13-21-1-01

Assessed Value figure: \$35,820.00
 Improvement thereon: Residential Dwelling

Brett A. Solomon, Esq.
 Michael C. Mazack, Esq.
 1500 One PPG Place
 Pittsburgh, PA 15222
 412-594-5506

Jan. 2, 9, 16

SALE NO. 24

Ex. #12950 of 2008
PNC Bank, National Association

v.

Mark A. Sheldon and
Catherine A. Sheldon
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12950-08 PNC Bank, National Association vs. Mark A. Sheldon and Catherine A. Sheldon, owner(s) of property situated in Harborcreek Township, Erie County, Pennsylvania being 4481 Holbrook Avenue, Erie, PA 16511

0.2204 Acres
 Assessment Map number:
 (27) 6-93-6

Assessed Value figure: \$89,680.00
 Improvement thereon: Residential Dwelling

Brett A. Solomon, Esq.

Michael C. Mazack, Esq.
 1500 One PPG Place
 Pittsburgh, PA 15222
 412-594-5506
 Jan. 2, 9, 16

SALE NO. 25

Ex. #11237 of 2008
PNC Bank, National Association

v.

Jerry M. Stephens and
Betty L. Stephens
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11237-08 PNC Bank, National Association vs. Jerry M. Stephens and Betty L. Stephens, owner(s) of property situated in the Borough of Lake City, Erie County, Pennsylvania being 1831 Cherry Street, Lake City, PA 16423
 0.1721 Acres

Assessment Map number:
 (28) 9-14-16

Assessed Value figure: \$69,020.00
 Improvement thereon: Residential Dwelling

Brett A. Solomon, Esq.
 Michael C. Mazack, Esq.
 1500 One PPG Place
 Pittsburgh, PA 15222
 412-594-5506

Jan. 2, 9, 16

SALE NO. 26

Ex. #13718 of 2008
U.S. Bank National Association,
as Trustee for the Structured
Asset Investment Loan Trust,
2005-8, Plaintiff,

v.

Kevin Arrington
Sheila Arrington, Defendant(s)
LEGAL DESCRIPTION

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

BEGINNING at a point in the south line of Tenth Street, one hundred and thirty (130) feet east of the east line of Cranberry Street; thence southwardly and parallel with the east line of Cranberry Street, one hundred and sixty-five (165) feet to a point; thence eastwardly and parallel with the south line of Tenth Street, thirty-five (35) feet to a point;

thence northwardly and parallel with the east line of Cranberry Street one hundred and sixty-five (165) feet to a point in the south line of Tenth Street; thence westwardly along the south line of Tenth Street, thirty-five (35) feet to the place of beginning.

ALSO, ALL that certain piece or parcel of land situate in City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follow's, to-wit:

BEGINNING at the middle point in the south line of In Lot No. 451, said point being 123 3/4 feet Eastwardly from the East line of Cranberry Street; thence Northwardly parallel with Cranberry Street, Thirty-two and one-half (32 1/2) feet to a point; thence Eastwardly parallel with Tenth Street, Six and one-fourth (6 1/4) feet to a point; thence Southwardly parallel with Cranberry Street, Thirty-two and one-half (32 1/2) feet to a point in the South line of In Lot No. 451; thence Westwardly parallel with Tenth Street, Six and one-fourth (6 1/4) feet to the place of beginning. HAVING erected thereon a dwelling commonly known as 1149 West Tenth Street, Erie, Pennsylvania, 16502, and being further identified by Erie County Tax Parcel Index No. (16) 3056-221.

BEING the same premises as conveyed to the grantor herein by deed dated April 27, 2001 and recorded in Erie County Record Book 769, page 1272.

TITLE TO SAID PREMISES IS VESTED IN Kevin Arrington and Sheila Arrington, h/w, by Deed from Christine M. Grabowski and Joseph E. Ingoglia, w/h, dated 06/14/2005, recorded 06/20/2005 in Book 1243, Page 2163.

Tax Parcel: 16-030-056.0-221.00
 Premises being: 1149 WEST 10TH STREET, ERIE, PA 16502-1140

Jan. 2, 9, 16

SALE NO. 28

Ex. #13649 of 2008
The Bank of New York as
Trustee for the Certificateholders
CWABS, Inc. Asset-Backed
Certificates, Series 2002- BC3,
Plaintiff,

v.
Michael E. Dvorak, Defendant(s)
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:

BEING Lot No. Forty-seven (47) of West Lake Park Subdivision, as shown upon a plot of said subdivision recorded in Erie County Map Book No. 3, at pages 296-5, fronting sixty (60) feet on the east side of Hartt Road, between West Tenth Street and West Twelfth Street, and with a depth of one hundred forty-five (145) feet.

SAID premises commonly known as 1115 Hartt Road, Erie, Pennsylvania 16505.

ERIE COUNTY TAX ASSESSMENT NO. (33) 26-95-9. BEING the same premises conveyed to Dennis J. Kwiatkowski and Diane M. Laniewicz by deed dated December 6, 1983 and recorded on December 7, 1983 in Erie County Deed Book 1518 at page 461. Dennis J. Kwiatkowski and Diane M. Kwiatkowski, husband and wife transferred the same premises conveyed to themselves, the parties of the first part, herein by Deed dated June 24, 1986 and recorded June 24, 1986 in Erie County Record Book 1635 at page 4, in which Diane M. Kwiatkowski is one and the same person as Diane M. Laniewicz, who took title with Dennis J. Kwiatkowski on December 6, 1983.

TITLE TO SAID PREMISES IS VESTED IN Michael E. Dvorak, by Deed from Dennis J. Kwiatkowski and Diane M. Kwiatkowski, also known prior to marriage as Diane M. Laniewicz, h/w, dated 12/29/2000, recorded 01/02/2001 in Book 0745, Page 1851.

Tax Parcel #: 33-026-095.0-009.00 Premises being: 1115 HARTT ROAD, ERIE, PA 16505

Jan. 2, 9, 16

SALE NO. 29
Ex. #13635 of 2008
U.S. Bank National Association,
as Trustee for the Structured
Asset Securities Corporation
Mortgage Loan Trust, 2006-NC1,
Plaintiff,

v.
Michael L. Gonzales
Kara J. Gonzales, Defendant(s)
LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Summit, County of Erie and Commonwealth of Pennsylvania, being Lot No. 89 as set forth on a subdivision plan of Valley View Farms Subdivision, Phase VI, dated April 27, 2004 and recorded August 20, 2004 in Erie County Map 2004-193, to which plan reference is herein made for a more complete description thereof; being commonly known as 8707 Robin Drive, Erie, PA 16509 and bearing Erie County Index No. (40) 31-81.2-6.

BEING part of the same premises conveyed to Party of the First Part by Deed recorded in Erie County Record Book 599 page 2031.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Gonzales and Kara J. Gonzales, his wife, by Sumprop Investments, Inc., dated 02/24/2006, recorded 02/24/2006 in Book 1308, Page 1435.

Tax Parcel #: 40-031-081.2-006-00 Premises being: 8707 ROBIN DRIVE, ERIE, PA 16509

Jan. 2, 9, 16

SALE NO. 31
Ex. #13251 of 2008
Wells Fargo Bank, NA, Plaintiff,
v.

Shawn M. Hoyer
Jennifer M. Vojtko a/k/a
Jennifer M. Hoyer, Defendant(s)
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Girard (now Borough of Lake City), County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the point of intersection of the southerly line of the road leading from Girard

Borough to the Lake Road near the mouth of Elk Creek with the westerly line of Lake Street;

THENCE southwesterly along the westerly line of Lake Street to the northeast corner of Lot No. 3, now owned by Frank Stafford;

THENCE northwesterly and along the northerly line of land of Frank Stafford, 68 1/2 feet to the southeast corner of Lot No. 2, now owned by Miller;

THENCE northeasterly along the easterly line of Lot No. 2 to the southerly line of said first mentioned road;

THENCE southeasterly along the northerly line of said road 68 1/2 feet to the place of beginning; containing 32 rods of land, dwelling house and garage.

Said premises are commonly known as 2478 Maple Avenue, Lake City, Pennsylvania 16423, bearing Erie County Tax ID # (28) 14-28-18.

BEING and intended to be the same premises conveyed to Shawn M. Hoyer and Jennifer M. Vojtko by deed dated April 21, 1999 and recorded April 23, 1999 in Erie County Record Book 631 at page 1369.

TITLE TO SAID PREMISES IS VESTED IN Shawn M. Hoyer, by Deed from Jennifer M. Vojtko, now by marriage, Jennifer M. Hoyer, dated 10/15/2007, recorded 10/18/2007 in Book 1454, Page 904.

Tax Parcel #: 08-014-028.0-018.00 Premises being: 2478 MAPLE AVENUE, LAKE CITY PA 16423-1339

Jan. 2, 9, 16

SALE NO. 32
Ex. #13606 of 2008
GMAC Mortgage, LLC, s/i/i to
GMAC Mortgage Corporation,
Plaintiff,

v.
Leon Jackson
Winnie L. Jackson, Defendant(s)
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate and being in Tract 63, formerly of Millcreek Township, now 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 Pine Avenue in the northwest corner of land heretofore conveyed to Albert Shaw and wife by deed recorded in Erie County Deed Book 381, page 495; thence southwardly, along the west line of land conveyed to Albert Shaw and wife, four hundred fifty-six and three hundredths (456.03) feet to a point, being the southwest corner of land conveyed to Albert Shaw and wife; thence westwardly, being the extension westwardly of the south line of land conveyed to Albert Shaw and wife, one hundred forty-one and thirty-two hundredths (141.32) feet to a point; thence northwardly and parallel with the east line of Lake Pleasant Road, five hundred thirty-one and forty-six hundredths (531.46) feet to a point in the south line of Pine Avenue; thence eastwardly, along the south line of Pine Avenue, one hundred sixty and nineteen hundredths (160.19) feet to the place of beginning. Same premises having erected thereon a one-story brick dwelling and an attached two-car garage commonly known as 4110 Pine Avenue, Erie, Pennsylvania and being further identified by Erie County Assessment Index No. (18) 5205-107. BEING the same premises conveyed to the parties of the First Part by deed dated December 17, 1993, and recorded December 20, 1993, in Erie County Record Book 310 at page 925. TITLE TO SAID PREMISES IS VESTED IN Leon Jackson and Winnie L. Jackson, h/w, as tenants by the entireties with the right of survivorship to the entirety in the survivor thereof, by Deed from Andrew P. Dick and Patricia A. Dick, h/w, dated 11/17/1997, recorded 11/18/1997 in Book 529, Page 2199. Tax Parcel #: 18-052-005.0-107.00 Premises being: 4110 PINE AVENUE, ERIE, PA 16504-2334
Jan. 2, 9, 16

SALE NO. 33
Ex. #10414 of 2008
US Bank National Association as
Trustee for JPM ALT, Plaintiff,
v.
John W. Kreider, Jr.,
Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Borough of Cranesville, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the West line of Bateman Avenue, said point being South along the West line of Bateman Avenue 563 feet more or less from the intersection of the West line of Bateman Avenue with the South line of Thrasher Avenue; thence West and parallel with Thrasher Avenue 264 feet, more or less, to land of Bessemer and Lake Erie Railroad; thence South along land of the Bessemer and Lake Erie Railroad 75 feet; thence East and parallel with Thrasher Avenue 264 feet, more or less, to a point in the West line of Bateman Avenue; thence North along the West line of Bateman Avenue 75 feet to the place of beginning., being commonly known as 9852 Bateman Ave., Cranesville, Pennsylvania and bearing Erie County Index No.: 9-1-1-8. Being the same premises conveyed to Grantor and Marie Germaine Conway by deed dated June 23, 1998, and recorded June 25, 1998, in Erie County Record Book 570 at page 173, et seq. TITLE TO SAID PREMISES IS VESTED IN John W. Kreider, Jr., single, by Deed from Michael J. Conway, single, dated 09/27/2006, recorded 09/28/2006, in Deed Book 1364, page 1107 Tax Parcel #: 09-001-001.0-008-00 Premises being: 9852 BATEMAN AVENUE, CRANESVILLE, PA 16410 Daniel G. Schmiege, Esquire One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jan. 2, 9, 16

SALE NO. 34
Ex. #14086 of 2008
Wells Fargo Bank, National
Association, Plaintiff,
v.
Jeffrey S. Kuzdzal
Lori A. Kuzdzal, Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania. BEING Lots Nos. Nine (9) and Ten (10) of the Crowley Farm Subdivision as shown on a plat of said Subdivision recorded in the Recorder's Office of Erie County in Map Book 3, page 225, to which plat reference is made for a further description of the lots. Having erected thereon a one-story aluminum-sided dwelling commonly known as 523 Powell Avenue, Erie, Pennsylvania, and bearing Erie County Index No. (33) 18-11-17. THE first party has no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been disposed, and none is presently being disposed on or about the property described in this Deed. THIS conveyance is made under and subject to any conditions, reservations, rights-of-way, covenants, restrictions or easements of record and/or those that are visible to physical inspection. TOGETHER with all and singular the rights, liberties, privileges, hereditaments, improvements, and appurtenances, whatsoever thereto belonging, and the reversions and remainders, rents issues and profits thereof; and also all the estate and interest whatsoever the said party of the first part, in law or equity, of, in, to or out of the same. BEING the same premises which Kirk J. Warner, and Christina Warner, his wife, by deed dated June 2, 1998 and recorded on June 3, 1998 in the Office of the Recorder of Deeds for Erie County in Deed Book Volume 565, Page 1056, granted and conveyed unto Jeffrey S. Kuzdzal and Lori A.

Kuzdzal, his wife, as Tenants by the Entirety.

DBV 565

Page 1056

TITLE TO SAID PREMISES IS VESTED IN Jeffrey S. Kuzdzal and Lori A. Kuzdzal by Deed from Washington Mutual Bank, FA., successor to Washington Mutual Home Loans, Inc., fka, PNC Mortgage Corporation of America, dated 10/04/2004, recorded 10/18/2004 in Book 1182, Page 245.

Tax Parcel #:

33-018-011.0-0-017.00

Premises being: 523 POWELL AVENUE, ERIE, PA 16505-1636

Jan. 2, 9, 16

SALE NO. 35

Ex. #10102 of 2007

First Horizon Home Loan Corporation, Plaintiff,

v.

Christina M. Marsh a/k/a

Christina M. Carbone, a/k/a

Christina Marie Marsh

Robert L. Marsh, Defendant(s)

DESCRIPTION

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

BEGINNING at a point in the south side of 27th Street, 145 feet east of Holland Street; thence south, parallel with Holland Street, 135 feet; thence east, parallel with 27 Street, 38 feet to 27th Street; thence west, along the south side of 27th Street, 38 feet to the place of beginning.

Tax ID# (18) 5081-118

TITLE TO SAID PREMISES IS VESTED IN Robert L. Marsh and Christina M. Marsh, married, by Deed from Robert L. Marsh and Christina M. Marsh, married, dated 01/24/2003, recorded 01/24/2003, in Deed Book 969, page 2356.

Tax Parcel #: 18-050-081.0-118.00

Premises being: 217 EAST 27TH STREET, ERIE, PA 16504

Daniel G. Schmiege, Esquire

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Jan. 2, 9, 16

SALE NO. 36

Ex. #12840 of 2007

Citifinancial Mortgage Company, Inc. f/k/a Citifinancial Mortgage Consumer Discount Company,

Plaintiff,

v.

Sherry E. Meabon

David P. Meabon, Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Borough of Edinboro, County of Erie and State of Pennsylvania, being Lot No. One (1) of 'THE GUSTY HILLS SUBDIVISION' as shown on map duly recorded on September 14, 1960 in the Recorder's Office of Erie County, Pennsylvania in Map Book 6 at Page 58. Said premises are commonly known as 101-103 Maple Drive, Edinboro, Pennsylvania, bearing Erie County Tax Index No. (11) 11-38-11.

BEING the same premises conveyed to David P. Meabon and Sherry E. Meabon, husband and wife, by deed made October 3, 1995 and recorded October 5, 1995 in Erie County Record Book 406 at Page 1747.

TITLE TO SAID PREMISES IS VESTED IN Sherry E. Meabon, by Deed from David P. Meabon, single, dated 07/20/2006, recorded 07/20/2006, in Deed Book 1346, page 299.

Tax Parcel #: 11-011-038.0-011.00

Premises being: 103 MAPLE DRIVE, EDINBORO, PA 16412

Jan. 2, 9, 16

SALE NO. 37

Ex. #11302 of 2008

Wells Fargo Bank, NA, Plaintiff,

v.

Richard A. Miller, Defendant(s)

LEGAL 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: BEING the southerly ninety (90) feet of Lot Number Seventeen (17) of Block 'A' of ERIE MANOR SUBDIVISION, as shown upon a plot of said subdivision recorded in Erie County Map Book 4 at pages 326, 327, 330, 331, 334, 335

and 337, to which plot reference is hereby made for a further description of said property; having erected thereon a one and one-half story frame dwelling with attached breezeway and garage and being commonly known as 824 Shenley Drive, Erie, Pennsylvania. Index No. (16) 3117-300.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Montero, Executrix of the Estate of Richard Gary Miller, Deceased by reason of the following:

BEING THE SAME premises which Paul E. Cutler, un-remarried widower, by Deed dated 11/01/02, recorded 11/04/02 in Deed Book 941, page 682, conveyed unto Richard A. Miller.

Tax Parcel #: 16-031-017.0-300.00

Premises being: 824 SHENLEY DRIVE, ERIE, PA 16505

Daniel G. Schmiege, Esquire

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Jan. 2, 9, 16

SALE NO. 38

Ex. #12469 of 2008

GMAC Mortgage, LLC, Plaintiff,

v.

Eric A. Petroff

Kelli R. Petroff, Defendant(s)

LEGAL DESCRIPTION

ALL THAT certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being part of Tract 349, bounded and described as follows, to-wit: BEGINNING at a point on the westerly line of Zuck Road, said point being three hundred fifty-nine (359) feet South of the intersection of the southerly line of Zimmerly Road with the westerly line of Zuck Road; thence southwardly along the west line of Zuck Road ninety (90) feet, more or less, to a point; thence westwardly and parallel with the south line of Zimmerly Road two hundred ninety-three (293) feet, more or less, to a point; thence northwardly parallel with the west line of Zuck Road ninety (90) feet, more or less, to a

point; thence eastwardly parallel to the south line of Zimmerly Road two hundred ninety-three (293) feet, more or less, to a point on the west line of Zuck Road and the place of beginning; and having erected thereon a dwelling place being commonly known as 5640 Zuck Road, Erie, Pennsylvania 16506; and being further identified by Erie County Tax Index Number (33) 140-554-11.

Being the same premises conveyed to Grantor, Sandra A. Petroff, by Deed dated August 31, 1973, and recorded September 5, 1973, in Erie County Deed Book 1105 at Page 36.

TITLE TO SAID PREMISES IS VESTED IN Eric A. Petroff and Kelli R. Petroff, h/w, by Deed from Sandra A. Petroff, Now Known as Sandra A. Federoff, single, dated 09/19/1997, recorded 09/22/1997, in Deed Book 519, page 1730.

Tax Parcel #: 33-140-554.0-011.00
Premises being: 5640 OLD ZUCK ROAD, ERIE, PA 16506

Jan. 2, 9, 16

SALE NO. 39

Ex. #11649 of 2003
Wells Fargo Home Mortgage, Inc., Plaintiff,
v.
Sharon S. Sestak, Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and being the westerly 28 feet of Lot 38 and the easterly 24 feet of Lot 39, Block 'H', Map Book 3, Fairville Subdivision, as recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Map Book 1, pages 154 and 155, said premises being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the north line of Glendale Avenue, Five Hundred Thirty-Six (536) feet east of the east line of June Street; thence North 26 degrees West and passing through Lot 39 of the aforesaid subdivision, One Hundred Twenty-Five (125) feet to a point; thence North 64 degrees 33

minutes East parallel with the North line of Glendale Avenue, Fifty-Two (52) feet to a point; thence South 26 degrees East and passing through Lot 39 of the aforesaid subdivision One Hundred Twenty-Five (125) feet to a point in the North line of Glendale Avenue; thence South 64 degrees 33 minutes West along the North line of Glendale Avenue, Fifty-Two (52) feet to a point and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sharon S. Sestak, by Deed from David J. Kohut and Connie M. Kohut, his wife, dated 12/22/2000, recorded 12/27/2000 in Book 0744, Page 2309.

Tax Parcel #: 18-051-035-0-337-00
Premises being: 2220 GLENDALE AVENUE, ERIE, PA 16510
Daniel G. Schmiege, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 2, 9, 16

SALE NO. 40

Ex. #13254 of 2008
Wells Fargo Bank N.A., Plaintiff,
v.
Carolyn A. Stone, Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and bounded and described as follows, to-wit: BEGINNING at a point in the south line of 28th Street, 64 1/2 feet east from the east line of Brandes Street; thence eastwardly along the south line of 28th Street 30 1/2 feet to a point; thence southwardly parallel with Brandes Street, 124 feet to a point; thence westwardly parallel with 28th Street 30 1/2 feet to a point; thence northwardly parallel with Brandes Street 124 feet to a point in the South line of 28th Street, the place of beginning, and having erected thereon a two (2) story cement block dwelling house with other improvements.

Also all that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, which land is located

in the Fifth Ward of the City of Erie, and being a lot, ten (10) feet by one hundred twenty-four (124) feet on the 28th Street at Brandes Street, Plot 5045, further bounded and described as follows, to-wit: BEGINNING at a point in the South line of 28th Street, ninety-five (95) feet eastwardly from the intersection of the south line of 28th Street and the east line of Brandes Street; thence southwardly parallel with the east line of Brandes Street, one hundred twenty-four (124) feet to a point; thence eastwardly parallel with the south line of 28th Street, ten (10) feet to a point; thence northwardly parallel with the east line of Brandes Street, one hundred twenty-four (124) feet to a point in the south line of 28th Street; thence westwardly along the south line of 28th Street, ten (10) feet to the place of beginning, and being a ten (10) feet plot of ground immediately adjacent on the east of premises known as 1205 East 28th Street, Erie, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Carolyn A. Stone, by Deed from Reed J. Gross and Sandra Gross, h/w, dated 08/03/2006, recorded 08/08/2006, in Deed Book 1350, page 2272.

Tax: Parcel #: 18-050-045.0-206.00
Premises being: 1205 EAST 28TH STREET, ERIE, PA 16504
Daniel G. Schmiege, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 2, 9, 16

SALE NO. 41

Ex. #13701 of 2008
EMC Mortgage Corporation,
Plaintiff,
v.
Scott R. Warner
Dawn M. Warner, Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being all of Lot 318 and part of Lot 319 of EUCLID HEIGHTS

SUBDIVISION, bounded and described as follows, to wit: BEGINNING at the northwest corner of the piece hereby conveyed at the point of intersection of the south line of Zenith Drive with the east line of Genesee Avenue; thence eastwardly along the south line of Zenith Drive two hundred ten and sixteen hundredths (210.16) feet to the northeast corner of Lot 318; then southwardly along the east line of Lots 318 and 319, fifty-five and two hundredths (55.02) feet to the northeast corner of land of Charles O. Woodward as recorded April 19, 1973 in Deed Book 1093, Page 511; thence westwardly along the north line of said Woodward piece, two hundred eleven and forty-two hundredths (211.42) feet to a point in the east line of Genesee Avenue; thence northwardly along the east line of Genesee Avenue, fifty-five (55) feet to the place of beginning. Having erected thereon a home known as 4701 Genesee Avenue, Erie, Pennsylvania. Said parcel bearing Index No. (33) 107-480-9.

ALSO, all that certain piece or parcel of land situate in the Township of Millcreek, County of Erie, and State of Pennsylvania bounded and described as follows, to-wit: BEGINNING at a point 164.73 feet south 27 degrees, 27 minutes east of the point where the North Gore Line of the City of Erie intersects the east line of Euclid Heights Subdivision; thence south 62 degrees, 52 minutes west, 210.16 feet to a point, said point being the northwest corner of land now or formerly owned by William Hopkins; thence 26 degrees west, 25 feet along the east line of Genesee Street right-of-way to a point; thence north 28 degrees west, a distance of 208.90 feet to a point in the east line of the Euclid Heights Subdivision; thence south 27 degrees, 27 minutes east a distance of 25 feet to the place of beginning, consisting of 5,238.25 square feet, more or less, or .12 acre. Being the same premises conveyed to William J. Hopkins, by Quit Claim Deed dated December 6, 1994 and recorded on December 7,

1994 in Erie County Record Book 365, Page 1234.
 TITLE TO SAID PREMISES IS VESTED IN Scott R. Warner and Dawn M. Warner, his wife, by Deed from William J. Hopkins, single, dated 05/16/1996, recorded 05/16/1996 in Book 440, Page 658.
 Tax Parcel #: 33-107-480.0-009.00
 Premises being: 4701 GENESEEE AVENUE, ERIE, PA 16510
 Jan. 2, 9, 16

SALE NO. 42

Ex. #14731 of 2006
Chase Home Finance LLC,
Plaintiff,
v.
Anthony P. Zeus, Jr.
Mary Lou Zeus (Deceased),
Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEING Lot Number 85 of SOUTH SHORE ESTATES in Plan Number 1 as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 7 at page 63, being commonly known as Aaron Road, Harborcreek, Pennsylvania.
 Being a part of the same premises conveyed to Shirley A. Ramey by deed recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Deed Book 1042 at page 440.
 TITLE TO SAID PREMISES IS VESTED IN Anthony P. Zeus and Mary Lou Zeus, his wife, by Deed from Shirley A. Ramey and Phil Ramey, her husband, dated 04/23/1993, recorded 04/23/1993, in Deed Book 1093, page 664.
 As the property was owned by the defendants, Anthony P. Zeus, Jr. and Mary Lou Zeus, as tenants by the entireties, upon the death of Mary Lou Zeus, Anthony P. Zeus, Jr. became the sole owner of the mortgage premises as surviving tenant by the entireties.
 Tax Parcel #: 27-001-003.0-026.01
 Premises being: 4331 AARON ROAD, ERIE, PA 16511

Daniel G. Schmieg, Esquire
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000
 Jan. 2, 9, 16

SALE NO. 43

Ex. #13024 of 2008
U.S. Bank National
Association as Trustee under
the Securitization Servicing
Agreement dated as of July 1,
2005 Structured Asset Securities
Corporation Structured Asset
Investment Loan Trust Mortgage
Pass Through Certificates, Series
2005-HE1, Plaintiff
v.
Gary R. DiNicola, Sr., Defendant

SHORT PROPERTY
DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. Ten (10) of subdivision known as Canterbury Hill Subdivision No. 1 as shown on a map of said subdivision recorded December 1, 1972 in Erie County Map Book No. 8, page 69.
 DWELLING KNOWN AS 3126 W. 42ND STREET, ERIE, PA 16506.
 IDENTIFIED as TAX/PARCEL ID#: 33-82-414.6-12 in the Deed Registry Office of Erie County, Pennsylvania
 Daniel J. Mancini, Esquire
 Attorney for Plaintiff
 201A Fairview Drive
 Monaca, PA 15061
 Jan. 2, 9, 16

SALE NO. 44

Ex. #13766 of 2008
U.S. Bank, N.A., f/k/a Firstar
Bank, N.A.
v.
Richard D. Force

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Concord Township, Erie County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at stake located in the west line of Murray R. Road (also

known as Murphy Road), 231.25 feet south of the southeast corner of land of Darling, described in Erie County Deed Book 1296, Page 17; thence South 03 degrees 00' West, along the west line of Murray Road, 100 feet to a stake; thence North 84 degrees 30' West 208.91 feet to a stake; thence North 03 degrees 00' East, 89.37 feet to a stake; thence South 87 degrees 24' 55" East, 521.41 feet to the place of beginning. Being Parcel 2 set forth in Geddes Subdivision No. 1, recorded in Erie County Map Book 25, Page 196, containing 1.095 acres. BEING known as 19220 Murphy Road, a/k/a 19220 Murphy Road, Corry, PA 16407 BEING THE SAME PREMISES which Richard D. Force and Sharon A. Force, his wife, by Indenture dated July 31, 1998 and recorded August 13, 1998 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 580, Page 1476, granted and conveyed unto Richard D. Force. PARCEL No. 03-008-017.0-021.01 Gregory Javardian, Esquire Attorney for Plaintiff 1310 Industrial Boulevard 1st Floor, Suite 101 Southampton, PA 18966 (215) 942-9690

Jan. 2, 9, 16

SALE NO. 45

Ex. #14635 of 2006
Wachovia Bank, National Association, Trustee for Pennsylvania Housing Finance Agency, Plaintiff

v.

Leslie A. Kiser and Kevin K. Kiser, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2006-14635 Wachovia Bank, National Association, Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Leslie A. Kiser and Kevin K. Kiser, Defendants Real Estate: 13515 West Lake Road, West Springfield, PA Municipality: Township of Springfield, Erie County, Pennsylvania Dimensions: 150 x 200.18 IR

See Deed Book 829, Page 1877 Tax I.D. (39) 16-35-16.01 Assessment: \$22,700. (Land) \$55,740. (Bldg) Improvement thereon: a residential dwelling house as identified above Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178

Jan. 2, 9, 16

SALE NO. 46

Ex. #14196 of 2008
U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff

v.

Nicole T. Shirley, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2008-14196 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Nicole T. Shirley, Defendants Real Estate: 16-18 ORCHARD STREET, ERIE, PA Municipality: City of Erie, Erie County, Pennsylvania Dimensions: Irregular See Deed Book 1012, Page 702 Tax I.D. (18) 5330-314 Assessment: \$15,100. (Land) \$46,320. (Bldg)

Jan. 2, 9, 16

SALE NO. 47

Ex. #12964 of 2008
U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff

v.

Billie Jo Ziack and David Ziack, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2008-12964 U.S. Bank National Association Trustee for

the Pennsylvania Housing Finance Agency, Plaintiff vs. Billie Jo Ziack and David Ziack, Defendants Real Estate: 1210 WEST 21ST STREET, ERIE, PA Municipality: City of Erie, Erie County, Pennsylvania Dimensions: 35 x 100 See Deed Book 1484, Page 1642 Tax I.D. (16) 3129-136 Assessment: \$6,800. (Land) \$34,260. (Bldg)

Jan. 2, 9, 16

SALE NO. 48

Ex. #12745 of 2007
U.S. Bank National Association, Trustee for the Pennsylvania Housing Finance Agency, assignee of Pennsylvania Housing Finance Agency, assignee of Mellon Bank, N.A., assignee of Corestates Bank, N.A., formerly Philadelphia National Bank, assignee of First National Bank of Pennsylvania, Plaintiff,

v.

Victoria Lee Blose, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2007-12745, U.S. Bank National Association, et al vs. Victoria Lee Blose, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 1504 Randolph Avenue, Erie, PA 16505. Dimensions: 10,642 square footage Assess Value figure: \$67,470.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jan. 2, 9, 16

SALE NO. 49

Ex. #13926 of 2008
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.
Felicia L. Hampton, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13296-08, U.S. Bank, et al vs. Felicia L. Hampton, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 802 E. 22nd Street, Erie, PA 16503. Dimensions: 4,960 square foot Assessment Map Number: 18-5033-124 Assess Value figure: \$32,000.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jan. 2, 9, 16

SALE NO. 50

Ex. #13658 of 2008
U.S. Bank National Association
(Trustee for Pennsylvania
Housing Finance Agency),
Plaintiff,
v.
Norman G. Hulsinger, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13658-08, U.S. Bank National Association, et al vs. Norman G. Hulsinger, owner(s) of property situated in Lawrence Park Township, Erie County, Pennsylvania being 1229 Rankine Avenue, Erie, PA 16511. Dimensions: 1,731 square footage Assessment Map Number: (29) 17-58-17 Assess Value figure: 46,140.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jan. 2, 9, 16

SALE NO. 52

Ex. #14917 of 2006
South Point Inc., Plaintiff
v.
Edward J. Mylett and
Amy M. Zimmer, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14917-2006 South point Inc, vs. Edward J. Mylett and Amy M. Zimmer, Owner(s) of property situated in the City of Erie, Erie County, Pennsylvania, being 4017 Liberty Street, Erie, PA 16509 BEGINNING at a point in the north line of Liberty Boulevard, said point being four hundred sixty (460) feet west of the intersection of the north line of Liberty Boulevard extended and the west line of Walker Boulevard extended: thence north 21 degrees 24' 10" east and at right angles to Liberty Boulevard a distance of one hundred two and 13/100ths (102.13) feet to a point: thence south 85 degrees 35' 45" east a distance of thirty and 9/10ths (30.9) feet to a point: thence north 63 degrees 27' east and parallel to West Fortieth Street, a distance of thirty and 53/100ths (30.53) feet to a point; thence south 21 degrees 24' 10" west a distance of one hundred thirty-three and 83/100ths (133.83) feet to a point in the north line of Liberty Boulevard; thence north 68 degrees 35' 50" west along the north line of Liberty Boulevard a distance of fifty (50) feet to the place of beginning. HAVING erected thereon a single family dwelling commonly known as 4017 Liberty Street, Erie, Pennsylvania and bearing Erie County Tax Identification Number (18) 5305-211. Assessment Map number: (18) 5305-211 Assessed Value figure: \$84,110.00 Improvement thereon: Residential Dwelling Martha E. Von Rosenstiel, Esquire 649 South Avenue, Unit #7 P.O. Box 822 Secane, PA 19018 (610) 328-2887

Jan. 2, 9, 16

SALE NO. 53

Ex. #13680 of 2007
HSBC Bank USA, N.A., as
Indentured Trustee for the
registered Noteholders of
Renaissance Home Equity Loan
Trust 2006-3, Plaintiff
v.
Charles C. Graves, Sr.,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13680-07, HSBC Bank USA, N.A., as Indentured Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-3 vs. Charles C. Graves, Sr., owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 427 Liberty Street, Erie, PA 16507 70' x 29' Assessment Map number: (17) 4023-218 Assessed Value figure: \$41,300.00 Michael J. Clark, Esquire Shapiro & DeNardo, LLC Attorney for Movant/Applicant 3600 Horizon Drive, Suite 150 King Of Prussia, PA 19406 (610) 278-6800

Jan. 2, 9, 16

SALE NO. 54

Ex. #14040 of 2008
Deutsche Bank National Trust
Company, as Indenture Trustee
for New Century Home Equity
Loan Trust 2005-3, Plaintiff
v.
Diane M. King aka Diane King,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14040-2008 Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-3, vs. Diane M. King aka Diane King, owner(s) of property situated in the Borough of Wesleyville, Erie County, Pennsylvania being 2056 Water Street, Erie, PA 16510 .0732 acres Assessment Map number: 50-2-34-7 Assessed Value figure: \$51,400.00 Improvement thereon: A Residential Dwelling: Michael J. Clark, Esquire

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

Jan. 2, 9, 16

SALE NO. 55

Ex. #13405 of 2008
RBS Citizens, N.A. f/k/a Citizens Bank, N.A., s/b/m to CCO Mortgage Corp., Plaintiff
 v.
William L. McCullough, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13405-08 RBS Citizens, N.A. f/k/a Citizens Bank, N.A., s/b/m to CCO Mortgage Corp. vs. William L. McCullough, owner(s) of property situated in Township of McKean, Erie County, Pennsylvania being 10150 Hamot Road, Waterford, PA 16441

Assessment Map number:
 (31) 15-59-7

Assessed Value figure: \$187,000.00
 Improvement thereon: a residential dwelling

Michael J. Clark, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King Of Prussia, PA 19406
 (610) 278-6800

Jan. 2, 9, 16

SALE NO. 56

Ex. #13135 of 2008
Deutsche Bank National Trust Company, as Trustee for the registered holders of GSAMP Trust 2005-SEA1, Mortgage Pass-Through Certificates, Series 2005-SEA1, Plaintiff

v.

**Christine A. Mysnyk;
 Jamie L. Mysnyk, Defendant**
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13135-2008 Deutsche Bank National Trust Company, as Trustee for the registered holders of GSAMP Trust 2005-SEA1, Mortgage Pass-Through Certificates, Series 2005-SEA1 vs. Christine A. Mysnyk; Jamie L. Mysnyk, owner(s) of property

situated in City of Erie, Erie County, Pennsylvania being 1042 West 37th Street, Erie, PA 16508
 .1610 acreage

Assessment Map number:
 (19) 6119-221

Assessed Value figure: \$75,500.00
 Improvement thereon: A residential dwelling

Michael J. Clark, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King Of Prussia, PA 19406
 (610) 278-6800

Jan. 2, 9, 16

SALE NO. 57

Ex. #14105 of 2008
U.S. Bank National Association, as Trustee, on behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4, Plaintiff

v.

Thomas J. Dequattro a/k/a Thomas Dequattro
DESCRIPTION

All that certain piece or parcel of land situate in the Township of Fairview, formerly the Borough of Fairview, County of Erie and Commonwealth of Pennsylvania, part of Tract Number Two Hundred Twenty-one (221), which on a certain map entitled "THE JOHNSON BLOCK", recorded in the Recorder's Office for the County of Erie on July 10, 1918, in Map Book 2, on page 219, is known and designated as Lot Number Two (2); said lot being eighty (80) feet wide, four hundred ten and seventy-three hundredths (410.70) feet deep on the north side and four hundred ten and fifty-five hundredths (410.55) feet deep on the south side, containing three-fourths of an acre of land, more or less.

Having erected thereon a one and one-half story aluminum sided home with a four-car garage and attached apartment and was originally known as 45 and 45½ North Garwood Street, Fairview, Pennsylvania 16415, formerly

known as 3769 Garwood Street, Fairview, Pennsylvania 16415, now known as 3769 Avonia Road, Fairview, Pennsylvania 16415 and being further identified by Erie County Tax Index Number (21) 78-3-74, formerly identified by Erie County Tax Index Number (20) 5-3-74 when the property was part of the Borough of Fairview.

PROPERTY ADDRESS: 3769 Avonia Road, Fairview, PA 16415
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 58

Ex. #15139 of 2007
Countrywide Home Loans Inc., Plaintiff
 v.
Kathleen M. Dreisbach
Louis P. Dreisbach, Defendant(s)
DESCRIPTION

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

Beginning at a point in the South line of Twenty-second Street, Two Hundred Ninety (290) feet Easterly from the East line of Poplar Street; thence Southerly, parallel with Poplar Street, One Hundred Thirty-five feet; thence Westerly, parallel with Twenty-second Street, Forty (40) feet; thence Northerly, One Hundred Thirty-five (135) feet, parallel with Poplar Street, to the South line of Twenty-second Street; thence Easterly, along the South line of Twenty-second Street, Forty (40) feet to the place of beginning. Having erected thereon a one and one-half story frame dwelling and garage.

PROPERTY ADDRESS: 637 West 22nd Street, Erie, PA 16502
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 59
Ex. #12380 of 2008
National City Mortgage, Inc.
f/k/a National City Mortgage
Company, Plaintiff

v.

Kristy A. Kinney, Solely in Her
Capacity as Heir of
Becky S. Catalfu, Deceased
The Unknown Heirs of
Becky S. Catalfu, Deceased
Dawn Skinner, Solely in Her
Capacity as Heir of
Becky S. Catalfu, Deceased,
Defendant(s)

DESCRIPTION

ALL THAT certain piece or parcel of land lying and being situate in the City of Corry, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:
 COMMENCING at a point two hundred sixty four and one half (264 ½) feet west from the intersection of the west line of East Wayne Street with the south line of Frederick Street; THENCE south at right angles with Frederick Street one hundred eighty nine and one half (189 ½) feet; THENCE west fifty seven and seventy five one hundredths (57.75) feet; THENCE north one hundred eighty nine and one half (189 ½) feet to Frederick Street; THENCE east along Frederick Street fifty seven and seventy five one hundredths (57.75) feet to the PLACE OF BEGINNING, and abutting on a sewer, and having erected thereon a two story frame dwelling house and one story garage, more commonly known as 130 East Frederick Street, Corry, Pennsylvania, 16407.
 AND BEARING Erie County Tax Assessment Index # 6-21
 PROPERTY ADDRESS: 130 East Frederick Street, Corry, PA 16407
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Jan. 2, 9 16

SALE NO. 60
Ex. #14141 of 2008
Wells Fargo Bank, N.A., as
Trustee for Pooling and Servicing

Agreement Option One Mortgage
Loan Trust 2003-4 Asset-Backed
Certificates, Series 2003-4,
Plaintiff

v.

Brenda M. Long
Walter T. Long, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the point of intersection of the north line of Eleventh Street with the East line of Cranberry Street; thence northwardly, along the east line of Cranberry Street, thirty-two (32) feet; thence eastwardly parallel with Eleventh Street, seventy-four (74) feet; thence southwardly, parallel with Cranberry Street, thirty-two (32) feet to the north line of Eleventh Street; and thence westwardly, along the north line of Eleventh Street, seventy-four (74) feet to the place of beginning. Being more commonly known as 1031 Cranberry Street, Erie, Pennsylvania. Bearing Erie County Tax Index Number (16) 3056-232.
 PROPERTY ADDRESS: 1031 Cranberry Street, Erie, PA 16502
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 61
Ex. #14004 of 2008
U.S. Bank National Association,
as Trustee for Home Equity Loan
Trust 2004-HE7, Plaintiff

v.

Brandy L. Marcy
Louis J. Smith, Defendant(s)

DESCRIPTION

The land referred to in this Commitment is described as follows:
 All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being Lot No. 147 and 148 of "Feasler Gardens" according to a plan of the same as recorded in Erie County Deed Book

231 at page 6.
 PROPERTY ADDRESS: 2346 West Twenty Ninth Street, Erie, PA 16506
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 62
Ex. #14906 of 2007
Sovereign Bank, Plaintiff

v.

Mary E. McCallion
Edward J. McCallion,
Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being lot number fourteen (14) in Block A of Thayer's Subdivision as the same is plotted, and said plot recorded in Map Book No. 1, page 435 Erie County Records.
 Tax Parcel # (19) 6047-202
 PROPERTY ADDRESS: 448 W. 28th Street, Erie, PA 16508
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Jan. 2, 9, 16

SALE NO. 66
Ex. #14419 of 2008
Everhome Mortgage Company

v.

Kristen L. Bires and
Brian P. Bires

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 2008-14419 Everhome Mortgage Company v. Kristen L. Bires and Brian P. Bires
 Premises: 2643 Poplar Street, Erie, Pennsylvania 16508
 Kristen L. Bires and Brian P. Bires, owners of property situated in the City of Erie, Erie County, Pennsylvania being 2643 Poplar Street, Erie, Pennsylvania 16508.
 Tax I.D. No. (19) 6043-334
 Assessment: \$ 78,231.20
 Improvements: Residential

Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
Jan. 2, 9, 16

SALE NO. 67

Ex. #13870 of 2008
U.S. Bank National Association,
trustee For Lehman Brothers

v.

Richard W. Carter and
Heather L. Carter
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13870-2008 U.S. Bank National Association, trustee For Lehman Brothers v. Richard W Carter and Heather L Carter Premises: 2119 West 37th Street, Erie, Pennsylvania 16508 Richard W Carter and Heather L Carter, owners of property situated in the City of Erie, Erie County, Pennsylvania being 2119 West 37th Street, Erie, Pennsylvania 16508. Tax I.D. No. (19) 6165-111 Assessment: \$ 75,429.05 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Jan. 2, 9, 16

SALE NO. 68

Ex. #14214 of 2008
Lasalle Bank National
Association, As Trustee For
Certificateholders Of Bear Sterns
Asset Backed Securities I LLC
Asset Backed Certificates, Series
2005-AQ1

v.

Cecelia M. Connors
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 14214-08 Lasalle Bank National Association, As Trustee For Certificateholders Of Bear Sterns Asset Backed Securities I LLC Asset Backed Certificates, Series 2005-AQ1 v. Cecelia M. Connors Premises: 1038 West 22nd Street, Erie, Pennsylvania 16502 Cecelia M. Connors, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1038 West 22nd Street, Erie,

Pennsylvania 16502.
Tax I.D. No. (19) 6030-129
Assessment: \$ 67,337.06
Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Jan. 2, 9, 16

SALE NO. 69

Ex. #14465 of 2008
Beneficial Consumer Discount
Company d/b/a Beneficial
Mortgage Company of
Pennsylvania

v.

Charles J. Dominick
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 14465-08 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Charles J. Dominick Premises: 515 Avonia Road, Fairview, Pennsylvania 16415 Charles J. Dominick, owners of property situated in the Township of Fairview, Erie County, Pennsylvania being 515 Avonia Road, Fairview, Pennsylvania 16415. Tax I.D. No. (21) 12-11-60 Assessment: \$ 31,667.15 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Jan. 2, 9, 16

SALE NO. 70

Ex. #12853 of 2008
Beneficial Consumer Discount
Company d/b/a Beneficial
Mortgage Company of
Pennsylvania

v.

Theodore Hollabaugh a/k/a and
Bertha Hollabaugh a/k/a
Bertha C. Hollabaugh f/k/a
Bertha C. Keys
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12853-08 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Theodore Hollabaugh a/k/a and Bertha

Hollabaugh a/k/a Bertha C. Hollabaugh f/k/a Bertha C. Keys Premises: 639 Worth Street, Corry, Pennsylvania 16407 Theodore Hollabaugh a/k/a and Bertha Hollabaugh a/k/a Bertha C. Keys, owners of property situated in the City of Corry, Erie County, Pennsylvania being 639 Worth Street, Corry, Pennsylvania 16407. Tax I.D. No. 07-013-047.0-008.01 Assessment: \$81,390.20 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Jan. 2, 9, 16

SALE NO. 71

Ex. #13726 of 2008
Deutsche Bank National Trust
Company As Trustee for HSI
Asset Securitization Corporation
2005-OPT1 Mortgage Pass-
Through Certificates, Series
2005-OPT1
v.
Annette Hosick a/k/a
Annette Michelle Hosick a/k/a
Annette M. Hosick a/k/a
Annette Michelle Crail
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13726-2008 Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2005-OPT1 Mortgage Pass-Through Certificates, Series 2005-OPT1 v. Annette Hosick a/k/a Annette Michelle Hosick a/k/a Annette M. Hosick a/k/a Annette Michelle Crail Premises: 1302 Hilborn Avenue, Erie, Pennsylvania 16505 Annette Hosick a/k/a Annette Michelle Hosick a/k/a Annette M. Hosick a/k/a Annette Michelle Crail, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 1302 Hilborn Avenue, Erie, Pennsylvania 16505. Tax I.D. No. (33)34-176-13 Assessment: \$ 77,726.56 Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Jan. 2, 9, 16

SALE NO. 72

Ex. #12369 of 2008
US Bank National Association As
Successor Trustee To Wachovia
Bank, N.A.

v.

David J. Kloecker

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12369-08 US Bank National Association As Successor Trustee To Wachovia Bank, N.A. v. David J. Kloecker

David J. Kloecker, owners of property situated in the Township of Summit, Erie County, Pennsylvania being 1882 Julie Ann Ln, Summit Twp., Pennsylvania 16509.

Premises: 1882 Julie Ann Lane, Erie, Pennsylvania 16509

Tax I.D. No. 40-030-084.0-013.00

Assessment: \$ 154,111.39

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Jan. 2, 9, 16

SALE NO. 73

Ex. #11869 of 2008
Wells Fargo Bank, N.A., as
Trustee for ABFC 2004-OPT
5 Trust, ABFC Asset-Backed
Certificates, Series 2004-OPT5,
or its Successor or Assignee
Movant

v.

Phillip J. McCumber and
Krista L. Chiamonte a/k/a
Krista L. McCumber

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 2008-11869 Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT 5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5, or its Successor or Assignee Movant v. Phillip J. McCumber and Krista L. Chiamonte a/k/a Krista L. McCumber

Premises: 1345 31st Street, Erie, Pennsylvania 16508

Phillip J. McCumber and Krista L.

Chiamonte a/k/a Krista L. McCumber, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1345 West 31st Street, Erie, Pennsylvania 16508.

Tax I.D. No. (19) 6223-113

Assessment: \$ 68,953.71

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Jan. 2, 9, 16

SALE NO. 75

Ex. #14273 of 2008
U.S. Bank National Association
as Successor Corporate Trustee
to Wachovia Bank, N.A. as
aforsaid

v.

Kimberly S. Raup and
Vaughn L. Raup

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 2008-14273 U.S. Bank National Association as Successor Corporate Trustee to Wachovia Bank, N.A. as aforsaid v. Kimberly S. Raup and Vaughn L. Raup

Premises: 5448-5450 Linden Avenue, Edinboro, Pennsylvania 16412

Kimberly S. Raup and Vaughn L. Raup, owners of property situated in the Township of Washington, Erie County, Pennsylvania being 5448-5450 Linden Avenue, Edinboro, Pennsylvania 16412.

Tax I.D. No. (45) 16-29-3

Assessment: \$ 150,227.78

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Jan. 2, 9, 16

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

**BLACKWOOD, JAMES E.,
deceased**

Late of the Borough of Edinboro, Commonwealth of Pennsylvania
Executrix: Nancy Bird-Blackwood, c/o Anthony Angelone, Esquire, 3820 Liberty Street, Erie, PA 16509
Attorney: Anthony Angelone, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**CLARK, LILLIAN MAE, a/k/a
LILLIAN M. CLARK,
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Executrix: Marylou Partington, 7567 Anchor Drive, Fairview, Pennsylvania 16415
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**CULBERTSON, OLIVE P.,
deceased**

Late of Millcreek Township
Executor: Gary W. Culbertson, 18909 Haida Road, Apple Valley, CA 92307-5301
Attorney: Jack M. Gornall, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**EDWARDS, GERALD L., a/k/a
GERALD LEROY EDWARDS,
a/k/a GERALD EDWARDS,
deceased**

Late of Union City Borough, Erie County, Pennsylvania
Executrix: Melvin Edwards, c/o Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438
Attorney: Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

**MARTIN, MILDRED T.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Betty Korrell, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: William J. Schaaf, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**SHENKER, DOLORES C.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: James E. Marsh, Jr., Esquire, c/o Marsh, Spaeder, et al., Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh, Jr., Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**WARUSZEWSKI, HELENE,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Chester F. Waruszewski, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, PA 16508

SECOND PUBLICATION

**BERGER, GRANT L. III,
deceased**

Late of the City of Erie, County of Erie
Executrix: Nancy Sonzoni, 421 Thoreau Street, Branford, Connecticut 06405
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**BRAY, JEANNE LOIS, a/k/a
JEANNE L. BRAY, a/k/a
JEAN L. BRAY,
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania
Executrix: Joan E. Partch, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Scott E. Miller, Esquire, 246 West Tenth Street, Erie, PA 16501

**DAVIS, CHRISTAL A.,
deceased**

Late of the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Bradley A. Davis, 317 Robinhood Road, Covington, LA 70433
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**HOUSMAN, FRED W.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: James D. Cullen, 100 State Street, Suite 700, Erie, PA 16507-1459
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**KUENEN, NORMAN B.,
deceased**

Late of the City of Des Moines, County of Polk, and State of Iowa

Executrix: Carol S. Henderson, 3410 S.W. 5th Street, Des Moines, IA 50315

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

**LUTHER, MILLARD H.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Carl Anderson, c/o Jeffrey A. Misko, Esquire, 1415 West 38th Street, Erie, Pennsylvania 16508

Attorney: Jeffrey A. Misko, Esquire, 1415 West 38th Street, Erie, Pennsylvania 16508

**MORGAN, ALVINA M.,
deceased**

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

Executor: Harry R. Morgan, Jr., 146 Cooper River Drive, Mount Pleasant, SC 29464

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

**NEWPORT, GERALDINE E. JOHANNES, a/k/a
GERALDINE E. NEWPORT, a/k/a
GERALDINE E. JOHANNES,
a/k/a GERALDINE NEWPORT,
deceased**

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

Co-Executors: Clifford Newport and William Schaaf, c/o 150 West Fifth St., Erie, PA 16507

Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**PANIGHETTI, GENO A.,
deceased**

Late of the City of Erie

Executor: Richard A. Panighetti
Attorney: Norman A. Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**RECTENWALD, ARLENE G.,
deceased**

Late of the City of Erie, Pennsylvania

Executor: Ross E. Rectenwald, c/o Thomas C. Hoffman II, Esq., 120 West 10th Street, Erie, PA 16501

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

**SMITH, HARVEY K.,
deceased**

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

Executrix: Marcia J. Smith, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

Attorney: James F. Toohey, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**VARGO, LOTTIE D.,
deceased**

Late of the City of Erie, Pennsylvania

Executrix: Marlene A. Spaeder, c/o Thomas C. Hoffman II, Esq., 120 West 10th Street, Erie, PA 16501

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

**KENNEDY, RICHARD
CHARLES a/k/a
RICHARD C. KENNEDY,
deceased**

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

Co-Administrators: Joy E. Kempf, 10820 Route 18, Albion, Pennsylvania 16401 and Thomas L. Kennedy, 519 Kibler Drive, Girard, Pennsylvania 16417

Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**OLSEN, SUZANNE,
deceased**

Late of the Township of Millcreek

Executor: Kirk W. Olsen
Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**PRESTON, DAVID S., a/k/a
DAVID PRESTON,
deceased**

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

Executrix: Elizabeth J. Sestili, 2164 Jesse Drive, Hudson, Ohio 44236

Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**WOLFE, JAMES H.,
deceased**

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

Executrix: Janet A. Raup, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

THIRD PUBLICATION

**DELIO, PETER M.,
deceased**

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

Co-Executors: Gary W. Diefenbach and Terry L. Delio,

Attorneys: The McDonald Group, L.L.P. Thomas J. Buseck, P.O. Box 1757, Erie, PA 16507-1757

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

John F. Mizner ----- (814) 480-5747
The Renaissance Center
1001 State Street, Suite 1400
Erie, PA 16501

Carolyn E. Gold ----- (814) 451-6200
Gaming Revenue Manager
Erie County Court House
140 West Sixth Street
Erie, PA 16501 ----- *cgold@eriecountygov.org*

Gary V. Skiba ----- (814) 456-5318
The McDonald Group, L.L.P. ----- (f) (814) 456-3840
456 West Sixth Street
Erie, PA 16507 ----- *gskiba@tmgattys.com*

Firm Name Change

Yochim, Skiba, Johnson & Nash is now **Yochim & Nash**
Bryan & Bryan is now a branch of **Knox, McLaughlin, Gornall & Sennett, P.C.**

New Email

Robert C. Ward ----- *rcwardlaw@live.com*

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