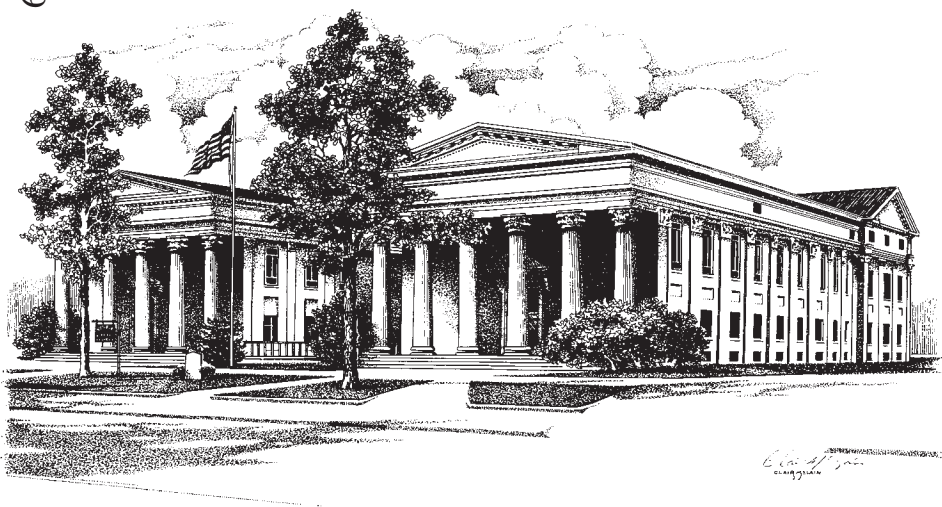


# Erie County Legal Journal

February 13, 2009

Vol. 92 No. 7

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92 ERIE 40 - 48

Sarvadi v. Family First Sports Park, et al.

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# 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.**

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# Erie County Bar Association Calendar of Events and Seminars

## 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.

LUNCH INCLUDED

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

\$244 (nonmember)

4 hours substantive

*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)*

## WEDNESDAY, FEBRUARY 25, 2009

*LLCs, LPs, S Corps, & C Corps: Choosing the Best Business Entity for Maximum Results*

PBI Groupcast Seminar

Bayfront Convention Center

8:30 a.m. - 12:15 p.m.

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

\$224 (nonmember)

3 hours substantive

*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)*

## THURSDAY, FEBRUARY 26, 2009

*Dealing with the Problem Employee*

PBI Groupcast Seminar

Bayfront Convention Center

12:00 p.m. - 4:15 p.m.

LUNCH INCLUDED

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

\$234 (nonmember)

3 hours substantive

*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)*

## FRIDAY, FEBRUARY 27, 2009

*Anatomy of a QDRO*

ECBA Live Seminar

Jr's on the Bay

2:00 p.m. - 4:00 p.m. - seminar

4:00 p.m. - 5:00 p.m. - cocktails

\$54 (ECBA members/staff)

\$79 (nonmember)

2 hours substantive

## TUESDAY, MARCH 3, 2009

*An Introduction to E-Discovery*

ECBA Live Seminar

Bayfront Convention Center

8:30 a.m. - 10:30 a.m.

2 hours substantive

## FRIDAY, MARCH 3, 2009

*5th Annual "Pool) Halls of Justice"*

Pool Tournament

Andy's Gold Crown Billiards

7:00 p.m. - 10:00 p.m.

\$20 per person

\$40 per team

*Event is open to all ECBA members and guests*

### 2009 BOARD OF DIRECTORS

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THE ERIE COUNTY BAR ASSOCIATION  
and its FAMILY LAW SECTION  
present the following seminars

◆ Friday, February 20, 2009 - Lunch-n-Learn Seminar

**“Collaborative Law”**

Where: Bayfront Convention Center  
Time: Lunch - 11:45 a.m. to 12:15 p.m.  
Seminar - 12:15 to 1:15 p.m.  
Cost: \$27 (ECBA member or their staff)  
\$39 (nonmember)  
\$20 (judges)  
CLE: 1 hour substantive law credit

*presented by*  
**Paula Hopkins, Esquire**  
Pittsburgh, PA

Collaborative law is a non-adversarial alternative to the traditional divorce process. In the collaborative law model, each party is represented by a lawyer who guides them through the process of creative problem solving. Most of the work in this “transparent” process is done in four-way conferences where both lawyers and both clients participate in an open and informal exchange of information and ideas. Agreements are made through a process of “interest-based negotiation,” which encourages the parties to move away from taking “positions” and move toward compromises to meet their identified goals.

One of the goals of the process is to enhance communication between the parties so that they are able to resolve their own conflicts in the future. Parties involved in the process often report that their spouses have listened to them for the first time.

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◆ Friday, February 27, 2009 - Live Seminar

**“Anatomy of a QDRO”**

Where: JRs on the Bay  
Time: Seminar - 2:00 - 4:00 p.m.  
Cocktails/hors d'oeuvres - 4:00 - 5:00 p.m.  
Cost: \$54 (ECBA member or their staff)  
\$79 (nonmember)  
CLE: 2 hours substantive law credits

*presented by*  
**Mark K. Altschuler, M.S.**  
Pension Analysis Consultants, Inc.  
Elkins Park, PA

*Attend and learn* from our esteemed speaker:

- ◆ The 3 main errors in property settlement agreements regarding QDROs
- ◆ Borkovic case and Act 175
- ◆ QDRO Flowchart
- ◆ Comparison Chart: QDROs v. COAPs v. ADROs
- ◆ Model QDROs for Erisa Plans
- ◆ CSRS COAPs and the Social Security Offset
- ◆ Model SERS/PSERS ADROs

**JOSEPH SARVADI, Plaintiff**

v.

**FAMILY FIRST SPORTS PARK, INC., GARY RENAUD, an individual, and JAMES RIMMER, an individual, Defendants***TORTS / INTERFERENCE WITH PROSPECTIVE ADVANTAGE*

Interference with Prospective Advantage, the publication of disparaging statements concerning the business of another, is actionable where each of the following elements have been met: (1) the statement which concerns the business of another is false; (2) the publisher either intends the publication to cause pecuniary loss or reasonably should recognize that publication will result in pecuniary loss; (3) pecuniary loss does, in fact, occur; and (4) the publisher either knows that the statement is false, or acts in reckless disregard of its truth or falsity.

*TORTS / INTERFERENCE WITH PROSPECTIVE ADVANTAGE*

Where employee's position was terminated following employee's extra-marital affair with his secretary and employee's subsequent employment leave for personal issues and stress, statements made by employer to prospective employers stating that employee had taken leave from employment "for personal reasons" and was terminated "as a result of (employee's) extra-marital affair", and those statements were admitted by Plaintiff in the pleadings to be factually accurate, they did not satisfy the 'false statement' requirement to permit a claim of Interference with Prospective Advantage, and summary judgment on this issue was proper.

*TORTS / DEFAMATION*

In an action for Defamation, Plaintiff has the burden to prove the following:

(1) the defamatory character of the Defendants' statements; (2) that Defendants published the statements; (3) that the recipients of the statements understood the defamatory meaning of them and understood that the statements were intended to be applied to the Plaintiff; (4) that Plaintiff suffered special harm as the result of the publication of the defamatory statements; and (5) that the Defendants abused a conditionally privileged occasion in publishing the information contained in the statements.

*TORTS / DEFAMATION*

Under Pennsylvania law, truth of an alleged defamatory statement is a complete and absolute defense to a civil claim for Defamation.

*TORTS / DEFAMATION*

Where statements about employee's termination for conducting extra-marital affair with secretary and for taking employment leave for personal reasons were made by former employer to prospective employers of terminated employee, such statements, while possibly "inappropriate",

were nonetheless admitted to be “factually truthful” by the Plaintiff in the pleadings, the truth of the statements provides a complete bar to Plaintiff’s claim for Defamation, and summary judgment is appropriate.

*PLEADING / TORTS / INTENTIONAL INFLICTION OF  
EMOTIONAL DISTRESS*

In order to state a claim under which relief for Intentional Infliction of Emotional Distress may be granted, the Plaintiff must allege physical injury. Physical manifestations of emotional suffering found sufficient to state a cause of action in cases alleging Negligent Infliction of Emotional Distress, such as depression, nightmares, stress and anxiety resulting from the Defendants’ actions, are also sufficient to support a claim for Intentional Infliction of Emotional Distress when properly plead by Plaintiff.

*PLEADING / TORTS / INTENTIONAL INFLICTION OF  
EMOTIONAL DISTRESS*

Plaintiff’s allegations of physical manifestation of emotional suffering following termination of his employment by Defendants through depression, anxiety, anger, panic and suicidal tendencies, all supported by the medical documentation of his treating medical and psychological professionals, were sufficient to preclude summary judgment in Plaintiff’s claim of Intentional Infliction of Emotional Distress.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,  
PENNSYLVANIA                      CIVIL DIVISION                      NO. 13280-2002

Appearances:     Richard E. Filippi, Esq., Attorney for Plaintiff  
                           W. Parrick Delaney, Esq. and Matthew W. Fuchs, Esq.,  
                           Attorneys for Defendants

**OPINION**

Connelly, J., July 23, 2008

This matter is before the Erie County Court of Common Pleas (hereinafter "the Court") pursuant to a Motion for Partial Summary Judgment filed by Family First Sports Park, Gary Renaud, and James Rimmer (hereinafter "Defendant Family First," "Defendant Renaud," and "Defendant Rimmer;" "Defendants" when referred to collectively) against Joseph Sarvadi (hereinafter "Plaintiff").

**Procedural History**

On July 1, 2003, Plaintiff filed a Complaint before the Court. *Complaint*, ¶¶ 1-63. Defendants filed Preliminary Objections in response on August 8, 2003, as well as a Brief in Support on August 22, 2003. *Preliminary Objections to Complaint*, ¶¶ 1-34; *Defendants' Brief in Support of Preliminary Objections to Complaint*, pp. 1-10. On September 5, 2003, Plaintiff filed a Reply and a Brief in Opposition to

Defendants' Preliminary Objections. *Plaintiff's Reply to Preliminary Objections of Defendant*, pp. 1- 7; *Plaintiff's Brief in Opposition to Preliminary Objections of Defendant*, pp. 1-9. On November 5, 2003, Plaintiff filed a Supplemental Brief regarding his opposition to Defendants' Preliminary Objections. *Plaintiff's Supplemental Brief in Opposition to Preliminary Objections of Defendant*, pp. 1-6. In a January 16, 2004 Opinion of the Court, Judge Anthony granted in part and denied in part Defendants' Preliminary Objections resulting in Plaintiff filing a February 2, 2004 Amended Complaint. *Opinion of Anthony, J., Jan. 16, 2004*, pp. 1-8; *Amended Complaint*, ¶¶ 1-64.

On February 27, 2004, Defendants filed Preliminary Objections to Plaintiff's Amended Complaint. *Preliminary Objections to Amended Complaint*, p. 1-2. On March 8, 2004, Plaintiff filed a Second Amended Complaint which contained the following counts: Count I, Intentional Interference with Business Relations; Count II, Interference with Prospective Advantage; Count III, Defamation; and Count IV, Intentional Infliction of Emotional Distress. *Second Amended Complaint*, ¶¶ 1-55. Defendants filed their Answer on May 26, 2005, and subsequently amended such on December 12, 2007. *Answer to the Second Amended Complaint*, ¶¶ 1-55; *Amended Answer to Plaintiff's Second Amended Complaint*, ¶¶ 1-55; *New Matter*, ¶¶ 1-2.

On December 19, 2007, Defendants filed their Motion for Partial Summary Judgment and Brief in Support stating Plaintiff's claims for Interference with Prospective Advantage, Defamation, and Intentional Infliction of Emotional Distress should be dismissed. *Defendants' Motion for Partial Summary Judgment*, pp. 1-7; *Defendants' Brief in Support of Motion for Partial Summary Judgment*, pp. 1-11. Plaintiff filed his Brief in Opposition to Defendants' Motion on March 7, 2008. *Brief in Opposition to Defendants' Motion for Summary Judgment*, pp. 1-15; *Plaintiff's Reply to Defendants' Motion for Summary Judgment*, pp. 1-5. On March 12, 2008, Defendants replied to Plaintiff's March 7, 2008 Brief. *Defendants' Reply Brief to Plaintiff's Brief in Opposition to Motion for Partial Summary Judgment*, pp. 1-3. On June 11, 2008, Plaintiff filed additional exhibits regarding his opposition to Defendants' Motion for Summary Judgment. *Supplemental Exhibits to the Plaintiff's Reply to the Defendants' Motion for Summary Judgment*, p. 1.

### **Statement of Facts**

On March 18, 1996, Plaintiff began employment as Director of Basketball Operations for Defendant Family First, and on June 20, 1998, entered into an individual employment contract in connection with his promotion to Director of Operations. *Second Amended Complaint*, ¶¶ 7-8; *Answer to the Second Amended Complaint*, ¶ 7; *Defendants' Motion for Partial Summary Judgment*, p. 1. On or about October 2001, Plaintiff became involved in a three-week extramarital affair with his

secretary. *Second Amended Complaint*, ¶ 12; *Defendants' Motion for Partial Summary Judgment*, p. 1. Either during or after the affair, Plaintiff contacted Defendant Rimmer. *Second Amended Complaint*, ¶ 13; *Defendants' Motion for Partial Summary Judgment*, p. 1. At that time, Defendant Rimmer was Director of Leadership employed by Defendant Family First. *Id.* In January of 2002, Plaintiff took personal leave for the following reasons: "personal issues that [he] needed to deal with," and that he was "stressed out." *Second Amended Complaint*, ¶¶ 14-15; *Defendants' Motion for Partial Summary Judgment*, p. 2, *Exhibit A*, p. 42.

On January 30, 2002, Plaintiff had a meeting in the office of Defendant Renaud where he met with both Defendant Renaud and Defendant Rimmer. *Second Amended Complaint*, ¶¶ 16-18; *Defendants' Motion for Partial Summary Judgment*, pp. 2-3, *Exhibit A*, p. 37. During this meeting, Defendant Renaud relayed to Plaintiff that Defendant Rimmer had advised him of Plaintiff's affair, and as a result, Plaintiff would be fired from his employment with Defendant Family First.<sup>1</sup> *Id.* Once fired, Plaintiff sought work from the following employers: Edinboro University of Pennsylvania, via Bruce Baumgartner; Hospitality Services Incorporated, via Lisa Titcombe; Enterprise Rent-A-Car, via Mike Parry; Kress Financial Services, via Dan Kress; and Pennbriar Athletic Club, via Rick Sertz. *Second Amended Complaint*, ¶¶ 20-21; *Defendants' Motion for Partial Summary Judgment*, pp. 2-4, *Exhibit A*, pp. 56, 58, 61, 63. As a result of Plaintiff seeking employment from the above organizations, Defendant Rimmer was involved in conversations with each of the above-mentioned contacts. *Second Amended Complaint*, ¶¶ 22-28. During these discussions, Defendant Rimmer informed the contacts that Plaintiff had taken his leave for mental health and/or his termination was a result of his affair. *Id.*; *Defendants' Motion for Partial Summary Judgment*, pp. 3-4, *Exhibit A*, pp. 56, 58, 61, 63.

Beginning February 5, 2002, Plaintiff received care from Dr. Victor Masone, a Ph.D. specializing in counseling services. *Brief in Opposition to Defendants' Motion for Summary Judgment*, pp. 6-7; *Plaintiff's Reply to Defendants' Motion for Summary Judgment*, *Exhibit 1*. According to a June 5, 2008 letter written by Dr. Masone, Plaintiff was already receiving treatment at the time of his termination for depression and family issues. *Supplemental Exhibits to the Plaintiff's Reply to the Defendants' Motion for Summary Judgment*, *Exhibit 1*. Dr. Masone also indicated Plaintiff suffered from a "distressed emotional state following his dismissal," was

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<sup>1</sup> Plaintiff avers his termination was solely the result of his affair. *Second Amended Complaint*, ¶ 16. Defendants aver Plaintiff's termination to have been the result not only the affair, but also the result of his failures to comply with company policy and his mishandling of company funds. *Answer to Second Amended Complaint*, ¶ 16; *Defendants' Brief in Support of Motion for Partial Summary Judgment*, p. 2, *Exhibit B*, pp. 61-65.



"distraught," and was "having difficulty emotionally at that time." *Id.* On or about January 2003, Plaintiff relocated to Texas for employment. *Second Amended Complaint*, ¶ 30. While in Texas, Plaintiff was treated by Chad A. Hogan, M.D. *Plaintiff's Reply to Defendants' Motion for Summary Judgment, Exhibit 2.* Dr. Hogan's records show Plaintiff largely suffered from the following: anxiety, depression, and suicidal tendencies. *Id.* Other medical documents reveal Plaintiff suffered from depression and anxiety subsequent to his January 30, 2002 termination. *Plaintiff's Reply to Defendants' Motion for Summary Judgment, Exhibits 1-2; Supplemental Exhibits to the Plaintiff's Reply to the Defendants' Motion for Summary Judgment, Exhibits 1-2.*

### Analysis of Law

The general issue before the Court is whether Defendants collectively, as the moving party, are entitled to partial summary judgment, that is, whether they have shown the absence of genuine issues of material fact as to necessary elements of the current causes of action pursuant to *Pennsylvania Rules of Civil Procedure* (hereinafter "PA Civil Rules") 1035.1 *et seq.* The *PA Civil Rules* provide that summary judgment is appropriate when: the record<sup>2</sup> demonstrates that there exists "no genuine issue of material fact as to a necessary element of the cause of action or defense that could be established by additional discovery or expert report;" or "an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to a jury." *Pa.R.C.P. 1035.2.*

Any party may move for summary judgment, in whole or in part, after the relevant pleadings are closed. *Ertel v. The Patriot-News Co.*, 674 A.2d 1038, 1041 (Pa. 1996). It is the burden of the moving party to prove that no genuine issues of material fact exist. *Id.* Therefore, the record is reviewed in the light most favorable to the nonmoving party and all doubts as to the existence of a genuine issue of material fact are to be resolved against the moving party. *Id.* The nonmoving party, however, may not rest upon the mere allegations or denials of its pleadings, but must set forth, either by affidavit or otherwise, specific facts showing there is a genuine issue for trial. *Id.* at 1042. Defendants are entitled to judgment as a matter of law if, after assessing the relevant facts, it is clear to the Court that no reasonable jury could find in favor of Plaintiff. *See, Washington v. Baxter*, 719 A.2d 733, 737 (Pa. 1998). In determining whether Defendants are entitled to partial summary judgment, the Court,

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<sup>2</sup> The "record" includes: pleadings, depositions, answers to interrogatories, admissions on file, together with the affidavits, and reports signed by an expert witness that would, if filed, comply with *PA Civil Rule 4003.5(a)(1)*, whether or not the reports have been produced in response to interrogatories. *Pa.R.C.P. 1035.1.*

in viewing the record in the light most favorable to Plaintiff, has weighed applicable law as it relates to the facts of this case as well as the merit of the arguments presented by the parties.

Though the general issue before the Court is whether Defendants are entitled to partial summary judgment, the specific issue before the Court is whether Plaintiff has failed to produce evidence of facts essential to three of the four causes of action as contained in his Second Amended Complaint.<sup>3</sup> These three actions are as follows: Interference with Prospective Advantage, Defamation, and Intentional Infliction of Emotional Distress.

## **COUNT II: INTERFERENCE WITH PROSPECTIVE ADVANTAGE**

Interference with Prospective Advantage, i.e., the publication of disparaging statements concerning the business of another, is actionable where each of the following elements have been met: (1) the statement - which concerns the business of another - is false; (2) the publisher either intends the publication to cause pecuniary loss or reasonably should recognize that publication will result in pecuniary loss; (3) pecuniary loss does in fact result; and (4) the publisher either knows that the statement is false or acts in reckless disregard of its truth or falsity. *See, Pro Golf Manufacturing v. Tribune Review Newspaper Co.*, 761 A.2d 553, 555-56 (Pa. Super. 2000); *rev'd on other grounds*, 809 A.2d 243 (Pa. 2002). Plaintiff avers Defendants' statements of and concerning his mental state and extra-marital affair published to his potential employers constitute Interference with Prospective Advantage. *Second Amended Complaint* ¶ 37 - 43.

The Pennsylvania Superior Court in *Pro Golf Manufacturing* clearly found that in order to succeed on a claim of Interference with Prospective Advantage, each of the above-four elements must be met. *Id.* at 555-56. A thorough reading of the record reveals that while Plaintiff believed the comments made by Defendant Rimmer to each of the potential employers were "inappropriate," he stated such comments were, however, "factually truthful." *Defendants' Motion for Partial Summary Judgment*, p. 4, *Exhibit A*, p. 56, 58, 61, 63; *Plaintiff's Reply to Defendants' Motion for Summary Judgment*, ¶ 15. As Plaintiff admits the statements made to the prospective employers were truthful, the Court finds element one (which requires the statement to be false) cannot be met. Due to Plaintiff's deposed admission of the statements' truth, each of the elements cannot be met and it is, therefore, clear to the Court that no reasonable jury could find in favor of Plaintiff regarding his claim of interference with Prospective Advantage.

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<sup>3</sup> Count I of Plaintiff's Second Amended Complaint, Intentional Interference with Business Relations, has not been challenged in Defendant's Motion for Partial Summary Judgment. *Second Amended Complaint*, ¶¶ 32-36; *Defendant's Motion for Partial Summary Judgment*, ¶¶ 1-32; *Defendant's Brief in Support of Motion for Partial Summary Judgment*, pp. 1-11.

**COUNT III: DEFAMATION**

In his action for Defamation, Plaintiff has the burden of proving the defamatory character of Defendants' statements; that Defendants published those statements; that those statements applied to Plaintiff; that the recipients of those statements understood the defamatory meaning, and understood the statements were intended to be applied to Plaintiff; that Plaintiff suffered special harm as a result of the publication; and that Defendants abused a conditionally privileged occasion. *See, 42 P.S. § 8343(a)*. However, in Pennsylvania, defamatory statements will not provide a basis for recovery when such statements are true. *See, Bobb v. Kraybill*, 511 A.2d 1379 (Pa. Super. 1986), *citing, Hepps v. Philadelphia Newspapers, Inc.*, 485 A.2d 374 (Pa. 1984); *Dunlap v. Philadelphia Newspapers, Inc.*, 448 A.2d 6, 12 (Pa. Super. 1981). In Pennsylvania, truth of the alleged defamatory statement is a complete and absolute defense to civil actions for Defamation. *Id.*

Once more, while Plaintiff believes the comments to each of the potential employers were "inappropriate," he stated such comments were, however, "factually truthful." *Defendants' Motion for Partial Summary Judgment*, p. 4, *Exhibit A*, p. 56, 58, 61, 63; *Plaintiff's Reply to Defendants' Motion for Summary Judgment*, ¶ 15. As Plaintiff admits the statements made to the prospective employers were true, the Court finds the truth of the published statements to be a complete and absolute defense to Plaintiff's claim of Defamation. Due to Plaintiff's deposed admission of the statements' truth, it is clear to the Court that no reasonable jury could find in favor of Plaintiff regarding his claim of Defamation as Defendants have pled a complete and absolute defense to such a claim.

**COUNT IV: INTENTIONAL INFLICTION OF EMOTIONAL DISTRESS**

Regarding Intentional Infliction of Emotional Distress, the Pennsylvania Supreme Court found:

It is basic to tort law that an injury is an element to be proven. Given the advanced state of medical science, it is unwise and unnecessary to permit recovery to be predicated on an inference based on a defendant's outrageousness without expert medical confirmation that the plaintiff actually suffered the claimed distress. Moreover, the requirement of some objective proof of severe emotional distress will not present an insurmountable obstacle to recovery. Therefore, if the tort of intentional infliction of severe emotional distress is to be accepted in the Commonwealth of Pennsylvania, at the very least, existence of the alleged emotional distress must be supported by competent medical evidence.

*Kazatsky v. King David Memorial Park, Inc.*, 527 A.2d 988, 995 (Pa. 1987). Supplementing the Pennsylvania Supreme Court's decision in *Kazatsky*, the Pennsylvania Superior Court found, "there is much controversy over whether Pennsylvania jurisprudence recognizes the tort of intentional infliction of emotional distress . . . [h]owever, it is clear that in Pennsylvania, in order to state a claim under which relief can be granted for intentional infliction of emotional distress, the plaintiffs must allege physical injury." *Hart v. O'Malley*, 647 A.2d 542, 553-54 (Pa. Super. 1994). The Pennsylvania Superior Court in *Hart*, in order to support its finding that a plaintiff must allege physical injury in order to state a claim under which relief can be granted for Intentional Infliction of Emotional Distress, cites (*inter alia*) a 1992 Pennsylvania Superior Court case holding a plaintiff must allege physical injury for claims of Negligent Infliction of Emotional Distress. *Hart*, 647 A.2d at 553-54, *citing, Love v. Cramer*, 606 A.2d 1175 (Pa. Super. 1992).

The Pennsylvania Superior Court in *Love*, found that physical manifestations of emotional suffering, i.e., depression, nightmares, stress, and anxiety, resulting from a defendant's actions were sufficient to sustain a cause of action for Negligent Infliction of Emotional Distress as they constitute physical injury. *Love*, 606 A.2d at 1179. In the present case, Plaintiff similarly exhibited exacerbated physical manifestations of emotional suffering resulting from his termination, namely: depression, anxiety, anger, panic, and suicidal tendencies. *Plaintiff's Reply to Defendants' Motion for Partial Summary Judgment, Exhibits 1, 2; Supplemental Exhibits to the Plaintiff's Reply to the Defendants' Motion for Summary Judgment, Exhibits 1, 2*. Plaintiff's alleged physical manifestations of emotional suffering resulting from Defendants' actions are supported by the medical documentation of Doctors Masone and Hogan. *Id.*

Pursuant to the Pennsylvania Supreme Court's ruling in *Kazatsky*, the Court finds the existence of Plaintiff's alleged emotional distress is supported by competent medical evidence. Pursuant to the Pennsylvania Superior Court's ruling in *Hart*, the Court finds Plaintiff's alleged emotional distress constitutes alleged physical injuries according to physical injury as defined by the Pennsylvania Superior Court in *Love*.<sup>4</sup> As Plaintiff has alleged physical injuries manifesting themselves though emotional suffering, the Court finds he has produced evidence of facts essential to his Intentional infliction of Emotional Distress cause of

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<sup>4</sup> The Court is aware the Pennsylvania Superior Court's decision in *Love* focused on Negligent (and not Intentional) Infliction of Emotional Distress. However, the Court finds the analysis in *Love*, as to what constitutes a physical injury, to be applicable in the present case as the Pennsylvania Superior Court cited *Love* as precedent in *Hart* to support its position that physical injury is required for claims of Intentional Infliction of Emotional Distress. *See, Hart*, 647 A.2d at 553-54, *citing, Love*, 606 A.2d at 1179.

action.

Pursuant to the above analysis, summary judgment in favor of Defendants as to Plaintiff's claims of Interference with Prospective Advantage and Defamation is proper. Because Plaintiff admitted the statements that were made to prospective employers were true - which provides Defendants absolute defenses to such claims - the provided evidence as viewed in a light most favorable to the nonmoving party clearly reveals no reasonable jury could find in favor of Plaintiff regarding these two claims. Consequently, Defendants' Motion for Partial Summary Judgment is granted as to Plaintiff's claims of Interference with Prospective Advantage and Defamation only because no genuine issues of material fact remain as to these two counts.

Pursuant to the above analysis, summary judgment in favor of Defendants as to Plaintiff's claim of Intentional Infliction of Emotional Distress is not proper. Because Plaintiff suffers from medically documented physical / emotional injuries, the provided evidence as viewed in a light most favorable to the nonmoving party clearly reveals a reasonable jury could find in favor of Plaintiff regarding this claim. Consequently, Defendants' Motion for Partial Summary Judgment is denied as to Plaintiff's claim of Intentional Infliction of Emotional Distress because genuine issues of material fact remain as to this one count.

### **ORDER**

**AND NOW, TO-WIT**, this 23rd day of July, 2008, it is hereby **ORDERED, ADJUDGED, and DECREED** that, for the reasons set forth in the foregoing Opinion, Defendants' Motion for Partial Summary Judgment is **GRANTED** as to Plaintiff's claims of Interference with Prospective Advantage and Defamation, while Defendant's Motion for Partial Summary Judgment is **DENIED** as to Plaintiff's claim of Intentional Infliction of Emotional Distress. Therefore, Counts II and III of Plaintiff's Second Amended Complaint are hereby dismissed.

**BY THE COURT:**

/s/ **Shad Connelly, 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 January 28, 2009, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

SUNDRY WORKS GROUP, INC  
c/o Corporate Creations  
Network, Inc.

This corporation is incorporated under the laws of North Carolina. The address of its principal office under the laws of its jurisdiction in which it is incorporated is 95 Goldview Road, Asheville, NC 28804.

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

Feb. 13

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania

Notice is hereby given that on February 5, 2009 the Petition of Robert Anthony Mosher was filed in the above Court requesting a Decree to change his name to Meranda Anne Mosher.

The Court has fixed March 17, 2009, at 8:45 A.M. in Courtroom No. H 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.

Feb. 13

**FICTITIOUS NAME NOTICE**

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business Under an Assumed or Fictitious Name." Said Certificate contains the following information:

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Wall Street Motors
  2. Address of the principal place of business: 26 Wall Street, Girard, Pennsylvania
  3. The real names and addresses, including street and number, of the persons who are parties to the registration: David R. Picheco, 428 Lake Street, Girard, PA 16417 and Scott A. Doolittle, 11323 Main Street, North East, PA 16428
  4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about January 5, 2009.
- James R. Steadman, Esquire  
24 Main Street East  
Girard, Pennsylvania 16417

Feb. 13

**INCORPORATION NOTICE**

Notice is hereby given that Andrzejczak Landscaping, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

James R. Steadman, Esquire  
24 Main Street East  
P.O. Box 87  
Girard, PA 16417

Feb. 13

**INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania for Fruition Funding Company Inc. under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 13

**INCORPORATION NOTICE**

Lake Erie OB-GYN, P.C., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Knox McLaughlin Gornall & Sennett, P.C.  
120 West 10th Street  
Erie, PA 16501

Feb. 13

**INCORPORATION NOTICE**

Notice is hereby given that MergeMedia Corporation has been organized as a professional corporation under the provisions of the Pennsylvania Business Corporation Law of 1988.

Sumner E. Nichols, II, Esquire  
Nichols & Myers P.C.  
900 State Street  
Erie, PA 16501

Feb. 13

**LEGAL NOTICE**

ATTENTION: UNKNOWN FATHER

INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD (T.E.C.); DOB: 03-31-06 #70B IN ADOPTION, 2008

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Cunningham, Court Room No. C, City of Erie on March 23, 2009 at 9:00 a.m. and then and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented

at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's  
Court Administrator  
Room 204-205  
Erie County Court House  
Erie, Pennsylvania 16501  
(814) 451-6251

Feb. 13

**LEGAL NOTICE**

ATTENTION: UNKNOWN  
FATHER

INVOLUNTARY TERMINATION  
OF PARENTAL RIGHTS

IN THE MATTER OF THE  
ADOPTION OF MINOR MALE  
CHILD (J.A.R.); DOB: 06-13-04  
#118A IN ADOPTION, 2008

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Bozza, Court Room No. I, City of Erie on March 31, 2009, at 1:30 p.m. and then and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may

be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's  
Court Administrator  
Room 204-205  
Erie County Court House  
Erie, Pennsylvania 16501  
(814) 451-6251

Feb. 13

**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

**February 20, 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. 30 and Feb. 6, 13

**SALE NO. 1**

**Ex. #14660 of 2008**  
**Marquette Savings Bank**  
**v.**  
**Gregory Alan Rekkitt and**  
**Jean E. Rosenthal**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 14660-2008, Marquette Savings Bank vs. Gregory Alan Rekkitt and Jean E. Rosenthal, owners of property situate in Girard Township, Erie County, Pennsylvania being: 217 Chestnut Street, Girard, Pennsylvania.

66.07 x 140  
Assessment Map Number:  
(23) 16-53-28  
Assessed Value Figure: \$53,790  
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. 30 and Feb. 6, 13

**SALE NO. 2**

**Ex. #14743 of 2008**  
**Beneficial Consumer Discount**  
**Company d/b/a Beneficial**  
**Mortgage Co. of Pennsylvania,**  
**Plaintiff**  
**v.**

**James F. Hammerman**  
**Lisa L. Hammerman,**  
**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, being Lot No. 5, Block "C" of the WILLOW WAY HEIGHTS SUBDIVISION NO. 3 in Tract No. 251 of the City of Erie and State of Pennsylvania, as the same is more particularly described in Erie County Map Book 9 at page 35, having erected thereon a one story frame dwelling house commonly known as 4227 Bird Drive, Erie, Pennsylvania, City of Erie Index No. (18) 5260-502.

BEING KNOWN AS: 4227 BIRD DRIVE, ERIE, PA 16511  
PROPERTY ID NO.: 18-5260-502  
TITLE TO SAID PREMISES IS VESTED IN James F. Hammerman and Lisa L. Hammerman, husband and wife, as tenants by the entireties by Deed from Lucille J. Grutkowski, an unmarried widow and Charles T. Grutkowski, single dated 3/28/02 recorded 4/1/02 in Deed Book 866 page 2314.

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. 30 and Feb. 6, 13

**SALE NO. 3**

**Ex. #13120 of 2006**  
**JPMorgan Chase Bank, as**  
**Trustee under the Pooling and**

**Servicing Agreement dated as of**  
**October 1, 2003, ABFS Mortgage**  
**Loan Trust 2003-2, Plaintiff,**  
**v.**

**Lane M. Steigmeyer a/k/a**  
**Lane Steigmeyer and**  
**Tina Steigmeyer, Defendants**  
**LONG FORM DESCRIPTION**

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

COMMENCING at a point in the north line of Eighth Street, seventy and one-half (70 1/2) feet west of the west line of Pennsylvania Avenue; thence west along the north line of Eighth Street, thirty-five and one-half (35 1/2) feet; thence north, parallel to Pennsylvania Avenue, seventy (70) feet; thence east, parallel to Eighth Street, thirty-five and one-half (35 1/2) feet; thence south, parallel to Pennsylvania Avenue, seventy (70) feet to the place of beginning.

BEING commonly known as 1046 East 8th Street, Erie, Pennsylvania, 16503, and bearing Erie County Index No. (14) 1035-129.

BEING the same premises which Lane M. Steigmeyer and Tina Steigmeyer, his wife, granted and conveyed unto Lane M. Steigmeyer and Tina Steigmeyer, his wife, by Deed dated May 19, 2003 and recorded May 23, 2003 at Deed Book Volume 1015, Page 474 in the Recorder's Office of Erie County, Pennsylvania.  
Grenen & Birsic, P.C.  
Kristine M. Anthon, Esquire  
Attorney for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

Jan. 30 and Feb. 6, 13

**SALE NO. 4**

**Ex. #13983 of 2008**  
**Citizens Bank of Pennsylvania,**  
**Plaintiff,**  
**v.**

**Christine K. Ford, Defendant**  
**LEGAL DESCRIPTION**

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



Pennsylvania, of part of Tract No. 249, and being Lots Nos. 158 and 159 of the Industrial Home Site Company Subdivision, recorded in Erie County Map Book 2, pages 330 and 331, now Lot No. five (5) of a plot of survey for Emily A. Brook, being a resubdivision of Lots 118-127 and 158-167, Industrial Home Site Company Subdivision recorded in Erie County Map Book 37, page 128, on January 16, 1991.

Bearing Erie County Index No. 18-51-49-311

**ADDENDUM**

ALL of the property located at 2741 27th Street, in the City/Town/Village of Erie, County of Erie, State of PA, in which the borrower has an ownership, leasehold or other legal interest having a tax identification number of 18-5149.0-311.00 and being the same property more fully described in Book 1187 page 1657, et seq. dated 10-26-2004, recorded on 11/5/2004, and further described as 1995, 28 x 48 Four Seasons, Serial Number FS200733AB.

PARCEL/TAX ID # 18-5149-311  
COMMONLY KNOWN AS: 2741 EAST 27TH STREET, ERIE, PA 16510

Lauren Berschler Karl, Esquire  
Wilentz Goldman & Spitzer  
Park Building  
355 Fifth Avenue, Suite 400  
Pittsburgh, PA 15222  
412-232-0808

Jan. 30 and Feb. 6, 13

**SALE NO. 5**

**Ex. #14669 of 2008**  
**Nationstar Mortgage, LLC**  
**f/k/a Centex Home Equity**  
**Company, LLC**  
**v.**

**Patricia V. Conboy**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14669-08 Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC vs. Patricia V. Conboy, owners of property situated in City of Erie, Erie County, Pennsylvania being 4615 Cherry Street, Erie, PA 16509  
Assessment Map number: 18-5316.0-212.00  
Assessed Value figure: \$81,647.00

Improvement thereon: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**SALE NO. 6**

**Ex. #12851 of 2008**  
**The Bank of New York Mellon**  
**as Trustee for Popular Financial**  
**Services Mortgage/pass Through**  
**Certificate Series # 2006-C**  
**v.**

**Sandra K. Gordon and**  
**James Gordon**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12851-08 The Bank of New York Mellon as Trustee for Popular Financial Services Mortgage/pass Through Certificate Series # 2006-C vs. Sandra K. Gordon and James Gordon, owners of property situated in City of Erie, Erie County, Pennsylvania being 1244 West 21st Street, Erie, PA 16502

Assessment Map number: 16-031-029.0-126.00

Assessed Value figure: \$42,230.00

Improvement thereon: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**SALE NO. 7**

**Ex. #12499 of 2008**  
**Deutsche Bank National Trust**  
**Company, as Trustee Pooling and**  
**Servicing Agreement Dated as of**  
**March 1, 2006**  
**v.**

**Jena J. Jimerson and**  
**Alester Jimerson**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12499-08 Deutsche Bank National Trust Company, as Trustee Pooling and Servicing Agreement Dated as of March 1, 2006 vs. Jena J. Jimerson and Alester Jimerson, owners of property situated in City of Erie, Erie County, Pennsylvania being 3815 Sassafras

Street, Erie, PA 16508

Assessment Map number: 18053041011500

Assessed Value figure: \$72,000.00

Improvement thereon: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**SALE NO. 8**

**Ex. #14540 of 2008**  
**Wells Fargo Bank, NA as**  
**Trustee under Pooling and**  
**Servicing Agreement dated as of**  
**January 1, 2004 Merrill Lynch**  
**Mortgage Investors Trust**  
**Mortgage Loan Asset-Backed**  
**Certificates, Series 2004-WMC1**  
**v.**

**Tiffany T. Martin**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14540-08 Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of January 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC1 vs. Tiffany T. Martin, owners of property situated in City of Erie, Erie County, Pennsylvania being 1118 West 6th Street, Erie, PA 16507

Assessment Map number: 17-4035-132

Assessed Value figure: \$63,798.00

Improvement thereon: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**SALE NO. 9**

**Ex. #14488 of 2008**  
**HSBC Bank USA National**  
**Association, as Indenture Trustee**  
**under the Indenture relating**  
**to People's Choice Home Loan**  
**Securities Trust Series 2006-1**  
**v.**

**Jon A. Mason and**  
**The United States of America**  
**c/o U.S. Attorney**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14488-08 HSBC Bank USA National Association, as Indenture Trustee under the Indenture relating to People's Choice Home Loan Securities Trust Series 2006-1 vs. Jon A. Mason and The United States of America c/o U.S. Attorney, owners of property situated in Township of Millcreek, Erie County, Pennsylvania being 3118 West 42nd Street, Erie, PA 16506

Assessment Map number: 33-82-414.6-11

Assessed Value figure: \$167,860.00  
Improvement thereon: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**SALE NO. 11**

**Ex. #14018 of 2006**

**Kenneth R. Haibach, Plaintiff**  
v.

**Dean J. Bagnoni, Defendant**  
v.

**Lillian L. Bagnoni, Additional Defendant**

**ADVERTISING DESCRIPTION**

By virtue of a Writ of Execution filed to No. 14018-2006, Kenneth R. Haibach vs. Dean J. Bagnoni, owner of the property situated in VENANGO TWP., ERIE CO, PA as follows:

ADDRESS: The undivided one-half interest as tenants in common to that real estate situate in Venango Township, Erie County and being 231 acres of vacant land, more or less, on Colt Station Road and bearing Erie County Tax Index Nos. (44) 7-15-9 and (44) 7-15-10.01

ASSESSMENT MAP NO.: (44) 7-15-9 and (44) 7-15-10.01

ASSESSED VALUE FIGURE: \$26,400.00 and \$274,100.00 respectively

IMPROVEMENT THEREON: None

Stephen H. Hutzelman, Esq.  
305 West Sixth Street  
Erie, PA 16507  
(814) 452-6800  
PA ID# 06541

Jan. 30 and Feb. 6, 13

**SALE NO. 12**

**Ex. #14787 of 2008**

**Northwest Consumer Discount Company, d/b/a Erie Consumer Discount Company, Plaintiff**  
v.

**Mark C. Hooks and Vasiliki J. Hooks, Defendant**

**ADVERTISING DESCRIPTION**  
By virtue of Writ of Execution filed to No. 14787-2008, Northwest Consumer Discount Company, d/b/a Erie Consumer Discount Company vs. Mark C. Hooks and Vasiliki J. Hooks owners of the property situate in City of Erie, Erie County, as follows:

Address: 818 EAST AVENUE, ERIE, PA

Assessment Map No.: (15) 2043-204

Assessed Value Figure: \$39,000.00

Improvement Thereon: Two Story Frame Building and Frame Garage

Stephen H. Hutzelman, Esq.  
305 West Sixth Street  
Erie, PA 16507

(814) 452-6800  
PA ID# 06541

Jan. 30 and Feb. 6, 13

**SALE NO. 13**

**Ex. #14210 of 2008**

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

**Estate of William C. Aquillono a/k/a William Aquillono Michelle M. Gualtieri Donovan, Executrix and Devisee of the Estate of William C. Aquillono a/k/a William Aquillono, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Sixth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, and being a lot thirty-eight (38) feet by seventy-four and 34/100 (74.34) feet located on the southeast corner of Twenty-first Street and Baur Avenue, known as City of Erie Tax Index Number 6203-318, and having erected thereon a dwelling house commonly known as 2103 Baur Avenue, Erie, Pennsylvania. Being the same premises conveyed to Peter J. Richards and Esther Richards, his wife, by Deed dated

September 9, 1977 and recorded in Erie County Deed Book 1279 page 510. The said Peter J. Richards died testate at Erie, Pa. on January 30, 1986, for which see Proof of Death intended to be filed forthwith in the Office of the Register of Wills of Erie County, Pennsylvania.

In accordance with Section 405 of Act 97 of 1980, House Bill 1840, July 7, 1980, the Grantor states that, to the actual knowledge of the Grantor, solid waste, including hazardous waste, has never been disposed on said property and is not presently being disposed.

Party of the First Part further conveys any right, title and interest she has in and to additional frontage along West 21st Street, as prior deeds refer to frontage of 48 feet along West 21st Street.

Also, all that certain piece or parcel of land situate in the Sixth Ward, Index 6203-317, being Lot 38 feet x 74.34 feet, in the Baur Subdivision, City of Erie, County of Erie and State of Pennsylvania; sold to the County Commissioners December 21, 1937 for 1932 taxes; assessed and returned in the name of James E. Speed, and recorded in County Treasurer's Deed Book 'F', page 150.

Being the same premises conveyed to Peter J. Richards and Esther Richards, his wife, by Deed dated May 20, 1960 and recorded in Erie County Deed Book 819 page 429, the said Deed being a Commissioners' Deed.

The above described parcel 6203-317 is more particularly bounded and described as follows: All that certain piece or parcel of land situate in the Township of Millcreek (now Sixth Ward of 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-first Street forty-eight (48) feet east of the east line of a twenty foot lane; thence eastwardly along the south line of Twenty-first Street, thirty-eight (38) feet to a point; thence southwardly on a line parallel to said twenty foot lane, seventy-four and 40/100

(74.40) feet more or less to a point in the north line of land now or formerly of Bauer Brothers; thence westwardly along said Bauers Brothers' land thirty-eight (38) feet to a point; and thence northwardly on the line parallel to said twenty foot lane seventy-four and 40/100 (74.40) feet, more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William C. Aquillono, by Deed from Esther Richards, Unremarried widow, dated 05/10/1996, recorded 05/13/1996 in Book 0439, Page 1085.

Tax Parcel #: 19-062-003.0-318.00 19-062-003.0-317.00

Premises being: 2103 BAUR LANE, ERIE, PA 16502-2217

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. 30 and Feb. 6, 13

**SALE NO. 15**

Ex. #14574 of 2008

**Lasalle Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2005-WF1, Plaintiff,**

v.

**David Bostaph Jr., 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, being Lot No. 19 in Block 'C' as shown on that certain plat entitled 'East Tract Subdivision United States Housing Corporation's Project Number 10' as duly recorded in Erie County Map Book Number 2, page 317 in the Office of the Recorder of Deeds of Erie County, Pennsylvania, having a frontage of Thirty-six (36) feet on Euclid Avenue, and a depth of one hundred thirteen and six tenths (113.6) feet more or less, and having a dwelling known as 645 Euclid Avenue, Erie, Pennsylvania and bearing Erie County Tax Index No. (14) 1116-106 BEING KNOWN AS PARCEL NUMBER: 14-1116-106.

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 thereon; and also, all the estates and interest whatsoever of the said Party of the First Part, in law or equity, of, in to or out of the same.

TITLE TO SAID PREMISES IS VESTED IN David Bostaph, Jr., unmarried, by Deed from Oscar K. Eck and Virginia K. Eck, h/w, as tenants by the entireties with the right of survivorship, dated 12/29/2003, recorded 01/12/2004 in Book 100, Page 1082.

Tax Parcel #: 14011016010600  
Premises being: 645 EUCLID AVENUE, ERIE, PA 16511-1828

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. 30 and Feb. 6, 13

**SALE NO. 16**

Ex. #15498 of 2007

**JP Morgan Mortgage Acquisition Corporation, Plaintiff,**

v.

**John P. Carrick**

**Brittany L. Mathers, Defendant(s)**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, and known as Lots Nos. 286, 287 and 288 of CONRAD HEIGHTS SUBDIVISION, a plan of the same being recorded in Erie County Map Book 3, at pages 222 and 223, to which plan reference is made for a further description of said lots.

Said premises are commonly known as 3922 Fargo Street, Erie, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (18) 5228-208.

Being the same premises as conveyed to the mortgagor(s) herein by deed recorded this date.

John P. Carrick and Brittany L. Mathers, husband and wife, as tenants by the entirety with right of

survivorship to the survivor thereof, by Deed from James R. Wright and Julie A. Wright, husband and wife, dated 02/12/2007, recorded 02/14/2007, in Deed Book 1395, page 455.

Tax Parcel #: 18052028020800  
Premises being: 3922 FARGO STREET, 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. 30 and Feb. 6, 13

**SALE NO. 17**

Ex. #14416 of 2008

**Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc., Plaintiff,**

v.

**Gary A. Casey**

**Paula A. Casey, Defendant(s)**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Fairview, County of Erie and Commonwealth of Pennsylvania, being Lots Nos. 317 and 318 of the LAKE SHORE CLUB DISTRICT SUBDIVISION, as appears in Erie County Map Book 3, pages 176 and 177.

Said property being more commonly known as 1005 Webster Road, Erie, Pennsylvania and bearing Erie County Tax Index Number (21) 35-16-92

TITLE TO SAID PREMISES IS VESTED IN Gary A. Casey and Paula A. Casey, his wife, as tenants by the entireties, by Deed from Carolyn R. Heltman, nbm, Carolyn R. Carr and Michael L. Carr, her husband, dated 11/14/2003, recorded 11/14/2003 in Book 1086, Page 1418.

Tax Parcel #: 21-035-016.0-092.00  
Premises being: 1005 WEBSTER 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. 30 and Feb. 6, 13

**SALE NO. 18**  
**Ex. #15557 of 2007**  
**Citigroup Global Markets Realty Corporation, Plaintiff,**

v.

**Dawn Crystal, Defendant(s)**  
**LEGAL DESCRIPTION**

All that certain unit located in the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania, being Unite No. 29 of the Oak Hill Phase Two, a Planned Community, as shown on the Plat recorded in Erie County as Map No. 2005-22 titled Phase Two, Oak Hill Subdivision, together with a percentage interest in the common elements of Oak Hill, a Planned Community, as described in the Declaration recorded in Erie County, Pennsylvania Record Book 1069, at page 0017 as amended in the First Amendment to Declaration of Oak Hill, a Planned Community, recorded in Erie County Record Book 1208 page 418. The Oak Hill, a Planned Community, was created pursuant to the Pennsylvania Uniform Planned Community Act. The Unit has an address of 6129 Inverness Terrace, Fairview, Pennsylvania 16415. The index number of the Unit is (33) 177-573-222.

TITLE TO SAID PREMISES IS VESTED IN Dawn Crystal, by Deed from Dawn M. King, now known as Dawn Crystal, single, dated 05/24/2006, recorded 05/25/2006, in Deed Book 1330, page 1168.

Tax Parcel #: 33-177-573.0-222.00  
 Premises being: 6129 INVERNESS TERRACE, FAIRVIEW, PA 16415-3279

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. 30 and Feb. 6, 13

**SALE NO. 19**  
**Ex. #11353 of 2008**  
**GMAC Mortgage, LLC, Plaintiff,**

v.

**Charles L. Dunlap**  
**Pearl Dunlap, Defendant(s)**  
**LEGAL DESCRIPTION**

Parcel 1:  
 ALL that certain piece or parcel of land situate in the Borough of Albion, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point or stake in the northwest corner of the lot formerly owned by Thos Hurst in the South line of State Street;  
 THENCE, south along the west line of the said Hurst lot one hundred thirty (130) feet to a point or stake;  
 THENCE, west sixty (60) feet to a stake;

THENCE, north one hundred thirty (130) feet to the south line of West State Street;  
 THENCE, east along the south line of West State Street sixty (60) feet to the place of beginning.

ALSO, all that certain piece or parcel of land situate in the Borough, County and Commonwealth aforesaid; bounded and described as follows, to-wit:

COMMENCING at the northwest corner of State Street and West Avenue;

THENCE, southwardly one hundred thirty (130) feet to the land now or formerly of Dora Kennedy;  
 THENCE, eastwardly fifty-five and one-half (55.5) feet to land now or formerly of J.L. O'Connor;  
 THENCE northwardly one hundred thirty (130) feet to State Street;  
 THENCE, westwardly fifty-five and one-half (55.5) feet to the point of beginning.

HAVING erected thereon a two-story frame dwelling.

SAID premises are further identified by Erie County Assessment Index No. (1) 5-47-1 and are commonly known as 94 West State Street, Albion, Pennsylvania.

PARCEL 2:  
 ALSO, all that certain piece or parcel of land situate in the Borough of Albion, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the south side of West State Street, said beginning point being one hundred fifteen and five tenths (115.5) feet,

more or less, from the south line of West State Street and east line of West Avenue, said beginning point one hundred fifteen and five tenths (115.5) feet east of the intersecting line of the south side of West State Street and the east side of West Avenue;

THENCE, eastwardly along the south side of West State Street one hundred thirty-two (132) feet to a point;

THENCE, southerly one hundred forty-eight (148) feet, to a point;  
 THENCE, westwardly one hundred thirty-two (132) feet, parallel with West State Street, to a point;  
 THENCE, northwardly one hundred forty-eight (148) feet, parallel with West Avenue, to the place of beginning.

HAVING erected thereon a two-car garage.

SAID premises are further identified by Erie County Assessment Index No. (1) 5-47-2.

TITLE TO SAID PREMISES IS VESTED IN Charles L. Dunlap and Pearl Dunlap, h/w, by Deed from Roland R. Shumate and Sherrie Shumate, aka Sherry L. Shumate, h/w, dated 05/15/2000, recorded 05/16/2000, in Deed Book 703, page 1768.

Tax Parcel #: 01-005-047-2  
 Premises being: 94 WEST STATE STREET, ALBION, PA 16401.

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. 30 and Feb. 6, 13

**SALE NO. 20**  
**Ex. #14754 of 2008**  
**Deutsche Bank Trust Company Americas as Trustee for 2007QS5 RALI, Plaintiff,**

v.

**Debra A. Euliano a/k/a**  
**Debra A. Euliano, Defendant(s)**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania described as follows:

Unit No. 36 (the 'Unit') of Whispering Woods Estates, a Planned Community as depicted on the Plat of Whispering Woods Estates, A Planned Community (the 'Plat'), recorded on August 18, 1999 in the office of the recorder of Deeds of Erie County, Pennsylvania in Map Book 1999 at page 259.  
**TITLE TO SAID PREMISES IS VESTED IN** Debra A. Euliano, by Deed from Debra A. Euliano, aka, Debra A. Euliano, dated 12/22/2006, recorded 12/29/2006 in Book 1386, Page 0297  
 Tax Parcel #: 33-174-565.1-116.00  
 Premises being: 5820 FOREST CROSSING, ERIE, PA 16506-7004  
 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. 30 and Feb. 6, 13

**SALE NO. 21**

**Ex. #12581 of 2008**

**US Bank National Association,  
 as Trustee for Asset-Backed  
 Pass-Through Certificates Series  
 2006-WFHE3, Plaintiff,**

v.

**Theresa A. Finke  
 Stephen T. Proper, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Borough of Wesleyville (formerly the Township of Harborcreek), County of Erie and State of Pennsylvania, being Subdivision Number (Lot No.) eighty-seven (87) in what is known as the Bird Real Estate and Improvement Company's Subdivision, as shown upon a plot of said Subdivision recorded in the Recorder's Office of Erie County, Pa., in Map Book 2, pages 112 and 113, and being further bounded and described as follows, to-wit:  
 Beginning at the point of intersection of the West line of the Shannon Road with the south line of East 27th Street (formerly Walter Place prior to that known as Davie Place); thence westwardly, along the south line of East 27th Street, one hundred twenty-nine and five-tenths (129.5)

feet to a point; thence southwardly, nearly parallel with Shannon Road, forty-eight (48) feet to a point; thence eastwardly parallel with East 27th Street, about one hundred thirty-three (133) feet to the West line of the Shannon Road; thence northwardly, along the west line of the Shannon Road, forty-eight (48) feet to the place of beginning.

Also, all that certain piece or parcel of land situate in the Borough of Wesleyville (formerly the Township of Harborcreek), County of Erie and State of Pennsylvania, being the northerly ten feet of Subdivision number (lot number) eighty-six (86) in what is known as the Bird Real Estate and Improvement Company Subdivision, as shown upon a plot of said Subdivision recorded in the Office of the Recorder of Deeds, Erie, Pennsylvania, in Map Book 2, at pages 112 and 113, and being more fully described as follows:

Beginning at a point on the Shannon Road at the northeast corner of Subdivision number eighty-six (86); thence westwardly along the north line of Subdivision number eighty-six (86) to the east boundary line of Subdivision number eighty-four (84); thence southwardly along the west lot line of Subdivision eighty-six (86), ten (10) feet to a point; thence eastwardly parallel with the north lot line of Subdivision number eighty-six (86) to the west line of the Shannon Road; and thence northwardly along the west line of the Shannon Road, ten (10) feet to the place of beginning.

Bearing Erie County Tax Index Number (50) 5-57-5 and being more commonly known as 2716 Shannon Road, Erie, Pennsylvania 16510.

Being the same premises conveyed to ERNEST FINKE, JR. and PATRICIA FINKE, his wife, by CORINNE R. DAHLBERG, now by marriage, CORINNE R. HARVEY, by deed dated December 29, 1983, and recorded February 24, 1984 in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Deed Book 1526 at Page 471.

**TITLE TO SAID PREMISES IS VESTED IN** Theresa A. Finke and Stephen T. Proper, her husband, as

tenants by the entireties, by Deed from Ernest Finke, Jr. and Patricia Finke, his wife, dated 07/29/2006, recorded 08/02/2006, in Deed Book 1349, page 1856.

Tax Parcel #: 50-005-057.0-005.00  
 Premises being: 2716 SHANNON ROAD, ERIE, PA 16510

Jan. 30 and Feb. 6, 13

**SALE NO. 22**

**Ex. #12976 of 2008**

**The Bank of New York Trust  
 Company, N.A. as Successor to  
 JPMorgan Chase Bank, N.A. as  
 Trustee, Plaintiff,**

v.

**Ella C. Flick  
 Edward L. Flick, Defendant(s)**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, and being Lot No. 21 of Block 'F' of the 'Scenery Hill' Subdivision No. 2, Part of Reserve Tract No. 72, Sixth Ward of the City of Erie, Pennsylvania as more fully bounded and described in Erie County Map Book 5, Page 283, in the Recorder of Deeds Office of Erie County, Pennsylvania, to which reference is made.

Having erected thereon a one story single family dwelling with one and one half car detached garage and being more commonly known as 1650 West 41st Street, Erie, PA 16509. Also bearing Erie County Index No. (19) 6172-122.

Subject to restrictions of record.

**TITLE TO SAID PREMISES IS VESTED IN** Edward L. Flick and Ella C. Flick, his wife, as tenants by the entireties with the right of survivorship in the survivor thereof, by Deed from Daniel W. Barone and Kathleen D. Barone, his wife, dated 02/19/1992, recorded 02/21/1992, in Deed Book 196, page 475.

Tax Parcel #: 19-061-072.0-122.00  
 Premises being: 1650 WEST 41ST STREET, ERIE, PA 16509

Daniel G. Schmiege, Esquire  
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 (215) 563-7000

Jan. 30 and Feb. 6, 13

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**NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM**

**SALE NO. 23**  
**Ex. #13954 of 2008**  
**Lasalle Bank National**  
**Association, as Trustee for ARC**  
**2004-1, Plaintiff,**  
 v.  
**Julian C. Flowers**  
**Michelle L. Flowers,**  
**Defendant(s)**  
**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the First Ward of the City of Corry, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows: COMMENCING at a point on the westerly line of Railroad Street, said point being situate South 00 degrees 09 minutes East a distance of 255 feet from the point of intersection of the southerly line of Liberty Street and the westerly line of Railroad Street; thence North 78 degrees 36 minutes 24 seconds West a distance of 129.93 feet to a set iron pipe; thence North 00 degrees 09 minutes West a distance of 104 feet to a set iron pipe; thence South 89 degrees 51 minutes West a distance of 96.16 feet to a set iron pipe; thence South 00 degrees 09 minutes East a distance of 134.23 feet to a set iron pipe on the northerly line of lands now or formerly of the P & E Railroad; thence South 66 degrees 39 minutes 12 seconds East a distance of 243.66 feet to a set iron pipe on the westerly line of Railroad Street; thence North 00 degrees 09 minutes West a distance of 101.38 feet to the point of beginning. Commonly known as 233 Railroad Street, Corry, Pennsylvania, bearing Erie County Tax Index No. (5) 28-111-1.04. Being the same premises conveyed to party of the first part by deed dated April 23, 2004, and recorded April 30, 2004, in Erie County Record Book 1130 at Page 287. TITLE TO SAID PREMISES IS VESTED IN Julian C. Flowers and Michelle L. Flowers, his wife, as tenants by the entireties with the right of survivorship, by Deed from Beneficial Consumer Discount Company, dba, Beneficial Mortgage Company of Pennsylvania, dated 07/21/2004, recorded 07/27/2004 in

Book 1157, Page 2139.  
 Tax Parcel #: 05-028-111.0-001.04  
 Premises being: 233 RAILROAD STREET, CORRY, PA 16407  
 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. 30 and Feb. 6, 13

**SALE NO. 24**  
**Ex. #14088 of 2008**  
**Greenpoint Mortgage Funding,**  
**Inc., Plaintiff,**

v.  
**David B. Getz, Defendant(s)**  
**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Sixth Ward of the City of Erie, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: COMMENCING at a point in the north line of Twenty-second Street, 67.77 feet east of the east line of an alley running from the north line of Twenty-second Street, to the south line of Twenty-first Street, which east line of said alley is 195 feet or more east of the east line of the Sassafras Street; thence north along the west line of land now or formerly of Joseph F. and Eva Holland, eighty-five (85) feet to a point; thence west and parallel with the north line of Twenty-second Street, thirty-four and twenty-seven hundredths (34.27) feet to a point; thence south parallel with Sassafras Street, eighty-five (85) feet to an iron pin in the north line of Twenty-second Street; thence east along the north line of Twenty-second Street, thirty-four and twenty-seven hundredths (34.27) feet to the point of beginning. This premises is commonly known as 142 West 22nd Street, Erie, Pennsylvania and bears Erie County Tax Index No. (19) 6002-116. Being the same premises conveyed to mortgagors herein by Deed to be recorded herewith, which description is hereby incorporated by reference.  
 TITLE TO SAID PREMISES IS

VESTED IN David B. Getz, by Deed from Nancy Ann Foster, Executrix of the Estate of Margaret Ann Haas, aka, Margaret A. Haas, dated 07/27/2004, recorded 07/28/2004 in Book 1158, Page 1606.  
 Tax Parcel #: 19-60-02-116  
 Premises being: 142 WEST 22ND STREET, ERIE, PA 16502-2803  
 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. 30 and Feb. 6, 13

**SALE NO. 25**  
**Ex. #13765 of 2008**  
**US Bank National Association, as**  
**Trustee for Citigroup Mortgage**  
**Loan Trust 2006-WFHE4,**  
**Plaintiff,**

v.  
**Jennifer Grant, Defendant(s)**  
**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Fourth (4th) Ward of the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the north line of Seventh Street one hundred sixty-five (165) feet west from the point of intersection of the north line of Seventh Street with the west line of Plum Street; thence northwardly, parallel with Plum Street, 165 feet; thence westwardly 29 feet; thence southwardly, parallel with Plum Street, 165 feet; thence eastwardly, along the north line of Seventh Street 29 feet to the place of beginning. SAID premises have erected thereon a two story stucco dwelling commonly known as 918 West 7th Street, Erie, Pennsylvania, 16502, and being further identified by Erie County Assessment Index Number (17) 4028-238. TITLE TO SAID PREMISES IS VESTED IN Jennifer Grant, single, by Deed from Edward M. Luper, single, dated 08/21/2006, recorded 08/22/2006 in Book 1354, Page 1521.  
 Tax Parcel #: 17-040-028.0238.00  
 Premises being: 918 WEST 7TH



STREET, ERIE, PA 16502-1101  
 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. 30 and Feb. 6, 13

**SALE NO. 26**

**Ex. #10057 of 2008**  
**U.S. Bank National Association,**  
**as Trustee for SG Mortgage**  
**Securities Asset Backed**  
**Certificates, Series 2006- FRE2,**  
**Plaintiff,**

v.

**Frank J. Gresh, Jr**  
**Melinda M. Gresh, Defendant(s)**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situated in the Township of Fairview, County of Erie and State of Pennsylvania, bounded and described as follows: BEGINNING at a point of the center of a public road, Pennsylvania Legislative Road, Route 25022, leading from Fairview to Sterrettania, said beginning point also being the North West corner of Land of William M. Pender, described in Deed Book 405, Page 278; thence Southeastwardly along the center of said road; and the North line of Pender, a distance of sixteen point sixty-seven (275.0 feet) rods to a point; thence South twenty-five degrees, forty-five minutes East (25 degrees-45 minutes) by residue of land of William Pender and parallel with the west line of Tract 361, a distance of twenty-eight point seven (473.5 feet) rods to a point; thence South sixty-four degrees fifteen minutes (64 degrees-15 minutes) West by land of William Pender a distance of seven point fifty-seven rods (125 feet) to a point in the west line of Tract 361, thence north twenty-five degrees, forty-five minutes (25 degrees-45 minutes) West along the west line of Tract 361, a distance of twenty rods (330 feet) to a point, a stone post; thence South fifty-two degrees, fifteen minutes West (52 degrees-15 minutes) a distance of two point fifty-six rods (42.24 feet) to a stone; thence North sixty-six

degrees thirty minutes West (66 degrees-30 minutes) thirteen rods (214.5 feet) to a point; thence North sixteen degrees (16 degrees) East a distance of six point sixty-seven rods (110.05 feet) to a point in the center of the public road, the place of beginning and containing two acres, more or less, and being the North westwardly portion of the William Pender property, and part of Tract 361 and a small portion of Tract 362, described in Deed Book 405 Page 278, aforesaid.

EXCEPTING AND RESERVING THEREFROM, all that certain piece or parcel of land conveyed to Wilbur R. Knarr and Susan I. Knarr his wife, by deed dated June 7, 1967 and recorded June 7, 1967 in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Erie County Deed Book 962 at page 388, and bearing Erie County Tax Assessment No. (21) 64-117-2.01.

The parcel herein conveyed is also described as the 'residue of Land of Dominic B. and Joan M. Perseo' on a survey dated September 22, 1966 by Robert F. Bille, a copy of which is recorded at Erie County Deed Book 16, Page 805, as follows: 'Beginning at a point in the centerline of East Water Street a distance of 65.98 feet southeasterly from an iron bolt located in the Tract line between Tracts 361 and 362 and also located in the centerline of East Water Street, said point also being the northeasterly corner of lands conveyed to Wilbur R. Knarr and Susan I. Knarr by Deed recorded on June 7, 1967 in Erie County Deed Book 962 at Page 388; thence South 74 degrees 12 minutes 30 seconds East a distance of 100.00 feet to a point; said point also being designated on such survey as the northwesterly corner of lands of Boyd A. McKean; thence South 25 degrees 25 minutes 10 seconds East a distance of 473.55 feet to a point; thence South 64 degrees 34 minutes 50 seconds West a distance of 124.91 feet to a point; thence North 25 degrees 25 minutes 10 seconds West a distance of 440.35 feet to an old stone monument, said monument also being designated on such

survey as being the northeasterly corner of lands of George and Mary Waisley; thence North 01 degree 11 minutes 40 seconds East a distance of 110.83 feet to the place of beginning. Containing 1.433 acres of land, more or less.

The parcel herein conveyed bears Erie County Tax Assessment No. (21) 64-117-2.00.

ALSO all that certain piece or parcel of land situate in the Township of Fairview, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEING Lot No. 1 of TROUT RUN ESTATES, a plot of which is recorded in the Recorder of Deeds' Office of Erie County, Pennsylvania, On June 12, 1981, in Map Book 22 at page 165.

The above described premises are further identified by Erie County Assessment Index No. (21) 64-117-3.01.

TITLE TO SAID PREMISES IS VESTED IN Frank J. Gresh, Jr. and Melinda M. Gresh, his wife, by Deed from Melinda M. Gresh and Frank J. Gresh, Jr., her husband, dated 02/28/1989, recorded 03/01/1989, in Deed Book 79, page 645.

Tax Parcel #: 21-064-117.0-002.00  
 Premises being: 7121 WATER STREET, FAIRVIEW, PA 16415  
 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. 30 and Feb. 6, 13

**SALE NO. 27**

**Ex. #12718 of 2008**  
**Deutsche Bank National Trust**  
**Company, as Trustee For GSAA**  
**Home Equity Trust 2006-18,**  
**Plaintiff,**

v.

**David R. Hess, 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 part of Original Tract Number 81, and bounded and described as

follows, to-wit: COMMENCING in the south line of Thirty-second Street at a point therein which is 773.32 feet east of the intersection of the east line of the east line of Grubb Road with the south line of said Thirty-second Street; thence South 26 degrees 26 minutes East, two hundred seventy-five (275) feet to a point; thence North 63 degrees 34 minutes East, one hundred four and ninety-eight hundredths (104.98) feet to a point; thence North 25 degrees 41 minutes West, two hundred seventy-five (275) feet to a point in the south line of Thirty-second Street; thence westerly on and along the south line of said Thirty-second Street, one hundred eight and seven tenths (108.7) feet to the place of beginning, being all of Lot Number Sixty-three of the Minniglyn Subdivision. This parcel is commonly known as 3051 West 32nd Street, Erie, Pennsylvania 16506 and bears Erie County Tax Index Number (33) 76-339-9.

TITLE TO SAID PREMISES IS VESTED IN David R. Hess, by Deed from Hewitt Associates, LLC., a Limited Liability Company formed in the State of Illinois, dated 05/30/2006, recorded 06/02/2006, in Deed Book 1333, page 786.

Tax Parcel #: 33-076-339.0-009.00  
 Premises being: 3051 WEST 32ND STREET, ERIE, PA 16506  
 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. 30 and Feb. 6, 13

**SALE NO. 28**

**Ex. #14468 of 2008**  
**Lasalle Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust 2007-H1, Mortgage Loan Asset-Backed Certificates, Series 2007-H1, Plaintiff,**

v.

**Stephon M. Holman**  
**Trista M. Holman, Defendant(s)**

**LEGAL DESCRIPTION**

Commonly known as: 1243 Brown Avenue, Erie, PA 16502.

All that certain piece or parcel of land situate in the City of Erie (formerly Township of Millcreek), County of Erie and Commonwealth of Pennsylvania, being Lot Number Eleven (11) of Joseph M. Schabacker's Subdivision of Block forty-two (42) of the subdivision of the Conrad Brown farm, as per plot recorded in Map Book 1, page 225, having a frontage on Brown Avenue forty (40) feet by a depth of one hundred twenty (120) feet, bearing Erie County Index No. (19) 6202-116 and more commonly known as 1243 Brown Avenue, Erie, PA 16502.

TITLE TO SAID PREMISES IS VESTED IN Stephon M. Holman and Trista M. Holman, by Deed from US Bank National Association, as Trustee, dated 05/18/2007, recorded 07/09/2007 in Book 1430, Page 168.

Tax Parcel #: 19-062-002.00-116.00  
 Premises being: 1243 BROWN AVENUE, ERIE, PA 16502  
 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. 30 and Feb. 6, 13

**SALE NO. 30**

**Ex. #14003 of 2008**  
**Huntington National Bank, s/b/m to Sky Bank, Plaintiff,**

v.

**Laura M. Huff**  
**Burnel J. Huff, Defendant(s)**

**LEGAL DESCRIPTION**

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

BEGINNING at a point at the intersection of the South line of the new right-of-way of the Erie Railroad Company with the East line of the O'Neil Road;  
 Thence, in a southerly direction along the East line of the O'Neil Road to a stake, a distance of one hundred (100) feet more or less;  
 Thence, in an easterly direction

parallel with the South line of the new right-of-way of the Erie Railroad Company to a stake, a distance of one hundred seventy-five (175) feet, be the same more or less;

Thence, in a northerly direction parallel to the first course to a point in the South line of the right-of-way of the Erie Railroad Company, a distance of one hundred (100) feet, be the same more or less;

Thence, in a westerly direction along the South line of the right-of-way of the Erie Railroad Company to the place of beginning, a distance of one hundred seventy-five (175) feet, be the same more or less.

Having erected thereon a cement block building and other improvements.

SAID premises are further identified by Erie County Assessment Index No. (43) 15-45-1.01 and are commonly known as 17629 O'Neil Road, Union City, Pennsylvania.

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

BEGINNING at a point in the East line of O'Neil Road, located at the southwest corner of land of the first parcel described herein, said beginning point being South 18 degrees 00 minute 00 second West, 100 feet from a railroad spike set on the East line of said Road and on the South line of a 220 foot wide railroad right-of-way;

Thence, South 72 degrees 18 minutes 00 second East, 175 feet along said land of the first parcel described herein, to a point;

Thence, North 18 degrees 00 minute 00 second East, 100 feet along said land of the first parcel described herein, to a point in the South line of the aforesaid railroad right-of-way;

Thence, South 72 degrees 18 minutes 00 second East, 190 feet along the South line of said railroad right-of-way to a 1-inch iron pipe;

Thence, South 18 degrees 00 minute 00 second West, 128.40 feet along land now or formerly of Glenn L. Elder, et ux, to a 1-inch iron pipe;

Thence, North 72 degrees 00 minute

00 second West, 365 feet, still along said land of Glenn L. Elder, et ux, to a 1-inch iron pipe set on the East line of O'Neil Road;

Thence, North 18 degrees 00 minute 00 second East, 26.50 feet along the East line of O'Neil Road, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Burnel J. Huff and Laura M. Huff, h/w, as tenants by the entireties with the right of survivorship, by Deed from David A. Keep and Sara S. Keep, h/w, dated 10/08/2003, recorded 10/09/2003 in Book 1074, Page 1026.

Tax Parcel #: 43-015-045.0-001.01  
Premises being: 17629 ONEIL ROAD, UNION CITY, PA 16438-7913

Daniel G. Schmiege, Esquire  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
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Jan. 30 and Feb. 6, 13

**SALE NO. 31**

**Ex. #13853 of 2008**  
**Wells Fargo Bank, N.A., Plaintiff,**  
v.

**Chad Klimow**  
**Jessica Klimow, Defendant(s)**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the Borough of Girard, County of Erie and Commonwealth of Pennsylvania being Lot Number Fifteen (15) of a Replot of LAWRENCE COURT SUBDIVISION, SECTION NUMBER 2, recorded on July 19, 1990 in Erie County Map Book 36, page 151 to which reference is made for a further description of said lot. Having erected thereon a single-family dwelling commonly known as 1102 Lawrence Court, Girard Pennsylvania and bearing Erie County Tax Index No. (23) 3-16-1.18.

Being the same premises conveyed to the mortgagors herein by deed to be recorded herewith which description is hereby incorporated by reference.

TITLE TO SAID PREMISES IS

VESTED IN Chad Edward Klimow and Jessica Barbara Klimow, h/w, by Deed from Eric J. Schuette and Susan M. Schuette, h/w, dated 09/23/2005, recorded 09/26/2005 in Book 1272, Page 2050.

Tax Parcel #: 23-003-016.0-001.18  
Premises being: 1102 LAWRENCE COURT, GIRARD, PA 16417  
Daniel G. Schmiege, Esquire  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
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Jan. 30 and Feb. 6, 13

**SALE NO. 32**

**Ex. #16504-2240**  
**Flagstar Bank, FSB, Plaintiff,**  
v.

**Michael J. Kohlmler**  
**Mary Ann Kohlmler,**  
**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: Beginning at a point in the East line of Wayne Street, as the same is presently laid out as per ordinance #8227 of the City of Erie, approved on October 23, 1945, one hundred five (105) feet Southwardly from the intersection of the Easterly line of Wayne Street with the Southerly line of East 43rd Street in the City of Erie aforesaid; thence Eastwardly on a line parallel to the Southerly line of East 43rd Street, sixty-five (65) feet to a point; thence Northwardly and parallel with the East line of Wayne Street, one hundred five (105) feet to a point in the South line of East 43rd Street; thence Westwardly and along South line of East 43rd Street sixty-five (65) feet to the point of intersection of the Easterly line of Wayne Street with the Southerly line of East 43rd Street; thence Southwardly and along the Easterly line of Wayne Street one hundred five (105) feet to the place of beginning.

Being the same premises conveyed to Elmer F. Kohlmler and Margaret C. Kohlmler by deed dated August 10, 1957 and recorded

in Erie County Deed Book 763, page 125, and subject to restrictions as set forth in Erie County Deed Book 718, page 555, and further subject to the restrictions in deed in Erie County Deed Book 763, page 125.

And further being the same premises conveyed to Michael J. Kohlmler, Mary R. Kohlmler, Christopher K. Kohlmler and Paul H. Kohlmler by decree of Erie County Orphans' Court dated March 11, 1985 and recorded March 22, 1985 in Erie County Deed Book 1572, page 413. TITLE TO SAID PREMISES IS VESTED IN Michael J. Kohlmler and Mary Ann Kohlmler, his wife, as tenants by the entireties with the right of survivorship, by Deed from Michael J. Kohlmler and Mary Ann Kohlmler, his wife and Mary R. Kohlmler, nbm, Mary R. Vollentine and Gerry R. Vollentine, her husband and Christopher K. Kohlmler and Barbara Kohlmler, his wife and Paul M. Kohlmler, single, dated 03/21/1985, recorded 03/22/1985 in Book 1572, Page 542, rerecorded 03/22/1985 in Book 176, Page 412.

Tax Parcel #: (18) 5372-906  
Premises being: 4305 WAYNE 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  
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Jan. 30 and Feb. 6, 13

**SALE NO. 33**

**Ex. #11814 of 2008**  
**Greenpoint Mortgage Funding, Inc., Plaintiff,**  
v.

**Daniel A. Lehr, Defendant(s)**  
**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Second Ward of the 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 Eleventh Street, thirty-four (34) feet Westwardly from the West line of Wallace Street;

Thence Westwardly parallel with Eleventh Street, forty (40) feet; Thence Northwardly parallel with Wallace Street, ninety-nine (99) feet to the South line of Eleventh Street; Thence Eastwardly along the South line of Eleventh Street, forty (40) feet to the place of beginning.

Being known and designated as Parcel No. 15-2022-106 in the Deed Registry Office of Erie County, more commonly known as 455 East 11th Street.

TITLE TO SAID PREMISES IS VESTED IN Daniel A. Lehr, by Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington D.C. By Lew Carison, their attorney in fact, dated 07/22/2003, recorded 08/21/2003, in Deed Book 1054, page 315.

NOTE: This is a re-recording of the prior deed. It has been re-recorded to correct the date of acknowledgment.

Tax Parcel #: 15-2022-106  
Premises being: 455 EAST 11TH STREET, ERIE, PA 16503  
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. 30 and Feb. 6, 13

**SALE NO. 34**

**Ex. #14483 of 2008**  
**Countrywide Home Loans, Inc.,**  
**Plaintiff,**

v.

**Travis M. Lockwood**  
**Katie A. Lockwood, Defendant(s)**  
**LEGAL DESCRIPTION**

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

BEGINNING at a stake in the south line of Dunn Avenue at the northeast corner of the piece, said point also being the northwest corner of lot now or formerly of Mrs. C. Grimshaw; thence, south along the west line of said Grimshaw lot and west line of Lots No. 33, 34 and 35, about one hundred fifty-four (154)

feet to an iron pipe; thence westerly along land now or formerly of M.F. Gossman and parallel with Dunn Avenue, twenty-six (26) feet and seven and one-half (7 1/2) inches to a stake; thence, northerly one hundred forty (140) feet to a stake in the south line of Dunn Avenue; Thence easterly along south line of said Dunn Avenue, about eighty-nine (89) feet to the place of beginning. BEING Lot No. 62 and easterly one-half of Lot No. 63 of the Mrs. John Dunn Subdivision.

PARCEL II: All that certain piece or parcel of land situate in the Borough of Lake City, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southerly line of Dunn Avenue, about 232 feet 6/12 inches westerly from the point of intersection of said southerly line of Dunn Avenue with the west line of Union Street;

Thence southerly along the west line of land now or formerly of Lorena M. Sargent, one hundred forty (140) feet to a marker;

Thence westerly along the north line of land now or formerly of M.F. Cossman, three (3) feet top a marker;

Thence, northerly along the east line of land now or formerly of Harry L. and Anna I. Daggett, one hundred forty (140) feet to the south line of Dunn Avenue;

Thence, easterly along the south line of Dunn Avenue, three (3) feet to the place of beginning.

BEING a piece of land three (3) feet wide from the east side of land deeded to Harry L. Daggett and Anna I. Daggett by Frank Hopkins and Ruby Hopkins December 30, 1926 and recorded in the Recorder's Office of Erie County in Deed Book 312, page 92.

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

BEGINNING at a point in the southerly line of Dunn Avenue, about two hundred thirty-five (235)

feet and six and one-half (6 1/2) inches westerly from the point of intersection of said southerly line of Dunn Avenue with west line of Union Street;

Thence southerly along the west line of land now or formerly of Lorena M. Sargent, one hundred forty (140) feet to a marker;

Thence, westerly along the north line of land now or formerly of M.F. Gossman, twenty-two (22) feet to a marker;

Thence, northerly along the east line of land now or formerly of Harry L. and Anna I. Daggett, one hundred forty (140) feet to the south line of Dunn Avenue;

Thence easterly along the south line of Dunn Avenue, twenty-two (22) feet to the place of beginning.

Vested by Quitclaim Deed, dated 7/29/2004, given by Donald A. Reinke, Jr. husband and Renee G. Peyton now known as Renee G. Reinke to Travis M. Lockwood and Katie Lockwood, husband and wife, as tenants by the entireties with the right of survivorship and recorded 8/10/2004 in Book 1162 Page 1657. Tax Parcel #: 28-014-031.0-008.00  
Premises being: 10223 DUNN AVENUE, LAKE CITY, PA 16423-1303

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Jan. 30 and Feb. 6, 13

**SALE NO. 35**

**Ex. #13118 of 2008**  
**U.S. Bank National Association**  
**as Trustee for Asset Backed Pass**  
**Through Certificates Series 2006-**  
**HE1, Plaintiff,**

v.

**John L. Malone**  
**Kelly S. Malone, Defendant(s)**  
**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being Lot No. 3 in Block 7 in C.K. Riblets Subdivision of part of Reserve Tract No. 53, a plot of which is recorded in Erie

County Map Book No. 1, pages 96 and 97, being commonly known as 2611 Pear Street, Erie, Pennsylvania, Erie County Index No. (18) 5121-215.

TITLE TO SAID PREMISES IS VESTED IN John L. Malone and Kelly S. Malone, h/w, as joint tenants with the right of survivorship, by Deed from Alpha One Investors Corporation, a Pennsylvania corporation, dated 10/07/2005, recorded 10/13/2005, in Deed Book 1278, page 146.

Tax Parcel #: 18-051-021.0-215.00  
Premises being: 2611 PEAR STREET, ERIE, PA 16507

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Jan. 30 and Feb. 6, 13

**SALE NO. 36**

Ex. #12477 of 2005

**Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., d/b/a Directors Acceptance, Plaintiff,**

v.

**Donald H. McAdoo  
Nancy L. McAdoo, 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 Lot No. eighty-one (81) of the Andrews Land Company subdivision, known as Hillside Boulevards, part of Tract No. 67 as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds for Erie County in Map Book No. 2, Pages 224-225; said lot having a frontage of sixty (60) feet and a common depth of one hundred fifty (150) feet. Having erected thereon a frame dwelling house commonly known as 4212 Parade Boulevard, Erie, Pennsylvania 16504 and being further identified in the assessment records of Erie County as Index (18) 53-68-209.

TITLE TO SAID PREMISES IS

VESTED IN Donald H. McAdoo and Nancy L. McAdoo, his wife, by Deed from David Simon, also known as, David Szymanski, Executor of the Estate of Roman M. Szymanski, deceased, dated 4-13-99, recorded 4-13-99, in Deed Book 629, page 1140.

Tax Parcel #: (18) 53-68-209  
Premises being: 4212 PARADE STREET, ERIE, PA 16504

Daniel G. Schmiege, Esquire  
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1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
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Jan. 30 and Feb. 6, 13

**SALE NO. 37**

Ex. #10760 of 2006

**Mortgage Electronic Registration Systems, Inc., Plaintiff,**

v.

**Stephen M. Mitchell, Sr.,**

**Defendant(s)**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of LeBoeuf, County of Erie and State of Pennsylvania, beginning at the northeast corner of the piece at a point in the center line of Township Road 572 as shown on Map of the Roscoe L. and Marilyn C. Mitchell Subdivision recorded in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania, in Map Book 34, page 109, said point being also situate in the northern boundary line of LeBoeuf Township with the southern boundary line of Waterford Township; thence north 88 degrees 03 minutes 55 seconds west along the northern boundary line of LeBoeuf Township a distance of 1,275.00 feet to a point; thence south 01 degree 47 minutes 35 seconds west a distance of 350.00 feet to a point; thence south 88 degrees 03 minutes 55 seconds east a distance of 1,275.00 feet to a point in the center line of Township Road 572; thence north 01 degree 47 minutes 35 seconds east along the center line of Township Road 572 a distance of 350.00 feet to the place of beginning. Containing 10.04 acres of land and being parcel

(1) as shown on the Roscoe L. and Marilyn C. Mitchell Subdivision recorded in Erie County Map Book 34 at page 109. Being part of the premises conveyed to party of the first part by Deed recorded in Erie County Record Book 118, at page 834. Bearing Index Nos. (30) 1-3-3.01.

Tax. Parcel #: 30-001-003.0-003.01  
Premises being: 13150 KINTER ROAD, WATERFORD, PA 16444

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Jan. 30 and Feb. 6, 13

**SALE NO. 40**

Ex. #12447 of 2008

**GMAC Mortgage, LLC, Plaintiff,**

v.

**Richard A. Parrett**

**Julianna E. Beraducci a/k/a/**

**Julianna E. Beraducci a/k/a**

**Julianna W. Ward, Defendant(s)**

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the West line of Ash Street, one hundred forty-six and one-half (146 1/2) feet (plus .08 foot pro-rated surplusage in block) South of the South line of East Fifth Street;

Thence, westwardly and parallel with East Fifth Street, ninety (90) feet to a point;

Thence, northwardly and parallel with Ash Street, thirty-four and one-half (34 1/2) feet (plus .02 foot pro-rated surplusage in block) to a point;

Thence, eastwardly and parallel with East Fifth Street, ninety (90) feet to the West line of Ash Street;

Thence, southwardly, along the West line of Ash Street, thirty-four and one-half (34 1/2) feet (plus .02 foot pro-rated surplusage in block) to the place of beginning.

SAID premises are further identified by Erie County Assessment Index No. (14) 1017-104 and are

commonly known as 516 Ash Street, Erie, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Parrett and Juliana B. Beraducci, as joint tenants with the right of survivorship, by Deed from Dale L. Matha, Jr. and Melissa A. Matha, h/w, dated 08/09/2007, recorded 08/10/2007, in Deed Book 1438, page 2046.

NOTE: According to a prior marriage and subsequent divorce, Juliana E. Beraducci was at one time also known as Juliana E. Ward.

Tax Parcel #: 14-010-017.0-104.00  
Premises being: 516 ASH STREET, ERIE, PA 16507

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Jan. 30 and Feb. 6, 13

**SALE NO. 41**

Ex. #13650 of 2008

**PHH Mortgage Corporation,  
Plaintiff,**

v.

**Debra Peters**

**Frank Ferraro, Defendant(s)**

**LEGAL DESCRIPTION**

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

COMMENCING at a point in the north line of Pleasant Street at the southwest corner of a lot recently conveyed by Evalgeline E. Lawrence to Mrs. Kate Lutz, such point being about one hundred and twenty-five (125) feet distant westerly from the intersection of the north line of Pleasant Street with the west line of Summer Street, running THENCE west along the north line of Pleasant Street about one hundred and twenty-five (125) feet to land now or formerly of one Fray; THENCE northerly along said Fray's land one hundred and eighty (180) feet or thereabouts, to the northeast corner of said Fray's land; THENCE east on a line parallel with Pleasant Street one hundred twenty-

five (125) feet or thereabouts to the northwest corner of land Lutz's land; THENCE south along the west line of said Lutz's land one hundred and eighty (180) feet to the north line of Pleasant Street, the PLACE OF BEGINNING, be the same more or less, and having erected thereon a frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Debra Peters and Frank Ferraro, as joint tenants with the right of survivorship, by Deed from Otto W. Disselhoff and Bernadine L. Eccles, now by marriage, Bernadine L. Disselhoff, dated 07/06/2005, recorded 07/07/2005 in Book 1249, Page 940.

Tax Parcel #: 05-028-189.0-016.00  
Premises being: 457 EAST PLEASANT STREET, CORRY, PA 16407

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Philadelphia, PA 19103-1814  
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Jan. 30 and Feb. 6, 13

**SALE NO. 42**

Ex. #13230 of 2006

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

v.

**Germal A. Smith a/k/a  
Germal Armon Smith,  
Defendant(s)**

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the north line of Twenty-sixth Street, sixty-five (65) feet westwardly from the point of intersection of the said north line of Twenty-sixth Street with the west line of German Street; thence northwardly in a line parallel with German Street, ninety (90) feet to a point; thence westwardly in a line parallel with Twenty-sixth Street, thirty two and one-half (32 1/2) feet to a point; thence southwardly in a line parallel with German Street, ninety (90) feet to the north line of Twenty-sixth Street, thence

eastwardly along the north line of Twenty-sixth Street, thirty-two and one-half (32 1/2) feet to the place of beginning, having erected thereon a two-story frame dwelling and garage commonly known as 258 East Twenty-sixth Street, Erie, Pennsylvania and bearing Erie County Tax Parcel Index No. (18) 5011-135.

TITLE TO SAID PREMISES IS VESTED IN Germal A. Smith, by Deed from Major Williams and Barbara Williams, his wife, 06/06/2005, recorded 06/06/2005, in Deed Book 1239, page 2327.

Tax Parcel #: 18-050-011.0-135.00  
Premises being: 258 EAST 26TH STREET, ERIE, PA 16504

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Jan. 30 and Feb. 6, 13

**SALE NO. 43**

Ex. #14417 of 2008

**Countrywide Home Loans, Inc.,  
Plaintiff,**

v.

**Karen L. Smith**

**Adrian W. Smith, Defendant(s)**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in Fairview Township, Erie County, Pennsylvania, being part of Tract #286 lying West of Walnut Creek, bounded and described as follows:

BEGINNING at a point South 17 degrees 21 minutes 30 seconds West, 255.2 feet from a point in the center line of one 30-foot private road leading to the public road from the intersection of the center lines of four private roads at the corner of Blocks A, B, and C as shown upon the recorded 'Manchester Beach' replot, Map Book 3, Page 105, which is South 72 degrees 37 minutes East, 647.78 feet from the intersection of the center lines of four private roads. This point of beginning also being the South East corner of the first parcel of land described in the Deed from P. Maley to Alice H. Gunnison, dated August 22, 1952;

Thence South 17 degrees 21 minutes 30 seconds West along the West line of the private roadway 312.13 feet to a point;  
 Thence North 72 degrees 38 minutes 30 seconds West, 454.18 feet to an old iron pipe;  
 Thence North 46 degrees 54 minutes East along the now or formerly Hoffstatter lands, 147 feet to a stake;  
 Thence North 38 degrees 32 minutes West along now or formerly Hoffstatter lands, 50.45 feet to an iron pipe;  
 Thence North 18 degrees 22 minutes East, 109.7 feet to an iron pipe;  
 Thence South 73 degrees 24 minutes East, 168.25 feet to an iron pipe;  
 Thence South 82 degrees 28 minutes East, 257.12 feet to the place of beginning.  
 Commonly known as 170 West Gateway Drive, Manchester Beach, Fairview, Pennsylvania. Bearing Erie County Tax Index Number (21) 24-11-168.  
 ALSO, AN UNDIVIDED ONE-THIRD INTEREST in all that certain piece or parcel of land situate in Fairview Township, Erie County, Pennsylvania, being part of Tract # 286 lying West of Walnut Creek, being further bound and described as follows:  
 Beginning at an old iron pipe in the center of the 30-foot private road leading to the public road from the intersection of the center lines of four private roads at the corner of Blocks A, B, and C as shown upon the recorded 'Manchester Beach' plot, which is South 72 degrees 37 minutes East, 677.78 feet from the center line intersections of the four private roads:  
 Thence South 17 degrees 21 minutes 30 seconds West, 567.33 feet to a stake;  
 Thence North 72 degrees 38 minutes 30 seconds West, 30 feet to a point;  
 Thence North 17 degrees 21 minutes 30 seconds East, 567.33 feet to a point in the center line of the private road;  
 Thence South 72 degrees 37 minutes East, 30 feet to the place of beginning.  
 Bearing Erie County Tax Index

Number (21) 24-11-167.01. This parcel is conveyed for use as a Roadway, for vehicles and on foot, by all owners, their heirs, and assigns of lands adjoining the West and South lines thereof.  
 It is a condition that Grantees, their heirs and assigns shall pay one-third of reasonable costs and expenses of roadway maintenance for its entire length.  
 TITLE TO SAID PREMISES IS VESTED IN Adrian W. Smith and Karen L. Smith, his wife, as tenants by the entireties with the right of survivorship, by Deed from Michael P. Faulkner and Jill J. Faulkner, his wife, dated 10/19/2007, recorded 10/22/2007 in Book 1455, Page 294.  
 Tax Parcel #: 21-024-011.0-168.00 2 21-024-011.0-167.01  
 Premises being: 170 WEST GATEWAY DRIVE, FAIRVIEW, PA 16415  
 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. 30 and Feb. 6, 13

**SALE NO. 44**

**Ex. #12752 of 2008**  
**U.S. Bank National Association,**  
**as Trustee for Lehman Brothers-**  
**Structured Asset Securities**  
**Corporation SASCO 2006-AM1,**  
**Plaintiff,**

v.

**Timothy W. Smith, 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 Lot No. Seven (7) of Block 'G' of the 'SCENERY HILL' SUBDIVISION No. 2, Part of Reserve Tract No. 72, Sixth Ward of the City of Erie, Pennsylvania, as more fully bounded and described in Erie County Map Book 5, Pages 120 and 121 in the Recorder of Deed's Office of Erie County, Pennsylvania, to which reference is made. Being More Commonly Known as 1653 W. 41st St Erie PA.  
 BEING PARCEL NO. (19) 61-76-106

TITLE TO SAID PREMISES IS VESTED IN Timothy W. Smith, by Deed from Anthony M. Letizio and Caroline A. Letizio, his wife, dated 12/02/2005, recorded 12/08/2005, in Deed Book 1292, page 1847.  
 Tax Parcel #: 19-061-076.0-106.00  
 Premises being: 1653 WEST 41ST STREET, ERIE, PA 16509  
 Daniel G. Schmiege, Esquire  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
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Jan. 30 and Feb. 6, 13

**SALE NO. 45**

**Ex. #10002 of 2008**  
**U.S. Bank National Association,**  
**as Trustee for Credit Suisse First**  
**Boston Heat 2004-6, Plaintiff,**

v.

**Dawnita R. Sterling**  
**Preston E. Sterling, 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 post in the east margin of Reed Street at the southwest corner of land now or late of Earl Freeman; thence east along land now or late of Earl Freeman, one hundred twenty-eight (128) feet to a post to the land now or late of Antha R. Bowman; thence south along land now or late of Antha R. Bowman, sixty (60) feet to a post; thence west along land now or late of Antha R. Bowman, one hundred twenty-eight (128) feet to the east margin of Reed Street; thence north along margin of said Reed Street, sixty (60) feet to the place of beginning.  
 Having erected thereon a dwelling known as 10024 Reed Street, Cranesville, Pennsylvania 16410.  
 RECORD OWNER  
 TITLE TO SAID PREMISES IS VESTED IN Preston E. Sterling and Dawnita R. Sterling, his wife, by Deed from Ricky L. Rash and Darlene K. Rash, his wife, dated 12/10/1993, recorded 12/13/1993, in Deed Book 309, page 070.

Tax Parcel #: 09-005-006.0-015.00  
 Premises being: 10024 REED  
 STREET, 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. 30 and Feb. 6, 13

**SALE NO. 46**

**Ex. #14641 of 2008**

**Taylor, Bean & Whitaker  
 Mortgage Corporation, Plaintiff,**

**v.**

**John Tersigni**

**Sarah Tersigni, 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, bounded and described as follows: BEING Lot No. 30 and the east sixteen (16) feet of Lot 31, in Lot 31, in Block 8 in what is known as Nicholson Heights Addition to the City of Erie, being part of Reserve Tract No. 346 and a part of the South Gore Tract, as shown upon a Map of said Subdivision recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book No. 1, pages 416-417. HAVING erected thereon a two-story frame dwelling with attached garage known as: 1440 High Street, Erie, Pennsylvania 16509. HAVING Been Designated as Parcel ID # 33-100-432-14 TITLE TO SAID PREMISES IS VESTED IN John Tersigni and Sarah Tersigni, h/w, by Deed from Barbara L. Zimmer, a single person, dated 09/26/2002, recorded 10/07/2002 in Book 929, Page 1874.

Tax Parcel #: 33-100-432.0-014.00  
 Premises being: 1440 HIGH  
 STREET, ERIE, PA 16509-2017  
 Daniel G. Schmiege, Esquire  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
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Jan. 30 and Feb. 6, 13

**SALE NO. 47**

**Ex. #14570 of 2008**

**Citifinancial Services, Inc.,  
 Plaintiff,**

**v.**

**Heather K. Tuholski a/k/a  
 Heather K. Tucholski,  
 Defendant(s)**

**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Greene, County of Erie and Commonwealth of Pennsylvania, bounded and described as Parcel 'B-1' of the John H. and Dorothy M. Craft subdivision, as recorded in the Green Township Planning Commission and as a part of the subdivision known as Parcel 'B' of the John H. and Dorothy M. Craft subdivision as recorded in Erie County Courthouse as map number Book 1997, Page 80, recorded March 21, 1997.

Said premises containing 2.27 acres and identified as Parcel 'B-1' as evidenced by exhibit 'A' attached hereto

TITLE TO SAID PREMISES IS VESTED IN Heather K. Toholski, by Deed from John H. Craft and Dorothy M. Craft, his wife, dated 03/13/2003, recorded 03/13/2003 in Book 0985, Page 1626.

Tax Parcel #: 25-25-65-4-05  
 Premises being: 3087 HASKINS  
 ROAD, WATERFORD, PA 16441-  
 2323

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. 30 and Feb. 6, 13

**SALE NO. 48**

**Ex. #14397 of 2008**

**HSBC Bank USA National  
 Association as Trustee for PHH  
 2007-1, Plaintiff,**

**v.**

**Leona M. Varasso  
 Joy Booth, Defendant(s)**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the City of Corry, County of Erie and State of Pennsylvania, bounded and

described as follows:

COMMENCING at a point in the east line of North Center Street at the intersection of the east line of North Center Street with the north line of Raymond Avenue; thence northerly along the east line of said Center Street, Fifty-five (55) feet to a post in the south line of land recently conveyed to one Barnes; thence easterly along said Barnes' south line, one hundred forty (140) feet to the west line of a fifteen (15) foot alley; thence southerly along said alley, fifty-five (55) feet to the north line of Raymond Avenue; thence westerly along the north line of Raymond Avenue, one hundred forty (140) feet to the place of beginning, being Lot No. 7, on the Raymond Subdivision plan of lots. Prior deed reference: Erie County Deed Book 1510 at page 360. Bearing Erie County Assessment Index No. (6) 10-20-16. Being known generally as 974 North Center Street, Corry, PA 16407.

TITLE TO SAID PREMISES IS VESTED IN Leona M. Varasso and Joy Booth, joint tenants with the right of survivorship and not as tenants in common, by Deed from Michael K. Kowalski and Cindy L. Kowalski, h/w, dated 10/27/2006, recorded 11/13/2006 in Book 1375, Page 1425.

Tax parcel #: 06-010-020.0-016.00  
 Premises being: 974 NORTH  
 CENTER STREET, CORRY, PA  
 16407

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. 30 and Feb. 6, 13

**SALE NO. 50**

**Ex. #14746 of 2008**

**GMAC Mortgage, LLC, Plaintiff,**

**v.**

**Martin D. Yori, Defendant(s)**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in North East Borough, County of Erie, Pennsylvania, being Lot No. 14 of the Donlar Subdivision, recorded in Erie



County Map Book 9 at page 69. SAID property is known as 75 Skellie Drive, North East, Pennsylvania 16428 and bearing Erie County Tax Index No. (35) 1-1.1-4. BEING the same premises conveyed to United Companies Lending Corporation by deed dated September 14, 2001 and recorded September 25, 2001 in Erie County Record Book 811 at page 1641 TITLE TO SAID PREMISES IS VESTED IN Martin D. Yori, unmarried, by Deed from EMC Mortgage Corporation, as successor to United Companies Lending Corporation by Matrix Asset Management It's Attorney in Fact, dated 10/17/2002, recorded 10/29/2002 in Book 938, Page 1932. Tax Parcel #: 35-001-001.1-004.00 Premises being: 75 SKELLIE DRIVE, NORTH EAST, PA 16428 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. 30 and Feb. 6, 13

**SALE NO. 51**

**Ex. #14195 of 2008**  
**U.S. Bank National Association**  
**Trustee for the Pennsylvania**  
**Housing Finance Agency,**  
**Plaintiff**

v.

**Stanley C. Bayer and**  
**Penny L. Bayer, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2008-14195 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Stanley C. Bayer and Penny L. Bayer, Defendants Real Estate: 28 GROVE STREET, CORRY, PA Municipality: City of Corry Erie County, Pennsylvania See Deed Book 1202, Page 147 Tax I.D. (5) 32-1653 Assessment: \$ 5,000. (Land) \$39,700. (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. 30 and Feb. 6, 13

**SALE NO. 52**

**Ex. #10170 of 2008**  
**U.S. Bank National Association**  
**Trustee for the Pennsylvania**  
**Housing Finance Agency,**  
**Plaintiff**

v.

**Diann M. Buterbaugh,**  
**Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 10170-08 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Diann M. Buterbaugh, Defendants Real Estate: 909 EAST 24TH STREET, ERIE, PA Municipality: CITY OF ERIE Erie County, Pennsylvania Dimensions: 24 x 57 See Deed Book 1342 Page 1276 Tax: I.D. (18) 5039-220 Assessment: \$5200 (Land) \$38010 (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. 30 and Feb. 6, 13

**SALE NO. 53**

**Ex. #10828 of 2008**  
**Lasalle Bank National**  
**Association, as Trustee for First**  
**Franklin Mortgage Loan Trust**  
**2006-FF18, Mortgage Loan**  
**Asset-Backed Certificates, Series**  
**2006-FF18, Plaintiff,**

v.

**Phyllis A. Zimmer, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10828-08, Lasalle Bank National Association, et al vs. Phyllis A. Zimmer, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 956

West 21st Street, Erie, PA 16502. Dimensions: 4,400 square footage Assessment Map Number: 19-6026-222 Assess Value figure: \$49,800.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jan. 30 and Feb. 6, 13

**SALE NO. 54**

**Ex. #14774 of 2008**  
**Deutsche Bank National Trust**  
**Company, as Trustee, in Trust for**  
**the Registered Holders of Argent**  
**Securities Inc., Asset-Backed**  
**Pass-Through Certificates Series**  
**2006-M1, Plaintiff**

v.

**Rayshawn Alberico, Defendant(s)**  
**DESCRIPTION**

ALL THAT certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows to-wit: BEGINNING at a point in the south line of Twenty first Street, three hundred and one (301) feet and ten and one half (10 ½) inches west of the west line of Cascade Street; Thence southwardly parallel with Cascade Street one hundred and thirty-five (135) feet to the centerline of an alley which was vacated by City Ordinance No. 131-1957, Dated October 29, 1957; thence westwardly parallel with Twenty-first street thirty three (33) feet to a point; thence northwardly parallel with Cascade Street one hundred thirty-five (135) feet to the south line of Twenty-first Street; thence eastwardly along the south line of Twenty-first Street; thence thirty-three (33) feet to the place of beginning. Having erected thereon a two-story frame dwelling house, commonly known as 1031 West 21st Street in the City of Erie, Pennsylvania and bearing Erie County Index No. (19) 6030.111. PROPERTY ADDRESS: 1031 West 21st Street, Erie, PA 16502 Michael T. McKeever, Esquire

Attorney for Plaintiff  
Suite 500 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Jan. 30 and Feb. 6, 13

**SALE NO. 55**

**Ex. #14509 of 2008**  
**Financial Freedom Senior  
Funding Corporation, A  
Subsidiary of Indymac Bank,  
FSB, Plaintiff**

v.

**John P. Altenberger, Defendant(s)**  
**DESCRIPTION**

ALL that certain piece or parcel of land situate in the 5th Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lot No. 123 in the Eastholm Subdivision, being part of Tract 62 as shown in Map of said subdivision recorded in Map Book 1, page 401, bounded and described as follows: BEGINNING at a point in the East line of East Avenue, 137 feet South of the intersection of the East line of East Avenue and the South line of Thirty-Fourth Street now Thirty-Third Street; thence East, parallel with Thirty-Fourth Street, now Thirty-Third Street, 120 feet to a point; thence South parallel with East Avenue, 34 feet to a point; thence West, parallel with Thirty-Fourth Street, now Thirty-Third Street, 120 feet to the east line of East Avenue, thence North along the East line of the East Avenue, 34 feet to the place of beginning.

Also, all that certain piece or parcel of land situate in the Township of Millcreek, now City of Erie, County of Erie and Commonwealth of Pennsylvania, being the southerly two (2) feet in width by 120 feet in depth of Lot No. 124 in the Eastholm Subdivision, being part of Tract No. 62, as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, in Map Book No. 1, page 401.

HAVING erected thereon a dwelling known as 3415 East Avenue.

PROPERTY ADDRESS: 3315 East Avenue, Erie, PA 16504

Michael T. McKeever, Esquire

Attorney for Plaintiff  
Suite 500 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Jan. 30 and Feb. 6, 13

**SALE NO. 56**

**Ex. #14463 of 2008**  
**National City Mortgage Inc.,  
f/k/a National City Mortgage  
Company, Plaintiff**

v.

**Ronald A. Ames  
Diana L. Ames a/k/a  
Diane L. Ames, Defendant(s)**  
**DESCRIPTION**

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

BEGINNING at a point in the south line of Sixth Street, one hundred sixty-five (165) feet eastwardly from the east line of Cascade Street; thence eastwardly, along the south line of Sixth Street, thirty (30) feet, eleven and one-fourth (11 ¼) inches to a point; thence southwardly, parallel with Cascade Street, one hundred sixty-five (165) feet to a point; thence westwardly; parallel with Sixth Street, thirty (30) feet, eleven and one-fourth (11 ¼) inches to a point; thence northwardly, parallel with Cascade Street, One hundred sixty-five (165) feet to the place of beginning. Said premises are more commonly known as 947 West Sixth Street, Erie, Pennsylvania and further identified by Erie County Assessment Index Number (17) 4028-216.

PROPERTY ADDRESS: 947 West 6th Street Erie, PA 16507

Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 500 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Jan. 30 and Feb. 6, 13

**SALE NO. 57**

**Ex. #14843 of 2008**  
**JPMorgan Chase Bank, National  
Association, as Purchaser of  
the Loans and other Assets of**

**Washington Mutual Bank, f/k/a  
Washington Mutual Bank, FA,  
Plaintiff**

v.

**John C. Emhoff, Defendant(s)**  
**DESCRIPTION**

All that certain piece or parcel of land situate in the Fifth Ward of the City of Erie, County of Erie and State of Pennsylvania, Being Lot No. 81 in what is known as No. 10 Subdivision of Andrews Land Company of part of Reserve Tract No. 34 as shown upon a map of said Subdivision recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 2, pages 104 and 105.

PROPERTY ADDRESS: 3109 East Avenue Erie, PA 16504

Michael T. McKeever, Esquire  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence  
Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Jan. 30 and Feb. 6, 13

**SALE NO. 58**

**Ex. #14757 of 2008**  
**Greenpoint Mortgage Funding,  
Inc., Plaintiff**

v.

**Albert W. Kirkpartick  
Sheila A. Mingoy, Defendant(s)**  
**DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Girard, County of Erie and Commonwealth of Pennsylvania, being part of Tract No. 525, bounded and described as follows, to-wit:

Beginning at the northwesterly corner of the piece at a spike in the centerline of the Lexington Road leading from Girard Borough to Albion Borough, distant thereon South 41 degrees 30 minutes West, five hundred fourteen and thirty hundredths (514.30) feet from the northwesterly corner of the whole piece and the southwestly corner of land now or formerly of Maurice Gabel;

Thence by the residue of the piece South 50 degrees 20 minutes East passing over a stake at a distance of 25.01 feet, two hundred four (204) feet to a point;

Thence, in a southerly direction on a line parallel to the centerline of the Lexington Road, to a point in the centerline of the Lockport Road; Thence, North 62 degrees 11 minutes West, along the centerline of the Lockport Road to a spike at its intersection with the centerline of the Lexington Road; Thence, North 41 degrees 30 minutes East, along the centerline of the Lexington Road, one hundred thirty-five and ninety-five hundredths (135.95) feet to the place of beginning. Containing one-half acre of land, more or less and having erected thereon a one-story cement block dwelling. Said premises are further identified by Erie County Assessment Index No. (24) 19-80-6, and are commonly known as 10990 Springfield Road, Girard, Pennsylvania. Being the same premises conveyed to the mortgagor(s) herein by deed recorded this date. TAX PARCEL # (24) 19-80-6 PROPERTY ADDRESS: 10990 Springfield Road, Girard, PA 16417 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 30 and Feb. 6, 13

**SALE NO. 59**

**Ex. #11713 of 2008**

**Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W3, Plaintiff**

v.

**Cheryl L. McLaughlin  
Joseph P. McLaughlin,  
Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, being a part of Tract No. 260, bounded and described as follows, to-wit: BEGINNING at a point in the centerline of Dunn Valley Road

six hundred ninety three (693) feet easterly (incorrectly set forth as "westerly" in the Deed immediately prior to this Deed due to a scrivener's error) from the intersection of Dunn Valley Road and Reichert Road; thence South one (1) degree, thirty-five (35) minutes West (incorrectly set forth as "East" in the Deed immediately prior to this Deed due to a scrivener's error) two hundred sixty eight (268) feet to an iron pin; thence North eighty-three (83) degree East (incorrectly set forth as "West" in the Deed immediately prior to this Deed due to a scrivener's error) three hundred thirty-one and forty six hundredths (331.46) feet to an iron pin; thence North zero (0) degrees fifty (50) minutes East two hundred seventeen and nine tenths (217.9) feet to the centerline of Dunn Valley Road; thence North eighty-eight (88) degrees, twenty-five (25) minutes West three hundred twenty-five (325) feet to the point and place of beginning; having erected thereon a two (2) story frame with aluminum siding dwelling with attached breezeway and one (1) car garage.

The above described property is more commonly known as 3915 Dunn Valley Road, Erie, Pennsylvania 16509, and is further identified by Erie County Tax Index Number (31) 8-45-11.

PROPERTY ADDRESS: 3915 Dunn Valley Road, Erie, PA 16509 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 30 and Feb. 6, 13

**SALE NO. 60**

**Ex. #14727 of 2008**

**Citifinancial Services, Inc.,  
Plaintiff**

v.

**Peggy Bea Pierson  
Douglas W. Pierson, Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN piece of parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded

and described as follows, to-wit: Commencing at a point in the East line of Wallace Street, one hundred twenty-seven and one-half (127.1/2) feet South of the point where the South line of Seventh Street intersects the East line of Wallace Street; thence Eastwardly parallel with Seventh Street, sixty (60) feet to a point; thence Southwardly parallel with Wallace Street, thirty (30) feet to a point in the North line of an alley; thence Westwardly along the North line of said alley and parallel with Seventh Street; sixty (60) feet to a point in the East line of Wallace Street; thence Northwardly along the East line of Wallace Street, thirty (30) feet to the place of beginning, and being part of Subdivision Nos. 34 and 35 of Erie Out Lot 581.

PROPERTY ADDRESS: 713 Wallace Street, Erie, PA 16503 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 30 and Feb. 6, 13

**SALE NO. 62**

**Ex. #10608 of 2008**

**Countrywide Home Loans, Inc.  
v.**

**Carolyn A. Cox a/k/a  
Carolyn Cox and Charles L. Cox  
a/k/a Charles Cox**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10608-08 Countrywide Home Loans, Inc. v. Carolyn A. Cox a/k/a Carolyn Cox and Charles L. Cox a/k/a Charles Cox Premises: 835 East Main Street, Corry, Pennsylvania 16407

Carolyn A. Cox a/k/a Carolyn Cox and Charles L. Cox a/k/a Charles Cox, owners of property situated in the First Ward of the City of Corry, Erie County, Pennsylvania being 835 E Main St., Corry, Pennsylvania 16407.

Tax I.D. No. (5) 29-104-27 Assessment: \$ 51,773.92 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
Jan. 30 and Feb. 6, 13

**SALE NO. 63**

**Ex. #11407 of 2008**

**Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Company of  
Pennsylvania**

v.

**Henrietta Gore**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11407-08 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Henrietta Gore Henrietta Gore, owners of property situated in the City of Erie, Erie County, Pennsylvania being 2219 Harrison Street, Erie, Pennsylvania 16510.

Premises: 2219 Harrison Street, Erie, PA 16510

Tax I.D. No. 18-5140-317

Assessment: \$ 97,134.39

Improvements: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**SALE NO. 64**

**Ex. #14393 of 2008**

**Beneficial Consumer Discount  
Company, d/b/a Beneficial  
Mortgage Company of  
Pennsylvania**

v.

**Judith K. Krahnke and  
Harry Krahnke**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 14393-2008 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Judith K. Krahnke and Harry Krahnke

Premises: 1319 West 30th Street, Erie, Pennsylvania 16508

Judith K. Krahnke and Harry Krahnke, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1319 West 30th Street, Erie, Pennsylvania 16508.

Tax I.D. No. (19) 6223-307

Assessment: \$ 82,918.99

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

Jan. 30 and Feb. 6, 13

**SALE NO. 65**

**Ex. #14670 of 2008**

**Beneficial Consumer Discount  
Company, d/b/a Beneficial  
Mortgage Company of  
Pennsylvania**

v.

**United States of America and  
Sarah G. Lander, Administratrix  
CTA of the Estate of**

**Michael N. Guzzardo, Deceased  
Mortgagor and Real Owner  
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 14670-08 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. United States of America and Sarah G. Lander, Administratrix CTA of the Estate of Michael N. Guzzardo, Deceased Mortgagor and Real Owner

Premises: 1013 Brooks Bay, Erie, Pennsylvania 16505  
Sarah G. Lander, Administratrix CTA of the Estate of Michael N. Guzzardo, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 1013 Brooks Bay, Erie, Pennsylvania 16505.

Tax I.D. No. 33-020-001.3-002.00

Assessment: \$ 279,709.72

Improvements: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**SALE NO. 66**

**Ex. #14859 of 2008**

**The Bank of New York Mellon,  
as Successor Trustee Under  
Novastar Mortgage Funding  
Trust 2005-2**

v.

**Stephanie Parent**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 14859-08 The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage

Funding Trust 2005-2 v. Stephanie Parent

Premises: 1250 West 20th Street, Erie, Pennsylvania 16502

Stephanie Parent, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1250 West 20th Street, Erie, Pennsylvania 16502.

Tax I.D. No. (16) 3129-208

Assessment: \$ 79,617.19

Improvements: Residential Dwelling.

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

Jan. 30 and Feb. 6, 13

**SALE NO. 67**

**Ex. #14606 of 2007**

**Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Company of  
Pennsylvania**

v.

**Bernard J. Zomcik a/k/a  
Bernard James Zomcik a/k/a**

**Bernard Zomcik and**

**Wanda F. Zomcik a/k/a**

**Wanda Frances Zomcik**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 14606-07 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Bernard J. Zomcik a/k/a Bernard James Zomcik a/k/a Bernard Zomcik and Wanda F. Zomcik a/k/a Wanda Frances Zomcik

Premises: 5430 Lucky Lane, Erie, Pennsylvania 16509

Bernard J. Zomcik a/k/a Bernard James Zomcik a/k/a Bernard Zomcik and Wanda F. Zomcik a/k/a Wanda Frances Zomcik, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 5430 Lucky Lane, Erie, Pennsylvania 16509.

Tax I.D. No. 33-145-619.3-004.00

Assessment: \$ 141,032.06

Improvements: Residential Dwelling

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

Jan. 30 and Feb. 6, 13

**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**

**ARCHER, MARY M.,  
deceased**

Late of the City of Erie  
*Executor:* Louis A. Colussi  
*Attorney:* Louis A. Colussi, Esq., 925 French Street, Erie, PA 16501

**BAGEL, THOMAS J.,  
deceased**

Late of the City of Erie  
*Executor:* Thomas N. Crozier, 2511 Cabot Avenue, Erie, PA 16511  
*Attorney:* Al Lubiejewski, Esq., 402 West Sixth Street, Erie, Pennsylvania 16507

**BOGERT, KATHLEEN MARY,  
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania  
*Executors:* Lois M. Field and Christopher M. Bogert, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Edward Orton, Esquire, Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania

**BONAMINIO, MARY ANN,  
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania  
*Executor:* Arthur P. Bonaminio, 412 Marshall Drive, Erie, PA 16505  
*Attorney:* Deanna L. Heasley, Esquire, 337 West Sixth Street, Erie, PA 16507

**BRASINGTON, EDWARD JR.,  
a/k/a EDWARD J.  
BRASINGTON, JR.,  
deceased**

Late of the City of Erie  
*Executor:* Charles M. Brasington  
*Attorney:* Bruce W. Bernard, Esquire, Bernard & Stuczynski, 234 West Sixth Street, Erie, PA 16507-1319

**GRIFFITH, FREDERICK W.,  
a/k/a FREDERICK GRIFFITH,  
deceased**

Late of the City of Erie, County of Erie  
*Executors:* Dianne J. Chrzanowski, 512 Plain Center Avenue, NE, Canton, OH 44714 and Karen A. Hofius, 3271 Hartman Road, Erie, Pennsylvania 16510  
*Attorney:* Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507-1398

**HASSEL, SIDNEY E., JR.,  
deceased**

Late of the City of Waterford, Pennsylvania  
*Executor:* Sidney E. Hassel, III, 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

**HAUCK, STEPHEN D., JR.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Stephen D. Hauck, Sr., 75 Highland Avenue, Jamestown, NY 14701  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**HUSTON, DALTON V.,  
a/k/a DALTON HUSTON,  
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania  
*Executor:* Dale R. Huston, 5091 Steteline Road, Conneaut, Ohio 44030  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**IUTCOVICH, MARK,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Mara T. Iutovich, 6697 Fairfax Road, Chevy Chase, MD 20815  
*Attorney:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**JOHNSON, VERA LOIS,  
a/k/a VERA L. JOHNSON,  
deceased**

Late of Harborcreek Township  
*Executor:* Paul Johnson, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510  
*Attorney:* Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**KAMINSKI, CARL E.,  
a/k/a CARL KAMINSKI,  
deceased**

Late of Millcreek Township, County of Erie and State of Pennsylvania  
*Executrix:* Andrea A. Goodwin, 1501 Hartt Road, Erie, PA 16505  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**KERSNICK, RUTH D.,  
deceased**

Late of the Borough of Edinboro  
*Administratrix C.T.A.:* Sandra  
Rand, c/o James S. Bryan, Esq.,  
11 Park Street, North East, PA  
16428  
*Attorney:* James S. Bryan, Esq.,  
Knox McLaughlin Gornall &  
Sennett, P.C., 11 Park Street,  
North East, PA 16428

**LYONS, TWILA A.,  
deceased**

Late of Greenfield Township, Erie  
County, North East, Pennsylvania  
*Executor:* James M. Lyons, c/o  
Robert J. Jeffery, 33 East Main  
Street, North East, Pennsylvania  
16428  
*Attorney:* Robert J. Jeffery,  
Esq., Orton & Jeffery, P.C., 33  
East Main Street, North East,  
Pennsylvania 16428

**MEEDER, JOHN M.,  
deceased**

Late of the Borough of North  
East, County of Erie, and  
Commonwealth of Pennsylvania  
*Executor:* Crandall G. Nyweide,  
Esquire  
*Attorney:* L.C. TeWinkle, Esq.,  
Sciarrino TeWinkle, Renaissance  
Centre, 1001 State Street, Suite  
1220, Erie, Pennsylvania 16501

**MORRIS, SOPHIE A.,  
deceased**

Late of the Township of  
Harborcreek  
*Executor:* Ronald J. Morris, c/o  
James S. Bryan, Esq., 11 Park  
Street, North East, PA 16428  
*Attorney:* James S. Bryan, Esq.,  
Knox McLaughlin Gornall &  
Sennett, P.C., 11 Park Street,  
North East, PA 16428

**ORLEMANSKI, RICHARD J.,  
deceased**

Late of the Township of  
Millcreek, County of Erie and  
Commonwealth of Pennsylvania  
*Executors:* Richard J. Orlemanski,  
Jr., 304 Riggsbee Farm Drive,  
Cary, NC 27519 and Janet  
Gonzalez, 1709 Monza Road,  
McLean, VA 22101  
*Attorneys:* MacDonald, Illig,  
Jones & Britton LLP, 100 State  
Street, Suite 700, Erie, PA 16507-  
1459

**PARKHURST, CHARLES W.,  
deceased**

Late of the City of Corry, County  
of Erie, Commonwealth of  
Pennsylvania  
*Executrix:* Craig W. Parkhurst,  
c/o Paul J. Carney, Jr., Esq., 224  
Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr.,  
Esq., 224 Maple Avenue, Corry,  
PA 16407

**STEC, STELLA T.,  
deceased**

Late of the City of Corry, Erie  
County, Pennsylvania  
*Executrix:* Patricia A. Sproveri,  
P.O. Box 81, Pittsfield, PA 16340  
*Attorney:* William E. Barney,  
Esq., 200 North Center Street,  
Corry, Pennsylvania 16407

**STOLZ, DOROTHY J.,  
deceased**

Late of the Township of  
Millcreek, County of Erie, State  
of Pennsylvania  
*Executor:* Donald C. Stolz,  
829 Oregon Avenue, Erie,  
Pennsylvania 16505  
*Attorney:* James R. Steadman,  
Esq., 24 Main St. E., Girard,  
Pennsylvania 16417

**SECOND PUBLICATION**

**BROWN, JOHN J.,  
deceased**

Late of the City of Erie, County  
of Erie, and Commonwealth of  
Pennsylvania  
*Executor:* Stephen W. Brown,  
159 Bethany Bend Drive, The  
Woodlands, TX 77382  
*Attorneys:* MacDonald, Illig,  
Jones & Britton LLP, 100  
State Street, Suite 700, Erie,  
Pennsylvania 16507-1459

**CARDOT, GERTRUDE W.,  
deceased**

Late of the Township of Lawrence  
Park, County of Erie, State of  
Pennsylvania  
*Administratrix:* Martha Greiner,  
762 Copperhead Circle, St.  
Augustine, FL 32092  
*Attorney:* None

**FLEGER, JUDITH A., a/k/a  
JUDITH FLEGER, a/k/a  
JUDITH ANNE FLEGER,  
deceased**

Late of the Township of  
Summit, County of Erie and  
Commonwealth of Pennsylvania  
*Executrix:* Holly M. Waychoff,  
c/o 3305 Pittsburgh Avenue, Erie,  
Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos,  
Esquire, 3305 Pittsburgh Avenue,  
Erie, Pennsylvania 16508

**KACZMAREK, CAROLYN M.,  
deceased**

Late of the City of Erie, County  
of Erie, Commonwealth of  
Pennsylvania  
*Administrator:* Kathleen A.  
Banister, c/o Quinn, Buseck,  
Leemhuis, Toohey & Kroto, Inc.,  
2222 West Grandview Blvd.,  
Erie, PA 16506-4508  
*Attorney:* Scott L. Wallen,  
Esquire, Quinn, Buseck,  
Leemhuis, Toohey & Kroto, Inc.,  
2222 West Grandview Blvd.,  
Erie, PA 16506-4508

**KERNER, MARIE A.,  
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania  
*Executor:* Lewis C. Hamilton, c/o Dennis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507  
*Attorney:* Dennis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**LIPINSKI, JOSEPHINE A.,  
deceased**

Late of the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania  
*Executrix:* Mary Ann Urbaniak, 8127 Station Road, Erie, PA 16510  
*Attorney:* Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**McCULLOUGH, MARY JANE,  
deceased**

Late of the City of Erie  
*Executor:* David J. McCullough, c/o 332 East 6th Street, Erie, PA 16507-1610  
*Attorney:* Evan E. Adair, Esq., Williams & Adair, 332 East 6th Street, Erie, PA 16507-1610

**MEABON, RONALD R.,  
deceased**

Late of the Township of Venango, Erie County, Pennsylvania  
*Executor:* Olive E. Meabon, c/o F. J. Constantine, Esq., 306 Masonic Temple, 32 West 8th Street, Erie, PA 16501  
*Attorney:* Francis J. Constantine, Esq., 306 Masonic Temple, 32 West 8th Street, Erie, PA 16501

**MITTAL, AMARNATH,  
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Patricia E. Mittal, c/o Yochim & Nash, 345 West Sixth Street, Erie, PA 16507  
*Attorney:* Gary H. Nash, Esquire, Yochim & Nash, 345 West Sixth Street, Erie, PA 16507

**OSBORNE, PHYLLISS L.,  
deceased**

Late of Wesleyville Borough, Erie County, Erie, Pennsylvania  
*Executrix:* Leticia Alward, c/o Attorney Edward Orton, 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Edward Orton, Esquire, Orton & Jeffery, P.C., 33 East Main Street, North East Pennsylvania 16428

**RODGERS, WALTER W.,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executor:* Douglas L. Rodgers, c/o McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507  
*Attorneys:* Joseph P. Martone, Esquire, McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**SCIARRONE, ANGELO F.,  
deceased**

Late of Greene Township  
*Executrix:* Victoria Mankowski, c/o 332 East 6th Street, Erie, PA 16507-1610  
*Attorney:* Evan E. Adair, Esq., Williams and Adair, 332 East 6th Street, Erie, PA 16507-1610

**SIEGMUND, ESTELLE,  
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania  
*Executrix:* Nancy A. Burlingame, 9357 N. E. Sherman Road, Ripley, NY 14775  
*Attorney:* None

**VANICEK, VINCENT J.,  
deceased**

Late of Erie County  
*Executrix:* Nancy J. Schaaf  
*Attorney:* Stanley G. Berlin, Esquire, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**ZIELINSKI, LAURA M.,  
deceased**

Late of the Borough of North East, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Patricia P. Minnig, 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

**THIRD PUBLICATION**

**BISHOP, HELEN MAXINE,  
a/k/a HELEN BISHOP,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* June Elaine Peacock  
*Attorney:* Edward P. Wittmann, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**CHIAPETTA, CAROLINE E.,  
deceased**

Late of the Millcreek Township, County of Erie, State of Pennsylvania  
*Executrix:* Linda S. Didion, 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Jerome C. Wegley, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**CHIAPETTA, LOUIS S.,  
deceased**

Late of the Millcreek Township, County of Erie, State of Pennsylvania  
*Executrix:* Linda S. Didion, 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Jerome C. Wegley, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**COFINI, ANN S.,  
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Kaye L. Cofini, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, PA 16508

**FITZGERALD BARBARA A.,  
deceased**

Late of Harborcreek Township  
*Executrix:* Nicole M. Scavo, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510  
*Attorney:* Terrence P. Cavanaugh, Esquire, 3336 Buffalo Road, Wesleyville, PA 16510

**FREY, L. LEORA, a/k/a  
L. LEORA COCHRAN FREY,  
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executrix:* Deborah A. Pieper, 3585 Shauna Drive, Fairview, Pennsylvania 16415  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**GLOSSER, MARIE G.,  
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Linda A. Sherred, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**HARAS, EDMUND JOHN,  
a/k/a EDMUND J. HARAS,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Administrator:* Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti, Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

**KIENHOLZ, ETHELDA C.,  
deceased**

Late of the City of Erie  
*Executor:* Mark A. Kienholz, c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428  
*Attorney:* James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**LUKE, JEANNE M.,  
deceased**

Late of North East Township  
*Co-Executors:* Frederick C. Luke and Douglas G. Luke, c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428  
*Attorney:* James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**MILLER, FRANK,  
deceased**

Late of Union City Boro, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Rose Marie Miller  
*Attorney:* Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**MILLER, JULIA  
deceased**

Late of Union City Boro, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Rose Marie Miller  
*Attorney:* Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**VALENTINE, FLOYD L.,  
deceased**

Late of the Borough of Albion  
*Co-Executors:* Larry L. Valentine and Sally S. Valentine Kemling, c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428  
*Attorney:* James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428



**CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS**

**Wayne G. Johnson, Jr.** ----- (814) 459-7754  
337 West 6th Street ----- (f) (814) 459-8996  
Erie, PA 16507-1244

**Rebecca Wolford** ----- (814) 403-8546  
PO Box 1530 ----- (f) (814) 240-1022  
Erie, PA 16507 ----- *rwolford@gmail.com*

**Kristin L. Prechtel** ----- (814) 833-2222  
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc. ----- (f) (814) 833-6753  
2222 West Grandview Blvd.  
Erie, PA 16506 ----- *kprechtel@quinnfirm.com*

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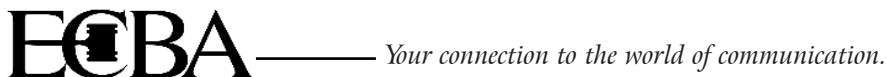
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# Erie County Bar Association

## Videoconferencing Services



### WHAT IS VIDEOCONFERENCING?

Technology that allows you to conduct business face-to-face with others who are in a different city, state or country - as if they were in the room with you. The audio and video are crisp, clear and immediate.

### WHAT ARE THE BENEFITS OF VIDEOCONFERENCING?

Saving time and money while adding convenience. For example, a two hour meeting with someone in Denver, Colorado takes two hours by videoconference. Traveling to and from Denver takes at least 24 hours, if not more, along with the expense of air fare and hotel accommodations.

Videoconferencing also eliminates time away from family as well as catching up on work, phone calls, and E-mail when you return - thus, eliminating stress and increasing productivity.

### WHO MAY USE THIS SERVICE?

It is available to our members and to the business community.

### WHAT CAN VIDEOCONFERENCING BE USED FOR?

Depositions, examination of expert witnesses, job interviews, business meetings and seminars are common examples.

### HOW DO I FIND A VIDEOCONFERENCING SITE IN THE CITY WHERE THE OTHER PARTY IS LOCATED?

The ECBA will do this for you, and can provide you with that site's hourly rate.

### DO I HAVE TO OPERATE ANY EQUIPMENT DURING A VIDEOCONFERENCE?

No. The ECBA staff will handle everything.

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### **Rates**, including scheduling, location of distant site, set up, testing, room rental, and conference

Members of the Erie County Bar Association should contact the ECBA office regarding member rates.

For the Public, the Erie County Bar Association charges \$215/hour during business hours of Monday-Friday, 8:30 a.m. - 5:00 p.m. Rates are \$270/hour for conferences within 2 hours before or 4 hours after regular business hours. These rates are for the ECBA receiving a videoconference call initiated by the another site. If we initiate the call, add \$75/hour.

#### *Optional services/fees:*

\$25 - VHS tape of conference

\$25/hour - use of conference room before and/or after videoconference

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*Contact the Erie County Bar Association for further details or to schedule a demonstration. (814) 459-3111 or [admin@eriebar.com](mailto:admin@eriebar.com)*

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