

Erie County Legal Journal

March 6, 2009

Vol. 92 No. 10

USPS 178-360



In the United States Bankruptcy Court for the Western District of Pennsylvania
In re: George Randolph Sipple, Debtor

Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Erie County Bar Association nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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Erie County Bar Association

Calendar of Events and Seminars

THURSDAY, MARCH 12, 2009

Trial of a Low Impact Auto Law Case

PBI Video Seminar

Bayfront Convention Center

9:00 a.m. - 4:00 p.m.

\$129 (member) \$109 (admitted after 1/1/05)

\$149 (nonmember)

6 hours substantive

THURSDAY, MARCH 12, 2009

Federal Court Practice:

The Good, the Bad and the Ugly

ECBA Live Seminar

Bayfront Convention Center

1:00 p.m. - 4:15 p.m.

lunch begins at noon; cocktails to follow seminar

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

3 hours substantive

FRIDAY, MARCH 13, 2009

Tough Problems in Workers Comp

PBI Groupcast Seminar

Bayfront Convention Center

8:25 a.m. - 12:15 p.m.

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

\$244 (nonmember)

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

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

3.5 hours substantive

WEDNESDAY, MARCH 18, 2009

Advanced Issues in Realty Transfer Tax

PBI Groupcast Seminar

Bayfront Convention Center

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

LUNCH INCLUDED

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

\$234 (nonmember)

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

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

3 hours substantive

WEDNESDAY, MARCH 25, 2009

22nd Annual Civil Litigation Update

PBI Groupcast Seminar

Bayfront Convention Center

9:00 a.m. - 4:45 p.m.

LUNCH INCLUDED

\$244 (member) \$224 (admitted after 1/1/05)

\$264 (nonmember)

Early Registration - If you register more than 2 days before this

presentation you will qualify for this Early Registration Fee:

\$219 (member) \$199 (admitted after 1/1/05) \$239 (nonmember)

5 hours substantive / 1 hour ethics

TUESDAY, MARCH 31, 2009

E-mail & Blogs: Employer Liability, Policies and Prevention

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

THURSDAY, APRIL 2, 2009

Ethics Potpourri: Motivational Intervention- When to Assist and When to Hold Accountable

PBI Video Seminar

Bayfront Convention Center

9:00 a.m. - 10:00 a.m.

\$39 (member) \$49 (nonmember)

1 hour ethics

TUESDAY, APRIL 7, 2009

Criminal Law Update

PBI Video Seminar

Bayfront Convention Center

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

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

\$139 (nonmember)

4 hours substantive

2009 BOARD OF DIRECTORS

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**IN THE UNITED STATES BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF PENNSYLVANIA**

MARCH 2009 NOTICE

**In Re: SCHEDULING PROCEDURES
MOTION COURT DATES FOR THE HON. WARREN W. BENTZ**

SCHEDULING PROCEDURES EFFECTIVE FEBRUARY 3, 2003

JUDGE WARREN W. BENTZ, ERIE DIVISION CASES

Bankruptcy Courtroom
U.S. Courthouse
17 South Park Row, Erie, PA 16501

All motions and adversary proceedings are electronically filed with the Court. The Court will fix a hearing.

At the option of the movant, the following motions may be self-scheduled for hearing at the same time that the motion is filed:

Relief from stay	Chapter 13 Trustee's motion to dismiss (not
Lien avoidance	including a Chapter 13 Trustee's Certificate of
Objection to claims	Default Requesting Dismissal of Case)
Abandonment	Determination of secured status
Sale	Redemption

Chapter 7 and 11 Motions

Monday, March 2, 2009	1:30 PM and 2:30 PM
Monday, March 9, 2009	1:30 PM and 2:30 PM
Monday, March 16, 2009	1:30 PM and 2:30 PM
Monday, March 30, 2009	1:30 PM and 2:30 PM
Monday, April 6, 2009	1:30 PM and 2:30 PM
Monday, April 13, 2009	1:30 PM and 2:30 PM
Monday, April 27, 2009	1:30 PM and 2:30 PM
Monday, May 4, 2009	1:30 PM and 2:30 PM
Monday, May 11, 2009	1:30 PM and 2:30 PM
Tuesday, May 18, 2009	1:30 PM and 2:30 PM

Chapter 12 and 13 Motions

Friday, March 20, 2009	11:00 AM and 1:30 PM
Friday, April 17, 2009	11:00 AM and 1:30 PM
Friday, May 22, 2009	11:00 AM and 1:30 PM

ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please continue to check the Court's website for schedule changes.

PLEASE NOTE THAT THIS SCHEDULE IS AVAILABLE TO BE VIEWED ON PACER (Public Access to Court Electronic Records) and on our Court's Web Site (www.pawb.uscourts.gov). For more information, call the Clerk's office.

John J. Horner
Clerk, U.S. Bankruptcy Court

Mar. 6

**Employment Lawyer
Law & Government Affairs Division
Erie Insurance Group**

Erie Insurance Group, a Fortune 500 property-casualty and life insurance company, is seeking an experienced Employment Law attorney to work in its Law & Government Affairs Division in Erie, PA. Knowledge required of Federal and State employment laws. Experience with employment litigation and ERISA helpful. Candidate must have high academic performance, a JD or LLB from an accredited law school, be admitted to practice and in good standing in at least one state, and at least 10 years of related experience in private practice or in-house. ERIE is an equal opportunity employer.

Apply through our online application system at www.erieinsurance.com. Click on "Careers" to complete application.

Feb. 27 and Mar. 6

OFFICE SPACE IN LAW FIRM SUITE AVAILABLE IMMEDIATELY.

Office space in law firm suite at 100 State Street immediately available for occupancy. Arrangement could include shared use of reception area, conference room, secretary/receptionist, copy, fax and postage machine. Also, indoor parking available in building. Call or email Buddy Stark at 454-9898 or nstark@starkfirm.com.

Mar. 6, 13, 20

Established medium-sized law firm seeking attorneys on an office sharing bases. Willing to consider partial ownership opportunities of the office building. Please send inquiries to the Erie County Bar Association, Attn: Box A.

Mar. 6

THE ERIE COUNTY BAR ASSOCIATION
and its
CIVIL LITIGATION SECTION present



**FEDERAL
COURT
PRACTICE:**

The Good, The Bad and The Ugly

Thursday, March 12th at the Bayfront Convention Center

12:00 - 1:00 p.m. - Lunch

1:00 - 4:15 p.m. - Seminar

4:15 p.m. - Cocktails/Networking

Approved by the PA CLE Board for **3 hours substantive law credit.**

Our Speakers



Honorable Sean J. McLaughlin

U.S. District Court, Western District of PA

— *“How to keep your case on track: Observations on the Litigation Process.”*



Leonard G. Ambrose, III, Esquire

The Ambrose Law Firm

— *“Trial Techniques and the Art of Persuasion in Federal Cases.”*



Lisa Smith Presta, Esquire

MacDonald Illig Jones & Britton LLP

— *“A review of recent updates to the Western District Local Rules and a practical primer regarding ADR procedures and strategies.”*

Moderated by



Honorable Michael M. Palmisano

Erie County Court of Common Pleas, Retired

*Special Thanks to
The Ambrose Law Firm
for sponsoring the open bar
at the conclusion of this seminar.*

REGISTRATION FEE

includes lunch and seminar/payable to the ECBA

\$81.00 (ECBA member or their staff)

\$119.00 (non-member)

Reservations are due to the ECBA office by Friday, March 6, 2009

**IN RE
GEORGE RANDOLPH SIPPLE, DEBTOR**

GARY V. SKIBA, ESQ., TRUSTEE, Plaintiff

v.

**GEORGE RANDOLPH SIPPLE, WENDY M. SIPPLE, LILLIAN E. SIPPLE
and PETER W. REYBURN, Defendants**

UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF
PENNSYLVANIA BANKRUPTCY NO. 06-10452 CHAPTER 7
ADVERSARY NO. 08-1042

Appearances: Gary V. Skiba, Esq., Trustee and Attorney Pro Se
 Stanley G. Berlin, Esq., Attorney for Wendy M. Sipple
 William J. Schaaf, Esq., Attorney for Lillian E. Sipple

Warren W. Bentz, U.S. Bankruptcy Judge
February 11, 2009

OPINION¹

I. Introduction.

George Randolph Sipple (“Debtor” or “Randy”) filed a voluntary Petition under Chapter 7 of the Bankruptcy Code on May 1, 2006. Gary V. Skiba (“Trustee”) serves as the Chapter 7 Trustee.

Prior to the bankruptcy filing, Debtor and Wendy M. Sipple (“Wendy”) initiated a divorce proceeding in the Court of Common Pleas of Erie County, Pennsylvania (the “State Court”). In the divorce action, Wendy claims to be an owner of the building and real estate located at 822 West 12th Street, Erie, PA (the “Property”). Said property was conveyed to George H. Sipple (“George” or “Father”) and the Defendant, Lillian E. Sipple (“Lillian” or “Mother”) or (George H. Sipple and Lillian E. Sipple, collectively, “Parents”) by deed dated March 2, 1996.

The Trustee and Wendy assert that the Parents made an oral promise to convey the Property which was not fulfilled after part performance and that a constructive trust should be imposed upon Lillian for the conveyance of the Property to the Debtor and Wendy.²

Trustee also seeks a determination of Wendy’s interest in the proceeds from the sale of a boat which was sold during the bankruptcy proceeding.

The Trustee and Wendy have agreed that all property found to be property of the bankruptcy estate would be subject to an equitable distribution of 50% to the estate and 50% to Wendy.

Peter W. Reyburn was named as a Defendant to ascertain whether he claims any interest in the proceeds from the sale of the boat. Reyburn acknowledges that he has no interest in

¹ This Opinion constitutes the findings of facts and conclusions of law required by Fed. R. Bankr. P. 7052. This Court has jurisdiction over this matter pursuant to 28 U.S.C. § 1334, § 157(a). This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A).

² George H. Sipple died approximately 1998 and Lillian is now the record owner.

the proceeds from the sale of the boat. The boat had been titled in Reyburn's name solely for convenience. Equitable ownership always remained with the Debtor.

Thus, the sole issue that remains for determination is whether the bankruptcy estate and Wendy have an ownership interest in the Property located at 822 W. 12th Street, Erie, PA.

II. Service on Defendant George Randolph Sipple.

The Debtor's whereabouts are unknown. The Trustee filed a Motion to serve the Debtor by first class mail, postage prepaid, and addressed to the Debtor/Defendant George Randolph Sipple at his last known address and also to the addresses of Debtor's mother, Debtor's son and Debtor's sister.

We found that service was appropriate. *See In re Banks*, 204 Fed. Appx. 141 (3rd Cir. 2006).

II. Factual Discussion.

The Debtor's Parents acquired the Property by deed dated March 2, 1996, and recorded in Erie County Deed Book 934 at page 570. The Parents operated Sipple Radio and/or Sipple Electronics from the Property for years.

Debtor and Wendy were married in 1980. They spent \$15,000 of their own money to build an apartment in the upstairs portion of the Property in which they lived rent free. They assisted in the operation of the business. In 1983, Debtor and Wendy bought a home and moved from the apartment. They rented the apartment to a third party and collected the rent. They continued to assist Debtor's Parents in the operation of the business. In 1986, the Debtor purchased an adjacent lot for parking. Debtor's Father planned to retire at the end of 1987. Debtor's Father and the Debtor negotiated Debtor's taking over the business operation. Wendy was not involved in the negotiations. Randy and Wendy assumed operation of the business on January 1, 1988, pursuant to an oral agreement under which they agreed to pay \$250 per week to George H. Sipple and/or Lillian for the remainder of their lives.

The parties dispute whether the \$250 per week payment included purchase of the Property.

Wendy asserts that the oral agreement under which she and Randy assumed operation of the business on January 1, 1988 in exchange for the payment of \$250 per week for the duration of the lives of both of Debtor's Parents included the purchase of the Property. The totality of the facts, however, leads the Court to a different conclusion.

The Debtor and Wendy issued weekly checks to the Parents marked with the notation that the checks were being tendered for parts and merchandise. This is consistent with the Debtor and Wendy's accounting. The weekly payments were expensed to cost of goods sold.

After taking over operation of the business, debtor and Wendy borrowed \$50,000 in order to build a second story to the building. The second story was leased out and used for storage. None of the rent went to the Parents.

Wendy posits that they would have never made these improvements if they did not own the building. This action, however, was consistent with them having years earlier constructed an apartment in the building when they did not own it and then rent it out and collect the rents.

It is also consistent with Wendy's testimony that Randy trusted his Parents to do the right thing; that Randy was destined for the business; and that it was just assumed that Randy would take over the business.

Randy was never concerned about a writing. He trusted his family and it was assumed he would eventually get the business.

Wendy had concerns. Those concerns became exacerbated when Randy and Wendy met with Attorney Shapira in the late 1990's or early 2000's on an unrelated transaction and the instant transaction was discussed in a casual conversation. Randy and Wendy advised Attorney Shapira that they had made the \$250 weekly payments; that the Property was not in their names; and expressed concern over ramifications that other siblings would inherit upon Lillian's death. Wendy states that Attorney Shapira was shocked at the undocumented transaction and that she was scared by his reaction. Attorney Shapira informed Randy and Wendy that they needed a written agreement.

Lillian was taken to Attorney Shapira's office to discuss the concerns and the transfer of the deed. Lillian stated that she didn't quite realize that she would be turning over the Property to Randy and Wendy. The issue was not resolved.

Following the meeting with Attorney Shapira, Wendy began noting on the weekly checks that they were for "building payment" rather than as previously noted for "parts and merchandise."

Lillian's treatment of the funds received from Randy and Wendy as rental income on her tax returns is consistent with her statements that she did not realize that she would be turning over the Property and consistent with her testimony that the Property was not sold.

Randy and Wendy ceased making the \$250 weekly payments in June 2005. Lillian filed an eviction action. Wendy received notice of the eviction. Lillian obtained a judgment for possession by default, and Wendy did not assert her ownership claim.

III. Law.

The Trustee and Wendy correctly state:

The Restatement (Second) of Trusts summarizes the law into this formulation: "Although a trust of an interest in land is orally declared and no memorandum is signed, the trust is enforceable if, with the consent of the trustee, the beneficiary of such enters into possession of the land or makes valuable improvements thereon or irrevocably changes his position in reliance upon trust." Restatement (2d) of Trust § 50 (1959) (emphasis added). Supporting this black-letter law are hundreds of decisions (including several from Pennsylvania) set forth in two dated but still helpful annotations at 101 A.L.R. 923 (1936), and 33 A.L.R. 1489 (1924). The annotation in 33 A.L.R. states as follows:

The rule is well settled both in England and America, that if the vendee, under a verbal agreement for the purchase of real estate, expends labor or money in improving the same, the contract is thereby partly performed, and the Statute of Frauds has no application to it. In such a case the improvements by the vendee in possession constitute valuable and equitable consideration, and entitle him to specific execution to the contract, if he complies therewith fully on his part.

33 A.L.R. at 1491. “Likewise, a parol contract for the sale of land will be enforced specifically when the vendee, in addition to taking possession and erecting valuable improvements, pays the purchase money, or a portion thereof.” 33 A.L.R. at 1492.

To establish an exception to the Statute of Frauds, it must first be shown that an agreement to convey was actually reached. An oral contract must be established by clear and convincing evidence. *Temp-Wage Corp. v. Continental Bank*, 139 B.R. 299 (E.D. PA. 1992). “One asserting an oral contract must show that the Contract was clear and precise.” *Orchard v. Covelli*, 590 F. Supp. 1548, 1556 (W.D. PA 1984) citing *Miller v. Wise*, 33 Pa. Super. 589 (Pa. Super. 1907)

IV. Conclusion.

The evidence in this case does not measure up to this standard. Wendy and the Trustee have failed to satisfy their burden of showing that there was a parol contract for the sale and transfer of the Property between the Debtor and Wendy and Debtor’s Parents in exchange for the \$250 weekly payments. There is no evidence of an agreement that is certain and definite in its terms.

We find that the Trustee and Wendy have no ownership interest in the Property. The Property is owned by Lillian. An appropriate Order will be entered.

ORDER

This 11th day of February, 2009, in accordance with the accompanying Opinion, it shall be, and hereby is ORDERED as follows:

1. The real property located at 822 W. 12th Street, Erie, Pennsylvania is owned by Lillian E. Sipple.
2. George Randolph Sipple and Wendy M. Sipple, and therefore Gary V. Skiba, Trustee, have no interest in the real property located at 822 W. 12th Street, Erie, Pennsylvania.
3. Peter W. Reyburn has no interest in the proceeds of the boat sold by the Trustee.
4. Any property of the estate will be split, after expenses, with 50% remaining with the Trustee for distribution to the Debtor’s creditors and 50% to Wendy M. Sipple on account of her equitable distribution claim.

/s/ **Warren W. Bentz**
United States Bankruptcy Judge

ERRATA SHEET AMENDING OPINION

This 11th day of February, 2009, it is ORDERED that the Opinion of this date is Amended as follows:

1. The date in Introduction, Paragraph two which reads March 2, 1996 is amended to read March 2, 1966.
2. The date in Factual Discussion, Paragraph one which reads March 2, 1996 is amended to read March 2, 1966.

/s/ **Warren W. Bentz**
United States Bankruptcy Judge

BANKRUPTCY NOTICE

In re: Sandra L. Schmeisser
Chapter 13 Bankruptcy Case No.
04-10540 WWB

NOTICE OF A NON-
EVIDENTIARY HEARING ON
MOTION FOR PRIVATE SALE
OF REAL AND/OR PERSONAL
PROPERTY FREE AND
DIVESTED OF LIENS:

The Debtor in this Bankruptcy seeks an Order to sell the personal and/or real property located at 3814 Warsaw Avenue, Erie, Pennsylvania 16504, as more fully described in the Agreement of Sale attached to the Motion as Exhibit "E". Objections to the sale must be filed and served by March 8, 2009. A hearing shall take place on March 20, 2009 @ 1:30 p.m. in the Bankruptcy Courtroom at the United States Courthouse, 17 South Park Row, Erie, Pennsylvania 16501. The Court will entertain higher offers at the hearing. The gross sales price must be paid at the closing of this sale. Examination of the property can be obtained by contacting the attorney for the Debtor, listed below.

Terms of the Sale: \$59,900.00 w/ \$1,000.00 down payment and the remainder due at the time of the closing.

Attorney for Movant/Applicant
Michael S. Jan Janin, Esquire
The Quinn Law Firm
2222 West Grandview Blvd.
Erie, Pennsylvania 16506
(814) 833-2222
PA ID #38880

Mar. 6

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was filed with the Department of State of the Commonwealth of Pennsylvania on or about January 27, 2009 by 1 North East Travel Plaza, Inc., a foreign corporation, formed under the laws of the State of Tennessee, where its principle office is located at 5310 Otter Creek Court, Brentwood, TN 37027, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania is located at 12214 East Main Rd, North East, PA 16428.
David W. Bradford, Esquire
731 French St.
Erie, PA 16501

Mar. 6

INCORPORATION NOTICE

Notice is hereby given that John E. Faulkner Enterprises, 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

Mar. 6

INCORPORATION NOTICE

LL Kurtz Manufacturing, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988.
Scott L. Wallen, Esquire
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.
2222 West Grandview Boulevard
Erie, Pennsylvania 16506-4508

Mar. 6

LEGAL NOTICE

In the Court of Common Pleas of Venango County, Pennsylvania
Orphans Court Division
O.C.D. No. 3-2009
IN RE: JAYDA RAVEN RICHTER,
A minor child

NOTICE

TO SEAN E. RICHTER

A Petition has been filed by Lonnie B. McCain and Maryann McCain asking the court to put an end to all rights you have to your

child, JAYDA RAVEN RICHTER. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in the Venango County Court House, Franklin, Pennsylvania, on the 26th day of March, 2009, at 8:30 a.m. in Court Room No. 2. 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 you being present.

You have the 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.

Northwestern Legal Services
1001 State Street, Suite 700
Erie, Pennsylvania 16501-1833
Telephone: (814) 452-6949 or
(800) 665-6957
Virginia G. Sharp, Esquire
1243 Liberty Street, Suite 320
Franklin, Pennsylvania 16323

Mar. 6

LEGAL NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Civil Division - Law
NO. 2008-15601

RDL Enterprises of Erie, Inc. and
Denise E. Bauman, Plaintiffs
v.

John M. Laughary or The Estate of John M. Laughary, his unknown heirs and all those claiming by, through or under him, Defendant
NOTICE OF INTENT TO FILE A

DEFAULT JUDGMENT

To: John M. Laughary, his unknown heirs, executors, administrators, successors, and/or assigns, and all those claiming by, through or under him.

IMPORTANT NOTICE

You are in default because you have failed to file a complaint in this case. Unless you act within ten days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your right to sue the Defendant and thereby lose property or other important rights. You should take this notice to a lawyer at once. If

you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help.

Lawyers Referral Service
PO Box 1792
Erie, PA 16507
Ph. (814) 459-4411

Brydon Law Office
John C. Brydon, Esq.
78 East Main Street
North East, PA 16428
Phone: 814-725-5900

Mar. 6

LEGAL NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Civil Division - Law
NO. 2008-15602

Erie Real Estate Group, LLC,
Plaintiffs
v.

Nancy M. Weber or The Estate of Nancy M. Weber, her unknown heirs and all those claiming by, through or under her, Defendants
NOTICE OF INTENT TO FILE A
DEFAULT JUDGMENT

To: Nancy M. Weber, her unknown heirs, executors, administrators, successors, and/or assigns, and all those claiming by, through or under her.

IMPORTANT NOTICE

You are in default because you have failed to file a complaint in this case. Unless you act within ten days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your right to sue the Defendant and thereby lose property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help.

Lawyers Referral Service
PO Box 1792
Erie, PA 16507
Ph. (814) 459-4411

Brydon Law Office
John C. Brydon, Esq.
78 East Main Street
North East, PA 16428
Phone: 814-725-5900

Mar. 6

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the property known as 541 W. Washington Street, Corry, PA 16407 being more fully described in Erie Deed Book 220, Page 547.

SAID SALE to be held at the ERIE COUNTY COURTHOUSE, ROOM 209, ERIE, PA at 9:30 a.m. prevailing, standard time, on MARCH 23, 2009.

All those certain tracts of land, together with the buildings, and improvements erected thereon described as Tax Parcel 07025066001200 in Erie County Assessment Office, Pennsylvania. Seized and taken in execution as the property of Charles C. Brink and Sylvia L. Brink, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1:07-CV-210.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee

information at the sale. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information visit www.resales.usda.gov or contact Raquel Henderson-Crowell at 800-349-5094 ext. 4500.

Feb. 27 and Mar. 6, 13, 20

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

March 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

Feb. 27 and Mar. 6, 13

SALE NO. 1

Ex. #15396 of 2008

Marquette Savings Bank

v.

Patricia L. Peebles

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 15396-2008, Marquette Savings Bank vs. Patricia L. Peebles, owner of property situate in Millcreek Township, Erie County, Pennsylvania being: 308 Presque Isle Condominiums, Unit 201, Erie, Pennsylvania 16505.

851 square feet

Assessment Map Number:
(33) 8-34.1-69

Assessed Value Figure: \$46,990.00
Improvement Thereon:
Condominium

Will J. Schaaf, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Feb. 27 and Mar. 6, 13

SALE NO. 2

Ex. #14986 of 2008

**Deutsche Bank National Trust
Company, as Trustee for Morgan**

**Stanley ABS Capital I Inc. Trust
2007-HE7, Plaintiff**

v.

Melissa R. Ferringer,

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. Fifty-seven (57) of Andrews Land Company's Subdivision of Second Part of LAND LIGHT HOUSE property, part of Tract No. 38, as shown upon a map of said subdivision recorded in Erie County Map Book No. 2, pages 96 and 97. (14) 1040-311

BEING the same premises conveyed to Dennis G. Piskorski, Party of the First Part herein, by deed dated August 24, 2001 as recorded August 27, 2001 in Erie County Deed Book 804, at Page 852, *et seq.*

BEING KNOWN AS: 1113 East 3RD STREET, ERIE, PA 16507
PROPERTY ID NO.: 14-1040-311
TITLE TO SAID PREMISES IS VESTED IN Melissa R. Ferringer by Deed from Dennis G. Piskorski dated 12/4/06 recorded 12/18/06 in Deed Book 1383 page 1478.
Chandra M. Arkema, Esquire
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Feb. 27 and Mar. 6, 13

SALE NO. 3

Ex. #13852 of 2008

HSBC Bank USA, Plaintiff

v.

Dennis Roberts, a/k/a

Dennis L. Roberts, 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 part of Block "W" of West Track Subdivision, U.S. Housing Corporation Project No. 10 as per plot recorded in Erie County Map Book 2 page 302 and 321, bounded and described as follows, to-wit: BEGINNING at the monument and point of intersection of the north line of Fifteenth Street with the east line of Kakhwa Avenue, also known as Kakhwa Boulevard; thence north sixth-three (63) degrees, thirty-five (35) minutes, fifteen (15) seconds east along the north line of Fifteenth Street fifty-six and twenty-nine hundredths (56.29) feet to a point; thence north twenty-six (26) degrees, twenty-four (24) minutes, forty-five (45) seconds west in a line perpendicular to the north line of Fifteenth Street one hundred three and eighty-five hundredths (103.85) feet to a point in the south line of a twelve (12) foot public land or alley; thence south sixty-three (63) degrees, thirty-three (33) minutes, twenty-five (25) seconds west along the south line of said public land forty-nine and two hundredths (49.02) feet to a stake at a point in the east line of Kakhwa Avenue; thence south twenty-two (22) degrees, twenty-four (24) minutes, forty-five (45) seconds east along the east line of Kakhwa Avenue one hundred four and seven hundredths (104.07) feet to the intersection of the east line of Kakhwa Avenue with the north line of Fifteenth Street, and point of beginning, having erected thereon a one-family dwelling house, being the premises known as 1752 West 15th Street, Erie, Pennsylvania, and further identified as County of Erie Tax Index No. (160) 3108-333. BEING KNOWN AS: 1752 WEST 15TH STREET, ERIE, PA 16505
PROPERTY ID NO.: 16-3108-333
TITLE TO SAID PREMISES IS VESTED IN Dennis Roberts, single by Deed from James W. Disarro, single, Linda K. Disarro, single, and Lucille Wynne, executrix of the Estate of Eail J. Disarro, deceased

dated 10/29/86 recorded 10/29/86 in Deed Book 1655 page 482.
Chandra M. Arkema, Esquire
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Feb. 27 and Mar. 6, 13

SALE NO. 4

Ex. #31622 of 2007

**CODA, Inc., Use Plaintiff and
Assignee of Commerce Bank,
N.A., Plaintiff
v.**

**Hari Jot Sahib Ji, LLC,
Defendant**

LEGAL DESCRIPTION

ALL that certain parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, to wit:

BEGINNING at the intersection of the north line of West 12th Street and the east line of Powell Avenue, thence North along the east line of Powell Avenue one hundred thirty-five (135) feet; thence eastwardly parallel to the north line of West 12th Street one hundred forty-six and eight tenths (146.8) feet; thence southerly, parallel to the east line of Powell Avenue one hundred thirty-five (135) feet to a point in the north line of West 12th Street, thence westwardly along the north line of West 12th Street one hundred forty-six and eight tenths (146.8) feet to the place of beginning, being parts of Lots Nos. 37 and 38 of Oxer Farms Gardens Subdivision, part of Tract 11 in Millcreek Township, which is recorded in Map Book 2, page 175, and more particularly and accurately described by survey made by L.B. Utterback dated September 16, 1969, as follows: BEGINNING at an iron survey point at the point of intersection of the north line of West 12th Street, Pa. State Route 5 (Legislative Route 25029) with the east line of Powell Avenue, State Route 299 (Legislative Route A4710); thence North 26° 01' West, along the east line of Powell Avenue a distance of 135 feet to an iron survey point; thence North 63° 21' 30" East,

parallel with the north line of West 12th Street, and along the residue of land now or formerly of Charles A. and Winifred S. Barcio, a distance of 145.49 feet to an iron survey point; thence South 26° 00' 30" East, along the easterly line of said Lot No. 37 of Oxer Farm Gardens Subdivision, a distance of 135 feet to an iron survey point in the north line of West 12th Street, thence South 63° 21' 30" West, along the north line of West 12th Street, a distance of 145.47 feet to the place and point of beginning.

BEING commonly known as 3760 West 12th Street, Erie, Pennsylvania and bearing Erie County Index Number (33) 27-86-30.01.

The property is also described pursuant to a legal description prepared by John B. Laird, Professional Land Surveyor, as depicted on a plan entitled "Survey of: Erie Petroleum 3760 West 12th Street," as prepared by David James Laird Associates, dated February 14, 2005, as follows:

ALL that certain piece or parcel of land situated in the Township of Millcreek, County of Erie, and State of Pennsylvania, being part of Tract 11, and being more particularly bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of the piece at a point, said point being located on the northerly line of West 12th Street - S.R. 0005 (100 Foot Right-of-Way) at its intersection with the easterly line of Powell Avenue (50 Foot Right-of-Way);

THENCE North 26 Degrees, 01 Minutes, 00 Seconds West, along the easterly line of said Powell Avenue, a distance of 135.00 feet to an iron survey point, said point being the southwesterly corner of lands now or formerly of Aviar S. & Govinder Bagga, as recorded in the Erie County Courthouse Record Book 161, Page 2015;

THENCE North 63 Degrees, 21 Minutes, 30 Seconds East, along the southerly line of lands of said Bagga, a distance of 145.49 feet to an iron survey point, said point being part of the westerly line of

lands now or formerly of H. H. & R. Partnership, as recorded in Erie County Courthouse Record Book 740, Page 18;

THENCE South 26 Degrees, 00 Minutes, 30 Seconds East, along the westerly line of lands of said H. H. & R. Partnership, a distance of 135.00 feet to an iron survey point, said point being located on the northerly line of said West 12th Street;

THENCE South 63 Degrees, 21 Minutes, 30 Seconds West, along the northerly line of said West 12th Street, a distance of 145.47 feet to a point and place of beginning. CONTAINING 0.45 acres or 19,639 square feet of land therein, net measure.

Jack M. Seitz, Esq.
One Windsor Plaza
7535 Windsor Drive, Suite 200
Allentown, PA 18195
(610) 530-2700

Feb. 27 and Mar. 6, 13

SALE NO. 5

Ex. #31621 of 2007

**CODA, Inc., Use Plaintiff and
Assignee of Commerce Bank,
N.A., Plaintiff
v.**

**Hari Jot Sahib Ji, LLC,
Defendant**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of McKean, Erie County, Pennsylvania bearing Erie County Assessment Number (31) 1-2-2 bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at a point in the centerline of Pennsylvania Legislative Route Number 25016, section 3-R, also known as Pennsylvania Route Number 832 and as Sterrettania Road, as an 80 foot right-of-way, at a Pennsylvania Department of Highway Station 418+77.54 as recorded in Erie County Court House in Right-of-Way Book Number 10, at page 32, sheet 22 of 47; thence North 30° 28' East, along center line of said road, 150.53 feet to a point; thence South 24° 17' East, along the East line of land conveyed to

Anthony Lachowski, et ux, by Deed of Frank It Cherneck, et ux, dated November 17, 1958 and recorded in Erie County Deed Book 789 at page 318 a distance of 339.96 feet to a point; thence South 65° 43' West, along land of Humble Oil and Refining Company, a distance of 122.93 feet to a concrete monument; thence North 24° 17' West, along land of Humble Oil and Refining Company passing over an iron pipe stake on the right-of-way line of Pennsylvania Legislative Route 25016, section 3-R, at a distance of 204.10 feet, a total distance of 253.08 feet to the center line of Pennsylvania Legislative Route Number 25016, section 3-R, at the place of beginning, containing 36,451 square feet of land, net measure.

PARCEL NO. 2

BEING part of Tract Number 271, bounded and described, according to a survey made by L. B. Utterback, registered engineer, dated June 20, 1969, as follows, to-wit: BEGINNING at a point in the centerline of Pennsylvania Legislative Route Number 25016, section 3-R, also known as Pennsylvania Route Number 832 and as Sterrettania Road, as an 80 foot right-of-way, at a Pennsylvania Department of Highways Station 420+28.07 as recorded in the Erie County Court House in Right-of-Way Book Number 10, at page 32, sheet 22 of 47; thence North 30° 28' East, along the said centerline of said road a distance of 10.75 feet to a point marking the beginning of a curve to the right; thence continuing along the centerline of said road and following the arc of said curve to the right having a radius of 1273.57 feet, an arc distance of 39.26 feet to a concrete nail; thence South 24° 17' East, passing over an iron pipe stake on the right-of-way line of said Legislative Route Number 25016, section 3-R, at a distance of 48.29 feet, a total distance of 368.37 feet to an iron pipe stake; thence South 65° 43' West, along land of Humble Oil and Refining Company, a distance of 41.12 feet to a point; thence North 24° 17' West, along

the East line of land conveyed to Anthony Lachowski, et ux, by Deed of Frank R. Cherneck, et ux, dated November 17, 1958 and recorded in Erie County Deed Book 789 at page 318, 339.96 feet to a point in the centerline of Pennsylvania Legislative Route Number 25016, section 3-R, at the place of beginning, containing 14,598 square feet of land, net measure.

TOGETHER WITH ten (10) foot wide easement in which is installed an underground drainage system leading to the right-of-way of Interstate 90, over the following described property:

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

COMMENCING at the southeast corner of the property described above, said point lying in the North line of property conveyed to Humble Oil & Refining Company by deed dated May 6, 1960 and recorded in Erie County Deed Book 818, at page 506; thence North sixty-four (64) degrees, forty-three (43) minutes, thirty (30) seconds East, along the North line of said property conveyed to Humble Oil & Refining Company, two hundred twelve and forty-nine hundredths (212.49) feet to the northeast corner of said property conveyed to Humble Oil & Refining Company; thence South thirty-six (36) degrees, seven (07) minutes, thirty (30) seconds East along the easterly line of said property conveyed to Humble Oil & Refining Company, four hundred seventy-one and ninety-five hundredths (471.95) feet to a point on the northerly right-of-way line of Ramp "B" of the Erie Thruway, also known as Interstate 90, also known as Pennsylvania Legislative Route 797, Section 5; thence North seventy-eight (78) degrees, twenty-four (24) minutes, ten (10) seconds East, along the northerly right-of-way line of said Ramp "B", approximately ten (10) feet to a point ten (10) feet eastwardly and measured at right angles from the aforesaid easterly line of the

property conveyed to Humble Oil & Refining Company; thence North thirty-six (36) degrees, seven (07) minutes, thirty (30) seconds West, parallel with the aforesaid easterly line of property conveyed to Humble Oil & Refining Company and ten (10) feet distant therefrom, four hundred eighty-two (482) feet, more or less, to a point ten (10) feet northwardly, measured at right angles from the northerly line of said property conveyed to Humble Oil & Refining Company; thence South sixty-four (64) degrees, forty-three (43) minutes, thirty (30) seconds west, two hundred twenty-two and five tenths (222.5) feet, more or less, to a point in the easterly line of the property described above; thence South twenty-four (24) degrees, seventeen (17) minutes East, along the easterly line of the property described above, ten (10) feet, more or less, to the place of beginning.

The property is also described pursuant to a legal description prepared by John B. Laird, Professional Land Surveyor, as depicted on a plan entitled "Survey of: Erie Petroleum 6321 Sterrettania Road" prepared by David James Laird Associates, dated February 14, 2005 as follows:

ALL that certain piece or parcel of land situated in the Township of McKean, County of Erie and State of Pennsylvania, being part of Tract .271, and being more particularly bounded and described as follows, to-wit:

BEGINNING at the northeasterly corner of the piece at a point, said point being located on the southerly line of Sterrettania Road (80 Foot Right-of-Way), said point also being the northwesterly corner of lands now or formerly of Frank & Betty Cherneck, as recorded in the Erie County Courthouse Deed Book 1120, Page 132;

THENCE South 25 Degrees, 16 Minutes, 30 Seconds East, along the westerly line of lands of said Cherneck's passing over an iron survey point at a distance 197.8 feet, a total distance of 319.97 feet to an iron survey point, said point being located on the northerly line of

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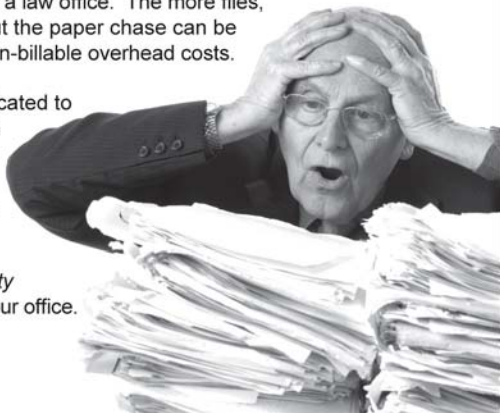
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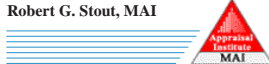
Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

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Robert G. Stout, MAI



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lands now or formerly of Frank C. & Marianne V. Urraro, as recorded in the Erie County Courthouse Deed Book 1546, Page 282.

THENCE South 64 Degrees, 43 Minutes, 30 Seconds West along the northerly line of lands of said Urraro, a distance of 164.05 feet to an iron survey point;

THENCE North 25 Degrees, 16 Minutes, 30 Seconds West, continuing along the lands of said Urraro, a distance of 204.10 feet to a rebar survey point, said point being located on the southerly line of said Sterrettania Road;

THENCE North 29 Degrees, 28 Minutes, 30 Seconds East, along the southerly line of said Sterrettania Road, a distance of 189.46 feet to the start of a point of curvature;

THENCE In a northerly direction, along a curve to the right, having a radius of 1,233.57 feet, an arc distance of 11.39 feet, to an iron survey point and the place of beginning:

CONTAINING 0.99 Acres or 42,992 square feet of land therein, net measure.

BEING commonly known as 6321 Sterrettania Road, Fairview, Erie County, Pennsylvania Index Number (31) 1-2-2.

Jack M. Seitz, Esq.
One Windsor Plaza
7535 Windsor Drive, Suite 200
Allentown, PA 18195
(610) 530-2700

Feb. 27 and Mar. 6, 13

SALE NO. 6

Ex. #13085 of 2008
Wells Fargo Bank, N.A., as
Trustee for the registered holders
of Renaissance Home Equity
Loan Asset-Backed Certificates,
Series 2004-3, by its attorney in
fact, Ocwen Loan Servicing, LLC
v.

Richard P. Meyer a/k/a
Rick P. Meyer

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Borough of Lake City, formerly Borough of North Girard, County of Erie and State of Pennsylvania bounded and described as follows. to-wit:

BEGINNING at a point in the North line of Hall Avenue at a distance of Two Hundred (200) feet Westwardly from the point of intersection of the North line of Hall Avenue with the West line of Lake Street; thence Westerly along the West line of Hall Avenue, seventy-five (75) feet to a point; thence Northwardly on a line parallel with the West line of Lake Street, one hundred sixty-five and one-tenth (165.1) feet to the Southwesterly corner of land conveyed by Grace A. Keep to Orville A. Hakkarainen and wife by deed dated August 18, 1958; thence Eastwardly along the South line of said land, seventy-five (75) feet to a point at the Southeast corner of said land; thence Southwardly on a line parallel with the West line of Lake Street, one hundred sixty-five and one-tenths (165.1) feet to the North line of Hall Avenue, and the place of beginning.

Property known as: 10132 Hall Avenue, Lake City, PA 16423.

Tax ID#: 28-9-14-5

BEING THE SAME PREMISES, which David M. Shaffer and Patricia M. Shaffer, husband and wife, by deed dated June 20, 2004 and recorded on June 22, 2004, in Book 1147 at Page 1548, of the Erie County records, granted and conveyed unto Richard Meyer, a single man.

Attorney for Plaintiff:

Kevin P. Diskin, Esquire
Stern and Eisenberg, LLP
The Pavilion

261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Feb. 27 and Mar. 6, 13

SALE NO. 7

Ex. #14785 of 2008
Northwest Savings Bank
v.

Jack A. Hooper and
Diana L. Hooper
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 14785-2008, Northwest Savings Bank vs. Jack A. Hooper and Diana L. Hooper, owners of property situate in the Borough of Albion, Erie County, Pennsylvania

being: 20 W. Pearl Street, Albion, Pennsylvania.

84' x 110' x 84' x 110'

Assessment Map Number:
(1) 5-16-3

Assessed Value Figure: \$72,400.00

Improvement Thereon: Residence
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Feb. 27 and Mar. 6, 13

SALE NO. 8

Ex. #15266 of 2007
Northwest Savings Bank
v.

Britt L. Robison and
Dena Robison,
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 15266-2007, Northwest Savings Bank vs. Britt L. Robison and Dena Robison, owners of property situate in Harborcreek Township, Erie County, Pennsylvania being: 5028 Markwood Drive, Erie, Pennsylvania.

Appx. 2.66 acres

Assessment Map Number:
(27) 39-142-47

Assessed Value Figure: \$195,150.00

Improvement Thereon: Residence
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Feb. 27 and Mar. 6, 13

SALE NO. 9

Ex. #14750 of 2008
Lee Minter
v.

James A. Thayer and
Joseph A. Thayer,
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 14750-2008, Jacquelyn S. Wallace vs. James A. Thayer and Joseph A. Thayer, owners of property situate in Girard Township, Erie County, Pennsylvania being: 10251 Cross Station Road Extension, Girard,

Michael C. Mazack, Esq.
Tucker Arensburg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Feb. 27 and Mar. 6, 13

SALE NO. 20

Ex. #15092 of 2008
PNC Bank, N.A.
v.
Patrick R. Steele
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15092-2008 PNC Bank, N.A. vs. Patrick R. Steele, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1534 W. 25th St., Erie, PA 16502 0.1364 Acres

Assessment Map number:
(19) 62-05-226

Assessed Value figure: \$39,820.00
Improvements thereon: Residential Dwelling

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

Feb. 27 and Mar. 6, 13

SALE NO. 21

Ex. #13225 of 2008
PNC Bank, National Association
v.
Stephanie L. Wierzchowski & Edward A. Wierzchowski, Jr.
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13225-08 PNC Bank, National Association vs. Stephanie L. Wierzchowski & Edward A. Wierzchowski, Jr., owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 1021 Powell Avenue, Erie, PA 16505 0.2421 Acres

Assessment Map number:
(33) 27-86-36

Assessed Value figure: \$88,270.00
Improvements thereon: Residential Dwelling

Brett A. Solomon, Esq.
Michael C. Mazack, Esq.
Tucker Arensburg, P.C.
1500 One PPG Place

Pittsburgh, PA 15222
(412) 594-5506

Feb. 27 and Mar. 6, 13

SALE NO. 22

Ex. #14379 of 2007
JPMorgan Chase Bank, N.A., as Trustee for Certificateholders of Bear Stearns Asset Backed Securities Trust 2006-2, Asset Backed Certificates Series 2006-2, Plaintiff,
v.
David G. Davis

Barbara J. Davis, Defendant(s)
LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL of land situated in the Borough of Girard, County of Erie and State of Pennsylvania, being Lot 7 of the NORTHPORT SUBDIVISION a plot of which is recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Erie County Map Book 16 at Page 200, and to which reference is made for further description thereof. Being commonly known as 330 Fireside Court, Girard, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Barbara J. Davis and David Davis, wife and husband, by Deed from Barbara J. Hanson, n/b/m, Barbara J. Davis, dated 01/25/2002, recorded 01/25/2002, in Deed Book 848, page 382.

Tax Parcel #: 23-004-038-011.00
Premises being: 330 FIRESIDE COURT, GIRARD, PA 16417-7000
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 27 and Mar. 6, 13

SALE NO. 23

Ex. #12945 of 2007
PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation, Plaintiff,
v.
Michele L. Desantis
a/k/a Michelle L. Desantis, 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 All of Lots 1, 2, 3 and 4 in Block 'D' of ANDREWS LAND COMPANY SUBDIVISION of Reserve Tract No. 33 as shown upon a map of said subdivision recorded in the Recorder's Office of Erie County, Pennsylvania, in Erie County Map Book 1, pages 374 and 375. Bearing Erie County Tax Index Number (18) 5053-226, having a frontage on East 28th Street of 120 feet. Having erected thereon a two-story dwelling house, commonly known as 907 East 28th Street, Erie, Pennsylvania 16504 and a two car detached garage.

BEING the same premises conveyed to parties of the first part by deed dated November 25, 1997 and recorded in the Recorder's Office of Erie County, Pennsylvania, on December 4, 1997, in Erie County Record Book 532, at page 817. Also, being the same premises as conveyed to Dale R. Gilmore and Stephanie A. Gilmore, his wife, by corrective deed dated October 25, 2000 and recorded October 25, 2000 in Erie County Record Book 734 at page 322.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Desantis, by Deed from Dale R. Gilmore and Stephanie A. Gilmore, husband and wife, by Anthony A. Logue, Esq., their attorney in fact, dated 11/07/2000, recorded 11/08/2000, in Deed Book 736, page 1976.

Tax Parcel #: 18-050-053.0-226.00
Premises being: 907 EAST 28TH STREET, ERIE, PA 16504
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 27 and Mar. 6, 13

SALE NO. 24

Ex. #15005 of 2008
Citifinancial Services, Inc., Plaintiff,
v.
Donald A. Gilbertson
Cheryl Gilbertson

Pennsylvania.
3.131 acres (2.788 net acres
excluding road r/w)
Assessment Map Number:
(24) 18-89-3.01
Assessed Value Figure: \$95,600.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Feb. 27 and Mar. 6, 13

SALE NO. 10

Ex. #13729 of 2006
HSBC Bank USA, N.A., as
Trustee on behalf of ACE
Securities Corp. Home Equity
Loan Trust and for the registered
holders of ACE Securities Corp.
Home Equity Loan Trust, Series
2005-SD3, Asset Backed Pass-
Through Certificates, Plaintiff
v.

Robert R Wronek;
Debra L. Wronek, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 13729-2006 HSBC Bank
USA, N.A., as Trustee on behalf of
ACE Securities Corp. Home Equity
Loan Trust and for the registered
holders of ACE Securities Corp.
Home Equity Loan Trust, Series
2005-SD3, Asset Backed Pass-
Through Certificates vs. Robert R
Wronek; Debra L. Wronek, owner(s)
of property situated in Township
of Harborcreek, Erie County,
Pennsylvania being 6075 Redwood
Drive, Harborcreek, PA 16421
0.6612 acres
Assessment Map number:
27-18-34-7
Assessed Value figure: \$52,750.00
Improvement thereon: A residential
dwelling
Michael J. Clark, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

Feb. 27 and Mar. 6, 13

SALE NO. 11

Ex. #12575 of 2007
JP Morgan Chase Bank as
Trustee for Equity One ABS, Inc.
Mortgage/pass through certificate
series #2004-5
v.

Mark J. Kanash and
Patricia J. Boucher
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12575-07 JP Morgan
Chase Bank as Trustee for
Equity One ABS, Inc. Mortgage/
pass through certificate series
#2004-5 vs. Mark J. Kanash and
Patricia J. Boucher, owners of
property situated in Township
of Millcreek, Erie County,
Pennsylvania being 905 Powell
Avenue, Erie, PA 16505
Assessment Map number:
33-18-86-21
Assessed Value figure: \$81,970.00
Improvement thereon: Residential
Dwelling
Mary L. Harbert-Bell, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Feb. 27 and Mar. 6, 13

SALE NO. 12

Ex. #15662 of 2008
Erie Federal Credit Union,
Plaintiff
v.

Leon Jackson, Defendant
ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed
at No. 15662-2008, Erie Federal
Credit Union v. Leon Jackson,
owner of the following properties
identified below:
1) Situate in the City of Erie,
County of Erie, and Commonwealth
of Pennsylvania at 151 West 20th
Street, Erie, PA 16502:
Assessment Map No.
19-060-002.0-218.00
Assessed Value Figure: \$54,510.00
Improvement Thereon: Two Family
Residential Dwelling
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Feb. 27 and Mar. 6, 13

SALE NO. 13

Ex. #15640 of 2008
Erie Federal Credit Union,
Plaintiff
v.
Leon Jackson and
Onjanette L. Jackson,
Defendants
ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed
at No. 15640-2008, Erie Federal
Credit Union v. Leon Jackson and
Onjanette L. Jackson, owners of
the following properties identified
below:

1) Situate in the City of Erie,
County of Erie, and Commonwealth
of Pennsylvania at 526 East 22nd
Street, Erie, PA 16503:
Assessment Map No.:
18-050-021.0-132.00
Assessed Value Figure: \$20,240.00
Improvement Thereon: Two Family
Residential Dwelling
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Feb. 27 and Mar. 6, 13

SALE NO. 14

Ex. #11030 of 2005
Mortgage Electronic Registration
Systems Inc.
v.
Melanie Brunson
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11030-05 Mortgage
Electronic Registration Systems
Inc. vs. Melanie Brunson, owner
of property situated in City of Erie,
Erie County, Pennsylvania being
413 Chautauqua Boulevard, Erie,
PA 16511
Being Lot No. 14 of the Liberty
Park Subdivision
Assessment Map number:
(14) 1126-105
Assessed Value figure: \$43,460.00
Improvement thereon: Residential
Dwelling
Rob Saltzman, Esquire
2000 Horizon Way, Suite 900
Mt. Laurel, NJ 08054
(856) 813-1700

Feb. 27 and Mar. 6, 13

SALE NO. 15

Ex. #14993 of 2007

**The Bank of New York, et al.
v.**

**Susan Cooley, known heir to
Shirley Wilford, deceased and all
unknown heirs, successors and
assigns and all persons, firms or
associations claiming right, title
or interest from or under
Shirley Wilford, deceased
LEGAL DESCRIPTION**

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

BEING lot number one hundred
four (104) of the replotted Gaskell
Addition according to plot recorded
in Map Book No. 2, page 51, Erie
County Records, and having erected
thereon a single frame dwelling
commonly known as 1237 East 19th
Street, Erie, PA 16503, bearing Erie
County Tax ID No. (15) 2106-208.
APN: 15021006020800
Property Address: 1237 East 19th
Street, Erie, PA 16503
Improvements: Residential Dwelling
Sarah A. Jarosh, Esquire
1600 Locust Street
Philadelphia, PA 19103
215-545-3339

Feb. 27 and Mar. 6, 13

SALE NO. 16

Ex. #15513 of 2008

**Joy W. Milne, Plaintiff
v.**

**Brian Turner, also known as
Paul Brian Turner, Defendant
SHORT DESCRIPTION**

ALL that certain piece or parcel
of land situate in the Township
of Union, County of Erie, and
Commonwealth of Pennsylvania,
containing 13.542 acres of land,
more or less, and a single family
dwelling known and numbered as
14819 Kimball Hill Road, Union
City, Pennsylvania 16438-7527 and
bearing Erie County Tax ID No.
(43) 001-005.0-0-012.03

Susan Fuhrer Reiter
Pa. Supreme Court ID No. 43581
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700

Erie, Pennsylvania 16507-1459
(814) 870-7760

Attorneys for Plaintiff

Feb. 27 and Mar. 6, 13

SALE NO. 17

Ex. #15368 of 2008

**Lynn G. Lyons, Plaintiff
v.**

**Douglas E. Prenatt, Defendant
LEGAL DESCRIPTION**

ALL that certain piece or parcel
of land situate in the Second Ward
of the Borough of Union City,
County of Erie and Commonwealth
of Pennsylvania, bounded and
described as follows, to-wit:
BEGINNING at a point in the west
side of North Main Street in the
northeast corner of land now or
formerly owned by J.S. Thompson
where a brick drug store now stands
and formerly owned by Lynn G.
Gates, and running THENCE
westerly along said north line of
land formerly owned by Lynn H.
Gates and extending beyond in a
straight course to the east line of a
public alley; THENCE northerly
along said alley; 14 feet; THENCE
eastwardly parallel with first course
to a point 96 feet 4 inches west from
the west line of North Main Street;
THENCE northerly parallel with
North Main Street 42 feet 6 inches;
THENCE eastwardly parallel with
first course to a point 96 feet 4
inches to the west line of North
Main Street; THENCE southerly
along the west line of North Main
Street 56 feet 6 inches to the place
of beginning. It is understood that
North Main Street is 50 feet wide
and that the east line of the property
herein conveyed is 5 feet west of the
curb line.

The above described property has
erected thereon a three story brick
building which is commonly known
as "The Codgdon Hotel" and being
commonly known as 42 North Main
Street, Union City, Pennsylvania.
The above described property
having Index No. 7-23-5 (42).

Being the same premises conveyed
to Douglas E. Prenatt by deed dated
September 5, 2006 and recorded in
Erie County Record Book 1359 at
Page 1585 on September 8, 2006.

Thomas J. Ruth, Esquire
Carney & Ruth
224 Maple Avenue
Corry, PA 16407
(814) 665-2301

Feb. 27 and Mar. 6, 13

SALE NO. 18

Ex. #15090 of 2008

**PNC Bank, National Association
v.**

**Steven C. Miller a/k/a
Steven Clair Miller and
Vicki E. Miller
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 15090-08 PNC Bank,
National Association vs. Steven C.
Miller a/k/a Steven Clair Miller and
Vicki E. Miller, owner(s) of property
situated in City of Erie, Erie County,
Pennsylvania being 530 W. 9th St.,
Erie, PA 16502

0.1562 Acres

Assessment Map number:
(16) 30-30-222

Assessed Value figure: \$62,300.00
Improvements thereon: Residential
Dwelling

Brett A. Solomon, Esq.
Michael C. Mazack, Esq.
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222

Feb. 27 and Mar. 6, 13

SALE NO. 19

Ex. #15093 of 2008

**PNC Bank, National Association
v.**

**Steven C. Miller a/k/a
Steven Clair Miller and
Vicki E. Miller
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 15093-08 PNC Bank,
National Association vs. Steven C.
Miller a/k/a Steven Clair Miller and
Vicki E. Miller, owner(s) of property
situated in City of Erie, Erie County,
Pennsylvania being 526 W. 9th St.,
Erie, PA 16502

0.2008 Acres

Assessment Map number:
(16) 30-30-223

Assessed Value figure: \$46,720.00
Improvements thereon: Residential
Dwelling

Brett A. Solomon, Esq.

**a/k/a Cheryl A. Gilbertson,
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 south line of Twenty-seventh Street, three hundred (300) feet east of the east line of Raspberry Street; thence southwardly, parallel with Raspberry Street, one hundred thirty-five (135) feet; thence eastwardly, parallel with Twenty-seventh Street, thirty (30) feet; thence northwardly, parallel with Raspberry Street, one hundred thirty-five (135) feet to the south line of Twenty-seventh Street; thence westwardly, along the south line of Twenty-seventh Street, thirty (30) feet to the place of beginning. Having erected thereon a two-story frame dwelling commonly known as 1033 West 27th Street, Erie, Pennsylvania, and being further identified by Erie County Tax Index No. (19) 6037-213.

TITLE TO SAID PREMISES IS VESTED IN Donald A. Gilbertson and Cheryl A. Gilbertson, his wife, by Deed from Richard J. Gaertner and Anita M. Gaertner, his wife, dated 07/13/1999, recorded 08/26/1999 in Book 658, Page 1182.

Tax Parcel #: 19-60-37-213
Premises being: 1033 WEST 27TH STREET, ERIE, PA 16508-1521
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 27 and Mar. 6, 13

SALE NO. 25

Ex. #14638 of 2008
Citimortgage, Inc., Plaintiff,
v.

**Arthur L. Hall
Caprice A. Hall**

Cordele Miles III, 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: Commencing at a point in the north line of Twenty-first Street, fifty (50) feet east from the east line of Reed Street, thence north and parallel with the east line of Reed Street, one hundred thirty-five (135) feet; thence east and parallel with the north line of Twenty-first Street, thirty-five (35) feet; thence south and parallel with the east line of Reed Street, one hundred thirty-five (135) feet; thence west along the north line of Twenty-first Street, thirty-five (35) feet to the place of beginning, and being a part of Out Lot No. 138. Having erected thereon a two-story frame dwelling house known as 708 East Twenty-first Street, Erie, Pennsylvania and bearing City of Erie Index No. (18) 5029-203.

BEING the same premises conveyed to parties of the first part by deed dated October 23, 2002 and recorded on October 28, 2002 in Erie County Deed Book 938 at page 310.

TITLE TO SAID PREMISES IS VESTED IN Arthur L. Hall, single and Caprice A. Hall, single and Cordele Miles, III, single, by Deed from Tosha M. Hall, single, dated 10/06/2006, recorded 10/06/2006 in Book 1367, Page 481.

Tax Parcel #: 18-050-029.0-203.00
Premises being: 708 EAST 21ST STREET, ERIE, PA 16503-2205
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 27 and Mar. 6, 13

SALE NO. 26

Ex. #15116 of 2008
Huntington National Bank, s/b/m
to Sky Bank, Plaintiff,
v.

Robin L. Hecker, Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate: Borough of Albion, Erie County, Pennsylvania bearing Erie County Assessment No. (1) 3-40-1 bounded and described as follows, to-wit:

House and Lot number twenty-seven (27) according to the Albion Building Association Plot recorded in Map Book One (1) Page Two Hundred eight (208). Said house and lot situate in the Borough of Albion, County of Erie and State of Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Robin L. Hecker, single, by Deed from Robin L. Hecker, single and Douglas Hecker, single, dated 08/15/2007, recorded 08/29/2007 in Book 1443, Page 1144.

Tax Parcel #: 01-003-040.0-001.00
Premises being: 38 1ST AVENUE, 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

Feb. 27 and Mar. 6, 13

SALE NO. 27

Ex. #15149 of 2008
Wells Fargo Bank, N.A., s/b/m
Wells Fargo Home Mortgage,
Inc., Plaintiff,
v.

Jorge H. Perez

Rafaela Contreras, 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: BEGINNING at a point in the south line of Twenty-second Street, Two hundred fifty-five and fifty-two hundredths (255.52) feet eastwardly from the point of intersection of the east line of Baur Avenue with the South line of Twenty-second Street; thence southwardly parallel with Baur Avenue, One hundred thirty-five and eight hundredths (135.08) feet to a point; thence eastwardly, parallel with Twenty-second Street, Fifty-one (51) feet to a point; thence northwardly, parallel with Baur Avenue, One hundred thirty-five and eight hundredths (135.08) feet to a point in the south line of Twenty-second Street; thence westwardly and along the south line of Twenty-second Street, Fifty-one

(51) feet to the point of beginning. Being the east Twenty-seven and five tenths (27.5) feet of Lot 44 and the west Twenty-three and five tenths (23.5) feet of Lot 45 of Baur Subdivision, as recorded in Map Book 2, page 285, in the office of the Recorder of Deeds of Erie County, Pennsylvania.
Being commonly known as 1335 West 22nd Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (19) 6203-206.

TITLE TO SAID PREMISES IS VESTED IN Jorge H. Perez and Rafaela Contreras, h/w, as tenants by the entireties with the right of survivorship, by Deed from Gertrude Naomi Lukasik, widow and unmarried, dated 07/30/2001, recorded 08/03/2001 in Book 798, Page 302.

Tax Parcel #: 19062003020600
Premises being: 1335 W. 22ND STREET, ERIE, PA 16502-2330
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 27 and Mar. 6, 13

SALE NO. 28

Ex. #14994 of 2008

Flagstar Bank, FSB, Plaintiff,
v.

Jesse J. Piotrowski
Heidi A. Piotrowski, Defendant(s)

LEGAL DESCRIPTION

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

Being Lot Number Forty (40) in VALLEY VIEW ACRES SUBDIVISION, Section Four, as per map recorded in Erie County Map Book 7 at page 103.

HAVING erected thereon a brick and frame bi-level dwelling commonly known as 201 Hillcrest Drive, Edinboro, Pennsylvania and bearing Erie County Tax Parcel Index No. (11) 9-32-26.09.

TITLE TO SAID PREMISES IS VESTED IN Jesse J. Piotrowski and Heidi A. Piotrowski, h/w, by Deed

from James R. Michalowski and Frances E. Michalowski, h/w, dated 04/15/2004, recorded 04/20/2004 in Book 1126, Page 1083.

Tax Parcel #: 11-009-032.0-026.09
Premises being: 201 HILLCREST DRIVE, EDINBORO, PA 16412
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 27 and Mar. 6, 13

SALE NO. 29

Ex. #10601 of 2007

Flagstar Bank, FSB, Plaintiff,
v.

Timothy A. Sam
a/k/a Timothy Alan Sam
Defendant(s)

LEGAL DESCRIPTION

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

BEGINNING at a point in the north line of West Center Street that leads from Mill Village Corners to the cemetery in said Borough sixty-nine and one-half (69-1/2) feet west from the southwest corner of land now or formerly owned by William C. Ford, formerly owned by Charles Hurlbert; thence North to the Erie Railroad right-of-way; thence

In a southwesterly direction along said railroad right-of-way to the intersection of said railroad right-of-way with said West Center Street; thence

East along the north side of said West Center Street to the place of beginning. Having erected thereon a dwelling known and numbered as 2120 West Center Street, Mill Village, PA 16427, and bearing Erie County Tax ID No. (34) 3-2-9.

PARCEL, IDENTIFICATION NO: 34-003-002.0-009.00

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Sam, by Deed from Brian S. Campbell and Renea A. Campbell, husband and

wife, dated 11/26/2003, recorded 12/03/2003, in Deed Book 1091, page 1357.

Tax Parcel #: 34-003-002.0-009.00
Premises being: 2120 WEST CENTER STREET, WATERFORD, PA 16441
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Feb. 27 and Mar. 6, 13

SALE NO. 30

Ex. #15566 of 2008

Select Portfolio Servicing, Inc.,
Plaintiff

v.

Darlene Milsap Keys and
Michael Keys, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15566-08 Select Portfolio Servicing, Inc. vs. Darlene Milsap Keys and Michael Keys Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 3612 Reid Street, Erie, PA 16504 BEING Lot Number Ten (10) of the replot of part of Block "F" of the William Spencer Farm Subdivision, as recorded in Erie County Map Book 6 at page 14, together with the North ten (10) feet of Lot Number One (1) and also the North ten (10) feet of Lot Number Two (2) and also the North ten (10) feet of the East thirty-three (33) feet of Lot Number Three (3) of the replot of part of Erie County Map Book 4, page 437; together with a piece of land one (1) foot by fifteen and eighty-seven hundredths (15.87) feet taken from the Southeast corner of Lot Number nine (9) and more particularly described as follows:

BEGINNING at a point in the Southeast corner of said Lot Number Nine (9); thence Westwardly along the South line of said Lot Number Nine (9) one (1) foot to a point; thence Northwardly and parallel with the West line of said Lot Number Nine (9) fifteen and eighty-seven hundredths (15.87) feet to a point; thence Eastwardly and parallel with the South line of said

Lot Number Nine (9), one (1) foot to a point in the corner of said lot; thence Southwardly along the East line of said lot, fifteen and eighty-seven hundredths (15.87) feet to the place of beginning.

HAVING erected thereon a one story stone and frame dwelling and being commonly known as 3612 Reed Street, Erie Pennsylvania and begin further identified by Erie County Tax Parcel Index No. 18 5375-202.

Assessment Map number:
(18) 5375-202

Assessed Value figure: \$74,210.00
Improvement thereon: Residential Dwelling

Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit #6

P.O. Box 822

Secane, PA 19018

(610) 328-2887

Feb. 27 and Mar. 6, 13

SALE NO. 31

Ex. #15314 of 2008

Beal Bank SSB, Plaintiff

v.

Natalie A. Chiota a/k/a

Natalie A. Martineau

Christopher Martineau,

Defendant(s)

DESCRIPTION

All that certain piece, or parcel of land situate in the 6th Ward of the City of Erie, County of Erie, and State of Pennsylvania, being a part of Out-Lot No. 240, and bounded and described as follows, to wit: Beginning at a point in the north line of Twentieth Street, 177-1/2 feet west line of Myrtle Street:

Thence north and parallel with Myrtle Street, 238 to a point;

Thence west and parallel with Twentieth Street, 35 feet to a point;

Thence south and parallel with Myrtle Street, 135 feet to north line of Twentieth Street; and

Thence east along said north line of Twentieth Street 35 feet to the place of beginning.

Having erected thereon a one and one-half story frame dwelling house, commonly known as 320 West 20th Street, Erie, PA and further identified by Erie County Tax Index No. (19) 6009-121.

PROPERTY ADDRESS: 320 West

20th Street Erie, PA 16502

Michael T. McKeever, Esquire

Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 32

Ex. #11119 of 2006

Bankers Trust Company of

California, N.A., Plaintiff

v.

John Csir

Florence M. Csir, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Greens, County of Erie and Commonwealth of Pennsylvania, being part of Tract number 227, and bounded and described as follows, to wit:

BEGINNING at a point in the South line of the new Wattsburg Road and now laid out commonly known as Pennsylvania Highway Route Number 8 said point being North 82 degrees 57 minutes East a distance of two-hundred (200) feet from the Northwest corner of the Jacob Lorie Farm and the Northwest corner of property described in deed book 470, page 210; thence North 82 degrees 57 seconds East along the South line of the aforesaid Wattsburg Road three hundred fifty (350) feet to a stake; thence Southwardly on a line parallel with the east line of Tract Number 27 a distance of two hundred (200) feet to a stake; thence South 82 degrees 57 minutes west and parallel with the Southerly line of the Wattsburg Road, a distance of three hundred fifty (350) feet to a stake; thence Northwardly and parallel with the east line of tract No. 227 two hundred (200) feet to the place of beginning.

PROPERTY ADDRESS: 9456 Wattsburg Road Erie, PA 16509-6038

Michael T. McKeever, Esquire

Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 33

Ex. #12481 of 2008

Beneficial Consumer Discount

Company d/b/a Beneficial

Mortgage Company of PA,

Plaintiff

v.

Gerhard K. Gaiser

Julie J. Gervasi, Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to wit: Being Lot No. 8 in Block No. 1 in Subdivision of Purpant No. 2 of the Samuel Barr Estate, as made by George W. Starr, E.T. Roberts and John Richley, said plan or plot being duly recorded in the Office of the Recorded of Deeds in and for Erie County, Pennsylvania, in Map Book 1, pages 218 and 219, reference thereunto being had, and more fully described as follows: Beginning at a point in the north line of Twenty Seventh Street, one hundred and sixty (160) feet westwardly from the west line of Cascade Street, thence westwardly along the north line of Twenty Seventh Street forty (40) feet to a point, thence northwardly parallel with Cascade Street, one hundred and thirty-five (135) feet to a point, thence eastwardly parallel with Twenty Seventh Street, forty (40) feet to a point, thence southwardly parallel with Cascade Street, one hundred and thirty five (135) feet to the north line of Twenty Seventh Street and place of beginning, and having erected thereon a two story frame plat and a two car garage.

PROPERTY ADDRESS: 1018-1020 West 27th Street, Erie, PA 16508

Michael T. McKeever, Esquire

Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 34

Ex. #15469 of 2008

Deutsche Bank National Trust

Company, Trustee, on Behalf

of the Certificateholders of

**Morgan Stanley ABS Capital I
Inc. Trust 2004-NC2, Mortgage
Pass-Through Certificates, Series
2004-NC2, Plaintiff**

v.

Ronald L. Holman, Defendant(s)

DESCRIPTION

All that certain lot or piece of ground situate in the City of Erie, Erie County, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

Being part of Out-Lot No. 133, commencing at a point in the north line of Twenty-Second Street, eighty (80) feet east of the east line of Perry Street; thence northwardly and parallel with the east line of Perry Street, one hundred and thirty-five (135) feet; thence eastwardly parallel with Twenty-Second Street, forty (40) feet; thence southwardly and parallel with the east line of Perry Street, one hundred and thirty-five (135) feet to the north line of Twenty-Second Street; thence westwardly along the north line of Twenty-Second Street, Forty (40) feet to the place of beginning.

Having erected thereon dwelling known and numbered as 910 East 22nd Street, Erie, PA 16503, More commonly known as 910 East 22nd Street and bearing Erie County Tax Index No. (18) 5037-123.

PROPERTY ADDRESS: 910 East 22nd Street, Erie, PA 16503

Michael T. McKeever, Esquire
Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street
Philadelphia, PA 19106-1532

(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 35

Ex. #15462 of 2008

**Deutsche Bank National Trust
Company, Trustee, on Behalf
of the Certificateholders of
Morgan Stanley ABS Capital I
Inc. Trust 2004-NC2, Mortgage
Pass-Through Certificates, Series
2004-NC2, Plaintiff**

v.

Ronald L. Holman, Defendant(s)

DESCRIPTION

All that certain lot or piece of ground situate in the City of Erie.,

County of Erie, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point of intersection of the North line of 20th Street with the West line of Camphausen Avenue; thence Northwardly along the West line of Camphausen Avenue, 34 feet to a point; thence Westwardly, parallel with the North line of 20th Street, 115.25 feet to a point; thence Southwardly parallel with the West line of Camphausen Avenue, 34 feet to a point; thence Eastwardly along the North line of 20th Street, 115.25 feet to a point in the West line of Camphausen Avenue and the place of beginning. Having erected thereon a dwelling known and numbered as 1920 Camphausen Avenue, Erie, PA 16510 and bearing Tax Parcel Index No. (15) 2108-200.

PROPERTY ADDRESS: 1920 Camphausen Avenue, Erie, PA 16510

Michael T. McKeever, Esquire

Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 36

Ex. #13727 of 2008

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

v.

Edward E. Kavala Jr.

Lea M. Kavala, Defendant(s)

DESCRIPTION

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

BEGINNING at the northeast corner of land now or formerly owned by Robert Akam in the center of the road; THENCE west along the said now or formerly Akam's north line thirty-two (32) rods to a stake; THENCE north parallel to the road twenty (20) rods to lands now or formerly owned by Jahial Drake, Jr.; THENCE east parallel to the first line aforementioned thirty-two

(32) rods to the center of the road; THENCE southerly along the center of the road (20) rods to the place of beginning. Containing four (4) acres of land, be the same more or less.

Prior Deed Reference: Erie County Record Book 146 at page 2393 and bearing Erie County Assessment Index #3-12-39-9. Said premises being generally known as 21180 Lindsey Hollow Road, Corry, PA. PROPERTY ADDRESS: 21180 Lindsey Hollow Road, Corry, PA 16407

Michael T. McKeever, Esquire

Attorney for Plaintiff

Suite 5000 - Mellon Independence

Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 37

Ex. #11523 of 2008

GMAC Mortgage, LLC., Plaintiff

v.

Monica A. Mason

William R. Mason II,

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Being Lot Number Seventeen (17) of a replot of PLEASANT VALLEY SUBDIVISION NO. 1, of E.L. Rilling Estate, as shown on a plot of said subdivision recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 5, at pages 74 and 75, to which plot reference is hereby made for a further description of said property, Having erected thereon a one story frame dwelling with brick front, and being commonly known as 1359 West 43rd Street, Erie, Pennsylvania.

BEING KNOWN AS 1369 WEST 43RD Street.

UNDER AND SUBJECT to certain restrictions now of record.

TAX PARCEL# (19) 6173-120

PROPERTY ADDRESS: 1359 West 43rd Street, Erie, PA 16509

Michael T. McKeever, Esquire

Attorney for Plaintiff

Suite 5000 - Mellon Independence
Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 38

Ex. #13296 of 2007

GMAC Mortgage, LLC, Plaintiff
v.

Wilma A. Minnis

David J. Minnis, Defendant(s)

DESCRIPTION

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

LOT #35 of Southland Village Subdivision-Phase II as per subdivision prepared by Henry T. Welka Associates dated March 21, 1996 and recorded in Erie County Recorder's Office as Map No. 1996-262, on the 4th day of September, 1996.

PROPERTY ADDRESS: 5925 Southland Drive, Erie, PA 16509
Michael T. McKeever, Esquire
Attorney for Plaintiff

Suite 5000 - Mellon Independence
Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 39

Ex. #15378 of 2008

The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee s/b/m to Bank One, N.A. as Trustee s/b/m to the First National Bank of Chicago as Trustee, Plaintiff
v.

**Diane M. Morschhauser,
Defendant(s)**

DESCRIPTION

SITUATE in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to wit: BEING Lot No. Thirty (30) of Garden Heights Subdivision No. One (1) part of Tract No. Fifty-Eight (58) as shown upon a plot of said subdivision recorder in the Office of the Recorded of Deeds of Erie

County, Pennsylvania in Map Book 4, pages 250 and 251.

HAVING erected thereon a one story frame dwelling known as 3815 English Avenue, Erie, Pennsylvania 16510, and bearing Index No. (18) 5246-109.

SUBJECT to all restrictions, right-of-way, building lines, leases and oil and gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

PROPERTY ADDRESS: 3815 English Avenue, Erie, PA 16510
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence
Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 40

Ex. #15309 of 2008

Deutsche Bank Trust Company Americas, as Trustee for

Meritage Mortgage Loan Trust 2005-2, Plaintiff

v.

Misty Sanders, Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lot number thirty-six (36) as per plot on record at the Recorders Office in Erie County, Pennsylvania, bounded and described as follows, to-wit:

Beginning on the east line of Chestnut Street at a point, the southwest corner of the Charles Blerbach lot; thence running east along the south line of Blerbach lot one hundred and forty-four (144) feet to an alley, thence southerly along said alley, forty (40) feet to a point; thence westerly and parallel with the Blerbach lot, one hundred forty-four (144) feet to a point on the east line of Chestnut Street, forty (40) feet to the place of beginning. Having a dwelling erected thereon and being commonly known as 2627 Chestnut Street, Erie, Pennsylvania and bearing Erie County Tax I.D. Number (19) 6050-231.

PROPERTY ADDRESS: 2627

Chestnut Street, Erie, PA 16508
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence
Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 41

Ex. #13728 of 2008

WM Specialty Mortgage LLC, Plaintiff
v.

Karen Whitford

Robert L. Whitford, Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, and being Lot No. 58 of Georgetown Heights Subdivision No. 2 as said lot is laid out and designated in Erie County Map Book 7, page 107, to which reference is made for a further description of said property and being further identified as 8625 Mayfair Drive, bearing Index No. 31-23-27.2-27.

PROPERTY ADDRESS: 8625 Mayfair Drive, McKean, PA 16426
Michael T. McKeever, Esquire
Attorney for Plaintiff

Suite 5000 - Mellon Independence
Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 42

Ex. #15464 of 2008

GMAC Mortgage, LLC, Plaintiff
v.

Justin Wilcox

Leslie Wilcox, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Girard, County of Erie and State of Pennsylvania, being part of Tract 494, bounded and described as follows, to wit: BEGINNING at the northeasterly corner of the piece at a spike in the centerline of Franklin Center Road, said centerline being the dividing line between Girard Township and Platea Borough, distant thereon north 89 degrees 07

minutes 50 seconds west 263.90 feet from a spike at its intersection with the easterly line of Tract 494 and the northeasterly corner of the hole piece as described in Deed Book 567 at page 226; thence south 00 degrees 52 minutes 10 seconds west, along the westerly line of a 2.000 acre parcel of land to be conveyed to John and Nancy Borland passing over an iron survey point at distance of 25.00 feet, two hundred sixty-two and ten hundredths (262.10) feet to an iron survey point; thence by the same south 75 degrees 45 minutes 40 seconds east one hundred twelve and ninety-five hundredths (112.95) feet to an iron survey point; thence by same south 44 degrees 17 minutes 40 seconds east two hundred twenty-one and seventy-four hundredths (221.74) feet to an iron survey point in the easterly line of Tract 494; thence along said tract line and the westerly line of Land now or formerly of Gary D. and Alice F. Sealy south 00 degrees 27 minutes 10 seconds west, passing over an iron survey point at distance of 227.02 feet four hundred forty-seven and sixty-five hundredths (447.65) feet to an old iron pipe in the dividing line between Girard Township and Elk Creek Township, said point also being the southeasterly corner of Tract 494; thence along the southerly line of Tract 494 and the dividing line between Girard Township and Elk Creek Township south 88 degrees 47 minutes 50 seconds west, along the northerly line of lands now or formerly of Joe and Otilie Himelsbach, passing over iron survey points at distance of 221.62 feet and 577.59 feet, ten hundred twenty-four and forty-eight hundredths (1024.48) feet to an iron survey point at corner common to Girard Township and Platea Boro, - thence along dividing line between Girard Township and Platea Boro, north 00 degrees 51 minutes east, along the easterly line of land now or formerly of Lawrence J. and Marguerite E. Platz passing over iron survey points at distances of 517.33 feet, 711.63 feet, and 904.25 feet, nine hundred twenty-nine and

twenty-five hundredths (929.25) feet to a spike in the centerline of the aforementioned Franklin Center Road; thence along said centerline and the dividing line between Girard Township and Platea Borough south 89 degrees 07 minutes 50 seconds east seven hundred fifty-three and seventy-four hundredths (753.74) feet to the place of beginning. Containing 19.342 acres of land and having erected thereon a one story frame dwelling more commonly known as 9591 Franklin Center Road, Cranesville, Pennsylvania, Bearing Erie County Assessment Index Number (24) 22-100-1. Being the same premises conveyed to the mortgagors herein by deed recorded this are.
PROPERTY ADDRESS: 9591 Franklin Center Road, Cranesville, PA 16410
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Feb. 27 and Mar. 6, 13

SALE NO. 43

Ex. #15230 of 2008

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

v.

**Mark A. Allen and Sally A. Allen
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 15230-08 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Mark A. Allen and Sally A. Allen
 Premises: 3322 Davison Avenue, Erie, Pennsylvania 16504
 Mark A. Allen and Sally A. Allen, owners of property situated in the Township of Ward 5, Erie County, Pennsylvania being 3322 Davison Avenue, Erie, Pennsylvania 16504.
 Tax I.D. No. 18-051-054.0-400.00
 Assessment: \$ 110, 857.97
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109

Feb. 27 and Mar. 6, 13

SALE NO. 44

Ex. #10886 of 2008

**Countrywide Home Loans, Inc
 v.**

Joseph A. Moser

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10886-08 Countrywide Home Loans, Inc v. Joseph A. Moser
 Premises:: 4109 Wayne Street, Erie, Pennsylvania 16504
 Joseph A. Moser, owners of property situated in the City of Erie, Erie County, Pennsylvania being 4109 Wayne Street, Erie, Pennsylvania 16504.

Tax I.D. No. (18) 5379-209

Assessment: \$ 63,436.86

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

Feb. 27 and Mar. 6, 13

SALE NO. 45

Ex. #15403 of 2008

**Countrywide Home Loans, Inc
 v.**

**Ronald R Spinelli a/k/a
 Ronald R Spinelli, Jr.**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 15403-08 Countrywide Home Loans, Inc v. Ronald R Spinelli a/k/a Ronald R Spinelli, Jr. Being known as 1403 East 37th Street, Erie, Pennsylvania 16504
 Ronald R Spinelli a/k/a Ronald R Spinelli, Jr, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1403 East 37th Street, Erie, Pennsylvania 16504.

Tax I.D. No. 18-5223-106

Assessment: \$ 78,005.84

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

Feb. 27 and Mar. 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

**BARRETT, JOANNE E., a/k/a
JOANNE BARRETT,
deceased**

Late of Edinboro Borough
Executor: John S. Warwick,
1 Trimont Ln., Suite 830,
Pittsburgh, PA 15211
Attorney: Thomas P. Ravis, 1003
Perry Hwy, Pittsburgh, PA 15237

**BREIDING, GUYLA M.,
deceased**

Late of the Township of
McKean, County of Erie, State of
Pennsylvania
Executor: Richard W. Breiding,
8150 Millfair Road, McKean,
Pennsylvania 16426
Attorney: James R. Steadman,
Esq., 24 Main St. E., Girard,
Pennsylvania 16417

**CROUCH, JANET C., a/k/a
JANET CATHERINE CROUCH,
a/k/a JANET CROUCH,
deceased**

Late of the Township of Venango,
County of Erie, and State of
Pennsylvania
Administrator: Jared F. Crouch,
8939 Knoyle Road, Wattsburg,
PA 16442
Attorney: Stephen A. Tetuan,
Esquire, 558 West Sixth Street,
Erie, PA 16507

**FLAK, ALOIS, a/k/a AL FLAK,
deceased**

Late of the City of Erie, County of
Erie, State of Pennsylvania
Administrators: Diane M.
Lauer and David A. Flak, 1122
Wildwood Way, Erie, PA 16511
Attorney: None

**GAVRILOFF, SUSAN W.,
a/k/a SUSAN WEST GAVRILOFF
a/k/a SUSAN L. GAVRILOFF,
deceased**

Late of Millcreek Township,
County of Erie, Pennsylvania
Co-Administrators: Daniel P.
Gavrilloff and Katrina G. Lewis,
c/o 150 West Fifth St., Erie, PA
16507
Attorney: Colleen C. McCarthy,
Esq., McCarthy, Martone &
Peasley, 150 West Fifth St., Erie,
PA 16507

**LOPEZ, ROSE MARIE,
deceased**

Late of the City of Erie, County
of Erie
Executor: Daniel J. Brabender,
Jr., Esquire, 254 West Sixth
Street, Erie, PA 16507
Attorney: Daniel J. Brabender, Jr.,
Esquire, 254 West Sixth Street,
Erie, PA 16507

**O'BRIEN, BARBARA J.,
deceased**

Late of the City of Erie,
Commonwealth of Pennsylvania
Executor: Jamie O'Brien, c/o
Joseph B. Spero, Esquire,
3213 West 26th Street, Erie,
Pennsylvania 16506
Attorney: Joseph B. Spero,
Esquire, 3213 West 26th Street,
Erie, Pennsylvania 16506

**QUINLAN, JOHN M.,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Co-Executors: Jeffrey M.
Quinlan and Deborah Schafer,
c/o 3305 Pittsburgh Avenue, Erie,
Pennsylvania 16508
Attorney: Darlene M. Vlahos,
Esquire, 3305 Pittsburgh Avenue,
Erie, Pennsylvania 16508

**RUTKOWSKI, MATTHEW S.,
a/k/a MATTHEW SIMON
RUTKOWSKI,
deceased**

Late of Venango Township, Erie
County, Pennsylvania
Executrix: Peggy M. Poniatowski,
9197 East Lake Rd., North East,
PA 16428
Attorney: None

**RUTKOWSKI, SAMANTHA A.,
deceased**

Late of the Township of Girard,
Erie County, Pennsylvania
Administratrix: Otylia L.
Schenker, 266 Palacade Ct.,
Girard, PA 16417
Attorney: None

**WADE, EVELYN J.,
deceased**

Late of Concord Township,
County of Erie, Commonwealth
of Pennsylvania
Executor: Charles A. Wade, 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

**WOLFE, ANTHONY C.,
deceased**

Late of the Township of Girard
Executrix: Eleanore K. Beer,
2500 Nursery Road, Lot 311N3,
Lake City, PA 16423
Attorney: Michael A. Fetzner,
Knox McLaughlin Gornall &
Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

SECOND PUBLICATION

**BRINK, LUCY M.,
deceased**

Late of the Township of
Girard, County of Erie, State of
Pennsylvania
Executrix: Joyce M. Brink,
444 Briarwood Trail, Girard,
Pennsylvania 16417
Attorney: James R. Steadman,
Esq., 24 Main St. E., Girard,
Pennsylvania 16417

**BUSCH, JANICE A.,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Kyle J. Busch, 1136 Western Lane, Erie, PA 16505
Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**DOWLING, MERLE T.,
deceased**

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Executor: Linda Dowling, 2212 Station Road, Erie, PA 16510
Attorney: None

**DUSKA, ANNA S.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Martha A. Kurtzhals, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Scott L. Wallen, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**FILIPOWICZ, ALBERTA
LENORA,
deceased**

Late of Erie County, Pennsylvania
Executor: Robert K. Filipowicz, c/o E. James Lucht, Esquire, 1001 State Street, Suite 303, Erie, PA 16501
Attorney: E. James Lucht, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

**JULIO, BETTE L., a/k/a
BETTY JULIO, a/k/a
BETTY LOU JULIO, a/k/a
ELIZABETH LOUISE JULIO,
deceased**

Late of the Township of Girard, County of Erie, State of Pennsylvania
Executrix: M. Kathleen Theuerkauf-Iszkula, 9827 West Lake Road, Lake City, Pennsylvania 16423
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**KRESPAN, ARTHUR R.,
deceased**

Late of Millcreek Township
Executors: Richard N. Krespan and Robert J. Krespan, 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

**MORRIS, ROBERT L.,
deceased**

Late of Millcreek Township
Executrix: Rose M. Morris, 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

**PEACOCK, THOMAS E.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Administrator: Jeffrey Peacock
Attorney: Edward P. Wittmann, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**STEGER, PAUL JAMES,
deceased**

Late of Harborcreek, Erie County, Pennsylvania
Co-Executors: Jill Marie Proper and Joseph Paul Steger, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

THIRD PUBLICATION

**BYRD, HELEN M.,
deceased**

Late of the Township of Millcreek,
Executor: Robert E. Byrd, c/o Malcolm L. Pollard, 4845 W. Lake Rd., Erie, PA 16505
Attorney: Malcolm L. Pollard, Esq., 4845 W. Lake Rd., Erie, PA 16505

**DYLEWSKI, STANLEY M.,
a/k/a STANLEY DYLEWSKI,
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Administratrix: Mary Ann Sunseri, 1402 West 51st Street, Erie, Pennsylvania 16509
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**KESSLER, NORMA M.,
a/k/a NORMA KESSLER,
deceased**

Late of Erie, Millcreek Township, Pennsylvania
Executrix: Danielle Lang, 9329 Tamarack Drive, Meadville, PA 16335
Attorney: Charles J. Swick, Esquire, Shafer Law Firm, 360 Chestnut Street, Meadville, PA 16335-3284

**MALINOWSKI, ROBERT J.,
a/k/a ROBERT JOSEPH
MALINOWSKI,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executor: Lawrence Wolf, C2 Manchester House, Meadville, PA 16335
Attorney: R. Charles Thomas, Esquire, Thomas, Spadafore, Walker & Keenan, LLP, 935 Market Street, Meadville, PA 16335

**ROCKI, FLORENCE M.,
a/k/a FLORENCE ROCKI,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Robert J. Rocki, 315 Averlon Avenue, Erie, PA 16509
Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**WAKELEY, GERALDINE M.,
a/k/a GERALDINE MARCELLA
WAKELEY,
deceased**

Late of the Township of Harborscreek, County of Erie and Commonwealth of Pennsylvania
Executor: Donald A. Wakeley, c/o W. Atchley Holmes, Esquire, 3820 Liberty Street, Erie, PA 16509
Attorney: W. Atchley Holmes, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**WISNIEWSKI, REGINA R.,
a/k/a REGINA ROSEMARY
WISNIEWSKI,
deceased**

Late of the Township of Lawrence Park, County of Erie, and Commonwealth of Pennsylvania
Co-Executors: Edward P. Wisniewski, 613 Burkhardt Avenue, Erie, PA 16511 and Frank T. Wisniewski, 2411 Lakeside Drive, Erie, PA 16511
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**WITKOWSKI, ANNA K.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Carol A. Wagner, c/o Anthony Angelone, Esquire, 3820 Liberty Street, Erie, PA 16509
Attorney: Anthony Angelone, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

Stephen E. Sebald ----- (814) 453-5004
Carney & Good ----- (f) 453-3506
254 West Sixth Street
Erie, PA 16507 ----- *sesattorney@gmail.com*

Harold J. Bender ----- (814) 504-2936
340 Shenley Drive
Erie, PA 16505 ----- *haroldbender@verizon.net*

New Email Address

John F. Mizner ----- *jfm@miznerfirm.com*

Firm Address Change

SCARPITTI & MEAD ----- (814) 459-1726
150 East Eighth Street ----- (f) (814) 454-3585
Erie, PA 16501

Change effects: John J. Mead ----- *jmead85@aol.com*
Alison M. Scarpitti ----- *aliscarpitti@aol.com*
William F. Scarpitti, Jr. ----- *halliepot@aol.com*

Change of Name

Rebeka Alpern is now **Rebeka Seelinger**

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Headquartered in the Pittsburgh area, **GENTILE-MEINERT & ASSOCIATES, INC.**, is also licensed in Ohio and West Virginia, with offices in Monaca, and Greensburg, PA Cleveland, OH, as well as a satellite office in Denver, Colorado.

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