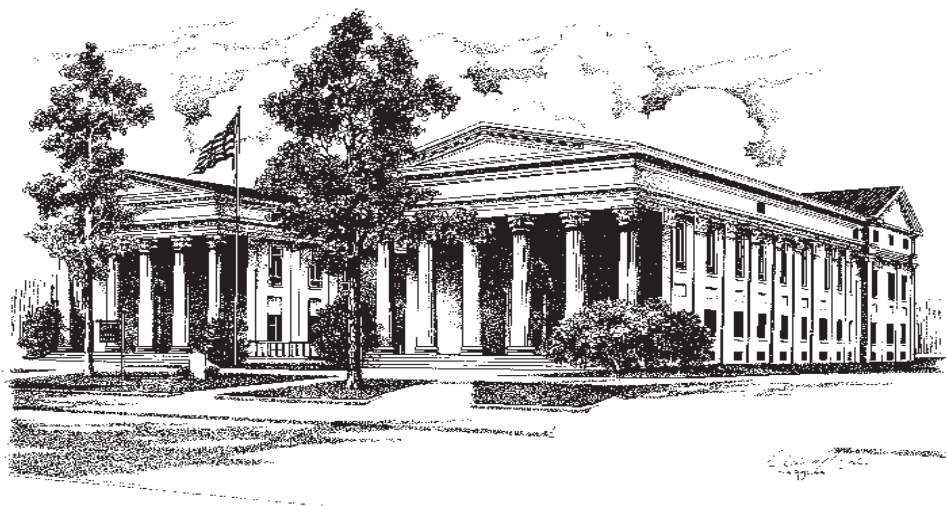


Erie County Legal Journal

April 3, 2009

Vol. 92 No. 14

USPS 178-360



92 ERIE 111 - 116

Coldwell Banker Select Realtors v. Walters

Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

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

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

INDEX

NOTICE TO THE PROFESSION-----4

OPINION ----- 6

COURT OF COMMON PLEAS

Change of Name Notice ----- 12

Fictitious Name Notices ----- 12

Incorporation Notices ----- 12

Legal Notices ----- 12

Marshal's Sale ----- 13

Sheriff's Sales ----- 14

ORPHANS' COURT

Audit List ----- 34

Estate Notices ----- 35

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Erie County Bar Association

Calendar of Events and Seminars

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

TUESDAY, APRIL 14, 2009

Annual Disclosure Documents & SEC 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

TUESDAY, APRIL 14, 2009

Integrity: Good People, Bad Choices and Life Lessons Learned from the White House
PBI Groupcast Seminar
Bayfront Convention Center
12:30 p.m. - 3:45 p.m.

LUNCH INCLUDED
\$294 (member) \$274 (admitted after 1/1/05)
\$314 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:
\$269 (member) \$249 (admitted after 1/1/05) \$289 (nonmember)
2 hours substantive / 1 hour ethics

WEDNESDAY, APRIL 15, 2009

Advising Troubled Companies
PBI Groupcast Seminar
Bayfront Convention Center
1:00 p.m. - 4:15 p.m.

LUNCH INCLUDED
\$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 hours substantive

FRIDAY, APRIL 17, 2009

Feldman on Long-Term Care Planning
PBI Groupcast Seminar
Bayfront Convention Center
9:00 a.m. - 12:15 p.m.

\$214 (member) \$194 (admitted after 1/1/05)
\$234 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:
\$189 (member) \$169 (admitted after 1/1/05) \$209 (nonmember)
3 hours substantive

WEDNESDAY, APRIL 22, 2009

Assisted Conception Birth Registration
ECBA Live Seminar
Bayfront Convention Center
Lunch ~ 12:00 p.m. - 12:30 p.m.
Seminar ~ 12:30 p.m. - 1:30 p.m.
\$27 (ECBA member or their staff)
\$39 (nonmember) \$20 (judge)
1 hour substantive

THURSDAY, APRIL 23, 2009

Current Issues in Medical Malpractice
PBI Video Seminar
Bayfront Convention Center
9:00 a.m. - 5:00 p.m.

\$129 (member) \$109 (admitted after 1/1/05)
\$149 (nonmember)
6 hours substantive

THURSDAY, APRIL 23, 2009

New Pennsylvania Sentencing Laws
PBI Groupcast Seminar
Bayfront Convention Center
12:00 p.m. - 4:15 p.m.
LUNCH INCLUDED
prices forthcoming
4 hours substantive

2009 BOARD OF DIRECTORS

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Richard A. Vendetti

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

APRIL 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, 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
Monday, June 1, 2009	1:30 PM and 2:30 PM
Monday, June 8, 2009	1:30 PM and 2:30 PM
Monday, June 15, 2009	1:30 PM and 2:30 PM
Monday, June 29, 2009	1:30 PM and 2:30 PM

Chapter 12 and 13 Motions

Friday, April 17, 2009	11:00 AM and 1:30 PM
Friday, May 22, 2009	11:00 AM and 1:30 PM
Friday, June 19, 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

Apr. 3

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

In Re: Court Closure

Please be advised that the Clerk's Office of the United States Bankruptcy Court for the Western District of Pennsylvania will be closed on Friday, April 10, 2009.

John J. Horner
Clerk of Court

Apr. 3

The Erie County Bar Association

in cooperation with

The Erie Runners Club

presents the ...

**6th Annual Law Day
5K Run/Walk**

Saturday, May 2, 2009

9:00 a.m. - Erie County Courthouse
140 West Sixth Street

Entry Fees: \$20.00 (adults)
\$10.00 (12 and under)

Event benefits the ECBA's *Attorneys & Kids Together Program*,
supporting the educational needs of homeless children,
and the *Runners Club Scholarship Fund*.

POSTMARK DEADLINE TO PRE-REGISTER IS FRIDAY, APRIL 17, 2009

Applications and online registration available at www.eriebar.com

COLDWELL BANKER SELECT REALTORS, Plaintiff

v.

**ERIC V. WALTERS and LINDA K. WALTERS, husband and wife,
Defendants**

CONTRACTS

A broker's right to a commission is a matter of contract, whether express or implied. *See Solis-Cohin v. Phoenix Mutual Life Ins. Co.*, 413 Pa. 633, 198 A.2d 554 (1964).

CONTRACTS / MODIFICATION

A listing agent does not have the right to unilaterally change the effective date of a listing agreement simply because the prior agent had not yet removed the listing from the MLS.

CONTRACTS / MODIFICATION

The effective date of the agreement is of the essence of the contract, and neither party is free to unilaterally change such an essential term, despite what may be common practice among realtors.

CONTRACT / INTERPRETATION

By law, and by the express terms of the listing agreement, the length of the agreement could not exceed one year. *See* 49 Pa. Code 35.332(c)(1).

CONTRACT / MODIFICATION

Notwithstanding the rather informal method of allowing oral modifications to the listing price of the residence, the Court finds that the history of informal dealings between the real estate agent and seller does not relieve the real estate agent of strict compliance with the requirement that changes to the contract be in writing and signed by both the realtor and the seller when extending the term of the contract.

CONTRACT / INTERPRETATION

According to the terms of the listing agreement, no fee is due to the broker since the sale did not occur within 90 days of the ending date of the agreement.

CONTRACT / QUANTUM MERUIT

"[W]here an express contract exists on the very issue of commission, no quantum meruit/unjust enrichment recovery is permitted." *Coldwell Banker Phyllis Rubin Real Estate v. Romano*, 619 A.2d 379 (Pa. Super. 1993)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,
PENNSYLVANIA CIVIL ACTION - LAW & EQUITY
NO. 10625-2005

Appearances: Neal R. Devlin, Esquire, Attorney for Plaintiff
 John F. Mizner, Esquire, Attorney for Defendants

FINDINGS OF FACT

1. Plaintiff, through its agent Kathé Rafferty, and Defendants entered into an exclusive listing contract ("listing agreement") to market Defendants' residential property at 8050 Marietta Drive, Erie, PA for sale.
2. The listing agreement was the standard form agreement provided by Plaintiff Coldwell Banker.
3. Plaintiff's agent Kathé Rafferty and Defendants met to execute the listing agreement at Defendants' home on November 24, 2002.
4. Kathé Rafferty testified that she did not sign the listing agreement on November 24, 2002, but rather signed and dated it on November 30, 2002 when the papers were returned to her office.
5. The copy of the listing agreement provided to Defendants indicates that Kathé Rafferty dated the agreement on November 30, 2002. *See* Def.'s Ex. A.
6. Kathé Rafferty testified that she re-dated the listing agreement on December 2, 2002 – the first day that the property could be listed on the Multiple Listing Service.
7. She did not provide Defendants with a copy of the newly dated agreement.
8. The listing agreement provides that it starts when it is signed by the seller and the broker.
9. The listing agreement provides, in pertinent part:

2. STARTING AND ENDING DATES OF LISTING CONTRACT (also called "**Term**")

A. No Association of REALTORS® has set or recommended the term of this contract. By law, the length or term of a listing contract may not exceed one year. Seller and Broker have discussed and agreed upon the length or term of this contract.

B. **Starting Date:** This Contract starts when signed by Seller and Broker, unless otherwise stated here: _____.

C. **Ending Date:** This Contract ends on _____.

6. **PAYMENT OF BROKER'S FEE**

B. Seller will pay Broker's Fee if negotiations that are pending at the Ending Date of this Contract result in a sale.

C. Seller will pay Broker's Fee after the Ending Date of the Contract IF:

- (1) A sale occurs within 90 days of the Ending Date, AND
- (2) The buyer was shown or negotiated to buy the Property during the term of this contract.

28. CHANGES TO THIS CONTRACT

All changes to this contract must be in writing and signed by Broker and Seller.

Pl.'s Ex. 1.

6. Kathé Rafferty marketed Defendants' property for sale, originally listing it for \$1,175,000.00.
7. Agent Rafferty showed the home several times between December of 2002 and September of 2003.
8. Because Defendants were living in Savannah, Georgia much of the time, Agent Rafferty communicated with them primarily by phone and by mail.
9. On September 2, 2003, following a phone call from Linda Walters, Agent Rafferty completed a change authorization form - changing the listing price of the property to \$1,090,000.00. *See* Pl.'s Ex. 4.
10. The change authorization form was never mailed to the Walters and was never signed by them.
11. On September 29, 2003, Defendants authorized another price reduction to \$990,000.00. Again, the authorization was made by phone, and the change authorization was not mailed to the Walters. *See* Pl.'s Ex. 5.
12. Between October 7, 2003 and October 23, 2003, the property was shown on multiple occasions to Frank and Que Lasky.
13. Defendants and the Laskys engaged in several rounds of offers and counter-offers in late October and early November of 2003.
14. Ultimately the Laskys offered \$765,000.00, and the Defendants held firm at \$975,000.000; no agreement was reached. *See* Def.'s Ex. C.
15. On November 13, 2003, Onex, the business of which Defendant Eric Walters was the president and chief executive officer, suffered a substantial fire.
16. On November 25, 2003, Eric Walters contacted his attorney about re-financing the house to pay for expenses related to the fire until the insurance coverage was worked out. Ultimately, the re-financing was not required as the insurance money was paid out in mid-December of 2003.
17. At the end of November 2003, Kathé Rafferty and Linda Walters spoke on the phone about the listing agreement.
18. Kathé Rafferty testified that she telephone Linda Walters to advise her that the listing agreement was soon set to end, and to ask Mrs. Walters if she would extend the listing.
19. Kathé Rafferty further testified that Linda Walters agreed over the

phone to extend the listing for a period of two weeks.

20. On December 2, 2003, Kathé Rafferty completed a change authorization form extending the listing to December 16, 2003. *See* Pl.'s Ex. 7. Again, the change authorization form was not sent to the Walters.
21. Linda Walters testified that she spoke with Kathé Rafferty and indicated that they would not be re-listing the house - that because of the fire at Onex their future was uncertain and they might be staying in the house.
22. Linda Walters testified that she never authorized the extension of the listing agreement.
23. In early December of 2003, the house again appeared in a real estate advertisement.
24. On December 15, 2003, Linda Walters called Kathé Rafferty to conclusively end the listing.
25. Kathé Rafferty testified that Mrs. Walters called and indicated that they wanted to withdraw the listing to do some work on the house and further indicated that they might re-list the house in the spring.
26. Linda Walters testified that she called the office very upset that the house had been included in the latest advertisement and told them to stop advertising the house right away.
27. Sometime in mid-December 2003, Frank Lasky appeared at the Defendants' home to inquire about purchasing it.
28. Linda Walters told him that the house was still under contract with the realtor and Mr. Lasky would need to work with them. Mr. Lasky purportedly replied that he did not want to work with them anymore.
29. Eric Walters provided Mr. Lasky with a copy of the listing agreement.
30. Frank Lasky did not contact Plaintiff about the property after that time.
31. In March of 2004, Frank Lasky again approached the Walters about purchasing the home.
32. On or about March 5, 2004, the Walters and the Laskys entered into an agreement for the sale of real estate for the price of \$900,000.00. The agreement specifically stated that the Walters did not believe any broker's commission was owed as the house had not been listed with a broker within the previous 90 days. *See* Pl.'s Ex. 10.
33. The closing was held on April 8, 2004.

CONCLUSIONS OF LAW

1. A broker's right to a commission is a matter of contract, whether express or implied. *See Solis-Cohen v. Phoenix Mutual Life Ins. Co.*, 413 Pa. 633, 198 A.2d 554 (1964).
2. Coldwell Banker Select Realtors and Eric and Linda Walters entered into a valid exclusive listing agreement.
3. The Court finds that the listing agreement started, at the latest, on November 30, 2002, the day Kathé Rafferty originally signed and dated the agreement.
4. Kathé Rafferty did not have the authority to unilaterally change the effective date of the listing agreement simply because the Walters' prior real estate agent had not yet removed her listing from the MLS.
5. It was incumbent upon Agent Rafferty, if she wanted to change the effective date of the agreement, to re-contact Defendants and seek their assent to the change. The effective date of the agreement is of the essence of the contract, and neither party is free to unilaterally change such an essential term, despite what may be a common practice among realtors.
6. It is fatal to Plaintiff's claim that Agent Rafferty did not send a copy of the re-dated agreement to the Defendants.
7. By law, and by the express terms of the listing agreement, the length of the agreement could not exceed one year. *See* 49 Pa. Code 35.332(c)(1); Pl.'s Ex. 1 at ¶ 2.A.
8. As such, the listing agreement expired, at the latest, on November 30, 2003 - one year from the date Kathé Rafferty signed the agreement.
9. The Court finds that the exclusive listing agreement executed by the parties could not be extended in the manner Plaintiff purports. The Court finds that the agreement started on November 30, 2002. It therefore ended on November 30, 2003. Kathé Rafferty testified that she obtained permission to extend the agreement on December 2, 2003. However, since the agreement had ended on November 30, 2003, a valid agreement no longer existed, and it could not be extended. If the parties wished to continue their agreement, a new written listing agreement had to be executed.
10. Even assuming that the agreement could have been extended, the agreement required that changes to the contract be made in writing and be signed by both the broker and the sellers. *See* Pl.s' Ex. 1 at ¶ 28.
11. Moreover, although Kathé Rafferty entered a written change authorization form purporting to extend the listing agreement an additional two weeks, this was neither mailed to, nor signed by the Walters. Accordingly, the Court finds that the listing agreement

- could not have been extended in such a manner.
12. Notwithstanding the rather informal method of allowing oral modifications to the listing price of the residence, the Court finds that the history of informal dealings between Plaintiff and Defendants does not relieve the real estate agent of strict compliance with the requirement that changes to the contract be in writing and signed by both the realtor and the seller when extending the term of the contract.
 13. The Court rejects Plaintiff's argument, that the practice and history of permitting change authorizations over the telephone without written notice to the sellers, permitted Agent Rafferty to extend the agreement in the same manner. Were the Court to accept this argument, the realtor could change the essential terms of the agreement, and the sellers would never know when the agreement expired for the purpose of calculating the 90 day lookback period.
 14. Negotiations between the Walters and the Laskys ended on or about November 12, 2003. *See* Def.'s Ex. C.
 15. No negotiations were pending at the time the listing agreement expired.
 16. The agreement for sale between the Walters and the Laskys was entered into on March 5, 2004.
 17. This was more than 90 days after the ending of the listing agreement.
 18. According to the terms of the listing agreement, no fee is due to the broker since the sale did not occur within 90 days of the ending date of the agreement.
 19. "[W]here an express contract exists on the very issue of commission, no quantum meruit/unjust enrichment recovery is permitted." *Coldwell Banker Phyllis Rubin Real Estate v. Romano*, 619 A.2d 376 (Pa. Super. 1993).
 20. Plaintiff cannot recover under a quantum meruit theory.

ORDER

AND NOW to-wit, this 2nd day of January 2009, it is hereby ORDERED, ADJUDGED, and DECREED that Judgment is granted in favor of Defendants Eric V. and Linda K. Walters.

BY THE COURT:

/s/ **John Garhart, Judge**

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania, In re: Change of Name of Glenda Faye Allen, No. 11347-2009

Notice is hereby given that on March 24, 2009, the Petition of Glenda Faye Allen was filed with the above-identified Court, requesting an Order authorizing Petitioner to change her surname from Allen to Lindsey. The Court has fixed May 27, 2009, at 9:00 a.m. before the Honorable Ernest DiSantis, Jr., Courtroom H, of the Erie County Courthouse, Erie, Pennsylvania, as the time and place for hearing on said Petition, when and where all persons interested may appear and show cause, if any, why the prayer of relief of the said Plaintiff should not be granted.

Elderkin, Martin, Kelly & Messina
Stacey K. Konkel, Esquire
150 East 8th Street
Erie, PA 16501
(814) 456-4000

Apr. 3

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
In Re: Justin R. Weiss
No. 15962-08

Notice is hereby given that on December 4, 2008, the Petition of Justin R. Weiss was filed in the above-named Court, requesting an Order to change his name to Justin R. Hall.

The Court has fixed the 1st day of April, 2009, at 10:30 a.m., in Courtroom No. B on the 2nd floor at the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Apr. 3

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

1. Fictitious Name: SAS State Street Realty
 2. Address of the principal place of business, including street and number: 3111 State Street, Erie, PA 16506
 3. The real names and addresses, including the street and number, of the persons who are parties to the registration: Raymond J. Sammartino, 320 Stonegate Drive, Erie, PA 16505 and Robert G. Stout, Jr., 3816 Hidden Spring Drive, Erie, PA 16506
 4. An application for registration of a fictitious name under the Fictitious Names Act was filed on March 25, 2009
- The McDonald Group, L.L.P.
456 West Sixth Street
P.O. Box 1757
Erie, PA 16507-0757

Apr. 3

INCORPORATION NOTICE

Notice is hereby given that Norstar Rail, 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

Apr. 3

LEGAL NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Civil Division - Law
NO. 10594-2009

Mary Blanks and Joe T. Blanks,
wife and husband, and Gyasi O.
Stewart and Sepia R. Stewart,
husband and wife, Plaintiffs

v.

Gregory E. Brewer, his unknown heirs, executors, administrator, successors, and/or assigns, and all those claiming by, through or under him, Defendants

NOTICE OF INTENT TO FILE A DEFAULT JUDGMENT

To: Gregory E. Brewer, his unknown heirs, executors, administrator, successors, and/or assigns, and all those claiming by, through or under him

IMPORTANT NOTICE

You are in default because you 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
P.O. 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

Apr. 3

LEGAL NOTICE

In the Court of Common Pleas of Erie County
Civil Action - Law
No. 15794-08

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
COUNTRYWIDE HOME LOANS,
INC., Plaintiff**

v.

Unknown Heirs of David L. Clawson, Tammie Clawson, Solely in Her Capacity as Heir of David L. Clawson, Deceased & Tanya Driscoll, Solely in Her Capacity as Heir of David L. Clawson, Deceased, Mortgagor(s) and Real Owner(s), Defendant(s)
TO: Unknown Heirs of David

L. Clawson, MORTGAGOR(S) AND REAL OWNER(S), DEFENDANT(S), whose last known address is 261 West 3rd Street, Waterford, PA 16441. THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE SUED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff, COUNTRYWIDE HOME LOANS, INC., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Erie County, Pennsylvania, docketed to No. 15794-08, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 261 West 3rd Street, Waterford, PA 16441, whereupon your property will be sold by the Sheriff of Erie County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyers Referral Service
PO Box 1792, Erie, PA 16507
814-459-4411
Northwestern Legal Services
1001 State St., Ste. 700, Erie, PA 16501
800-753-5704
Michael T. McKeever
Atty for Plaintiff
Goldbeck McCafferty
& McKeever, P.C.
Suite 5000, Mellon Independence
Center, 701 Market St.
Philadelphia, PA 19106-1532
215-627-1322

Apr. 3

**LEGAL NOTICE
THE SCHOOL DISTRICT
CITY OF ERIE, PA
Administration Office Building
148 West 21st Street
Erie, PA 16502
NOTICE TO BIDDERS**

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Mobile Media Center Carts, Tuesday, April 14, 2009 Daylight Savings Times, and will be opened in the Board Room in accordance with the bid forms and specifications to be obtained from the Purchasing Department.
Robin Smith
Secretary

Mar. 27, and Apr. 3, 10

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 property located at 10888 Station Road, North East, PA 16428 being more fully described at Erie County Deed Book 1054, Page 1472.
SAID SALE to be held at the ERIE COUNTY COURTHOUSE, ROOM 11, ERIE, PA at 9:00 a.m. prevailing, standard time, on APRIL 24, 2009. All those certain tracts of land, together with the buildings, and improvements erected thereon described as Erie County Tax Index Number (26)7-19-16. Seized and taken in execution as the property

of Matthew R. Barnett 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 Number 07-158Erie. **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 in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 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. 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 Kimberly Williamson at 800-349-5097 Ext. 4500.

Mar. 27, and Apr. 3, 10, 17

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

**April 17, 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

Mar. 27 and Apr. 3, 10

SALE NO. 1

**Ex. #15637 of 2008
National City Bank of
Pennsylvania, Plaintiff
v.**

Lois M. Cordovano, 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 north line of Twenty-Seventh Street, two hundred (200) feet west of the west line of Raspberry Street; thence northwardly, parallel with Raspberry Street, one hundred thirty-five (135) feet to a point; thence westwardly, parallel with Twenty-Seventh

Street forty (40) feet to a point; thence southwardly, parallel with Raspberry Street, one hundred thirty-five (135) feet to a point in the north line of Twenty-Seventh Street; thence easterly along the north line of Twenty-Seventh Street, forty (40) feet to the place of beginning, being Lot Number Thirteen (13) in what is known as Bacon Subdivision of part of Reserve Tract Number Twenty-Eight (28).

HAVING erected thereon a dwelling commonly known as 1122 West 27th Street, Erie, Pennsylvania, and being further identified by Erie County Tax Index No. 19-6218-330.

BEING KNOWN AS: 1122 WEST 27TH STREET, ERIE, PA 16508

PROPERTY ID NO.: 19-6218-330

TITLE TO SAID PREMISES IS VESTED IN Lois M. Cordovano by Deed from Matthew J. Cordovano and Lois M. Cordovano, husband and wife, as tenants by the entireties with the right of survivorship dated 4/20/01 recorded 4/25/01 in Deed Book 768 page 1751.

Udren Law Offices, P.C.

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

Mar. 27 and Apr. 3, 10

SALE NO. 2

Ex. #14742 of 2008

**Deutsche Bank National Trust
Company, as Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-5, Plaintiff
v.**

David J. Gorney

Karrie A. Gorney, Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being the east half of plot No. Six (6) and the west half of plot No. Seven (7) of the Edgewood Subdivision, a part of Reserve Tract No. 13, a plot of same being recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book No. 2 at page 499. Having a frontage of 100

feet on the north side of Eleventh Street as extended from the City of Erie westward and a depth of 94 feet, more or less, parallel with Oregon Avenue. Having a dwelling house erected thereon commonly known as 3246 West 11th Street, Erie, Pennsylvania. Bearing Erie County Assessment Index Number (33) 28-72-44.

Subject to all restrictions, easements, rights 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.

BEING KNOWN AS: 3246 WEST 11TH STREET, ERIE, PA 16505

PROPERTY ID NO.: 33-28-72-44

TITLE TO SAID PREMISES IS VESTED IN David J. Gorney and Karrie A. Gorney, his wife, as tenants by the entireties with the right of survivorship in either of them to the entirety thereof by Deed from Robyn D. Torck, single dated 7/6/05 recorded 8/11/05 in Deed Book 1260 page 172.

Udren Law Offices, P.C.

Chandra M. Arkema, Esquire

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

Mar. 27 and Apr. 3, 10

SALE NO. 3

Ex. #15895 of 2008

**Deutsche Bank National Trust
Company as Trustee for Morgan
Stanley ABS Capital 1 Inc. Trust
2007-SEA1, Plaintiff
v.**

Sally A. Johnson, Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and being more specifically referred to as Lot No. 17 of the Homecrest Subdivision, as it appears in Erie County Map Book 2, page 241; and having erected thereon a one and one-half story frame dwelling known as 303 Meade Avenue.

ALSO, All that certain piece or parcel of land situate in the City of

Erie, County of Erie and State of Pennsylvania, and known as lot No. 18 of the Homecrest Subdivision, a plan of the same being recorded in Map Book 2, page 241, in the Office of the Recorder of Deeds in and for the said County of Erie, to which plan reference is made for a further description of said lot, subject to any restrictions which may be now of record and which are now in force and now applicable thereto.

Being the same premises conveyed to Melvin R. Wilcox and Daisy O. Wilcox by Deed dated September 20, 1957 and recorded in Erie County Recorder of Deeds Office in Deed Book 766, Page 108. The said Melvin R. Wilcox having died on August 9, 2001 as evidence by Proof of Death filed in the Register of Wills Office for Erie County.

UNDER AND SUBJECT to covenants, conditions, restrictions, reservations, oil and gas leases, coal, mineral and mining rights, building lines, easements, rights of ways, and hereditaments contained in prior instruments of record or as may be visible or in place on the premises.

BEING KNOWN AS: 303 MEADE AVENUE, ERIE, PA 16509

PROPERTY ID NO.: 19-6121-212
TITLE TO SAID PREMISES IS VESTED IN Sally A. Johnson by Deed from Daisy O. Wilcox, an unmarried widow, by Carol Ann Lapiana her attorney-in-fact dated 10/25/06 recorded 10/26/06 in Deed Book 1371 page 1381.
Udren Law Offices, P.C.

Chandra M. Arkema, Esquire
Attorney for Plaintiff
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Mar. 27 and Apr. 3, 10

SALE NO. 4

Ex. #14668 of 2008

GMAC Mortgage, LLC, Plaintiff
v.

James Parent
Michelle Parent (Real Owner)
Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel

of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the intersection of the East line of Cascade Street with the North line of West 5th Street; thence Northwardly along the East line of Cascade Street, a distance of 30 feet to a point; thence Eastwardly and parallel with the North line of West 5th Street, a distance of 82½ feet to a point; thence Southwardly and parallel with the East line of Cascade Street, a distance of 30 feet to a point on the North line of West 5th Street; thence Westwardly along the North line of 5th Street, a distance of 82½ feet to a point and the place of beginning.

SAID premises having erected thereon a dwelling more commonly known as 431 Cascade Street, Erie, Pennsylvania 16507, and being further identified by Erie County Assessment Index No. (17) 4029-236.

BEING KNOWN AS: 431 CASCADE STREET, ERIE, PA 16507

PROPERTY ID NO.: 17-4029-236
TITLE TO SAID PREMISES IS VESTED IN James Parent and Michelle Parent, husband and wife, as tenants by the entireties with the rights of survivorship by Deed from James Parent, married dated 6/2/06 recorded 6/15/06 in Deed Book 1336 page 1924.

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

Mar. 27 and Apr. 3, 10

SALE NO. 5

Ex. #10440 of 2008

Northwest Savings Bank,
Plaintiff

v.

Sherry L. Turco, Defendant
LEGAL DESCRIPTION OF
REAL ESTATE

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

Pennsylvania, bounded and known as Lot No. 19 (19) of H.J. Curtze's Subdivision of Square No. Thirteen (13) in the second section of the City of Erie, as per Plat recorded in Records Office of Erie County, in Map Book No. 1 Page 27, and situate on the south side of 2nd Street between Plum and Cascade Streets, and being Forty (40) feet wide and One Hundred Sixty-Five (165) feet deep, and having erected thereon a dwelling house being commonly known and municipally numbered as 917 West 2nd Street, Erie, Pennsylvania. Said premises bearing Erie County Tax Assessment No. (17) 40-30-207.

D. Christopher Meyers, Esq.
425 West Tenth Street
Erie, Pennsylvania 16502
(814) 453-4141
Pa. I.D. #84842

Mar. 27 and Apr. 3, 10

SALE NO. 6

Ex. #15296 of 2008

Northwest Savings Bank
v.

Lawrence Laskowski
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 15296-2008, Northwest Savings Bank vs. Lawrence Laskowski, owner of property situate in Millcreek Township, Erie County, Pennsylvania being: 3145 West 13th Street, Erie, Pennsylvania.

119' x 200' x 119' x 200'
Assessment Map Number: (33) 35-171-33.01
Assessed Value Figure: \$85,450.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Mar. 27 and Apr. 3, 10

SALE NO. 7

Ex. #15333 of 2008

Northwest Savings Bank
v.

Lori A. Mellin
SHERIFF'S SALE

By virtue of a Writ of Execution

filed at No. 15333-2008, Northwest Savings Bank vs. Lori A. Mellin, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2418 Prospect Avenue, Erie, Pennsylvania.
80' x 36' x 50' x 84' x 130' x 120'
Assessment Map Number: (18) 5139-217 and 222
Assessed Value Figure: \$54,450.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Mar. 27 and Apr. 3, 10

SALE NO. 8

Ex. #10045 of 2006
Nationstar Mortgage, LLC
v.

Matthew B. Kramer
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10045-06 Nationstar Mortgage, LLC vs. Matthew B. Kramer, owners of property situated in Fairview Township, Erie County, Pennsylvania being 730 Sirak Drive, Fairview, PA 16415
Assessment Map number: 21-11-11-75 & 21-11-11-74
Assessed Value figure: \$121,600.00 & \$9,400.00
Improvement thereon: Residential Dwelling
Mary L. Harbert-Bell, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Mar. 27 and Apr. 3, 10

SALE NO. 9

Ex. #14858 of 2008
Washington Mutual Bank
v.

William P. Carr III
Helen L. Carr
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2008-14858, Washington Mutual Bank vs. William P. Carr III; Helen L. Carr, owner(s) of property situated in the Township of Millcreek, County of Erie, Pennsylvania being 205 Marshall Drive, Erie, PA 16505

Assessment Map Number: 33-6-19-120
Assessed Value figure: 95,600.00
Improvement thereon: Single Family Dwelling
Scott A. Dietterick, Esquire
Kimberly A. Bonner, Esquire
Richard P. Haber, Esquire
Eric Santos, Esquire
Joel Ackerman, Esquire
Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500

Mar. 27 and Apr. 3, 10

SALE NO. 10

Ex. #15027 of 2008
U.S. Bank National Association,
as trustee, on behalf of the
holders of the Home Equity
Asset Trust 2006-5 Home Equity
Pass-Through Certificates, Series
2006-5
v.

Rodney L. Schuler
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15027-08, U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-5 Home Equity Pass-Through Certificates, Series 2006-5 vs. Rodney L. Schuler, owner(s) of property situated in the Township of North East, County of Erie, Pennsylvania being 2271 North Mill Road, North East, PA 16428
10 ACRES
Assessment Map Number: (37) 3-53-28

Assessed Value figure: \$96,280.00
Improvement thereon: Single Family Dwelling
Scott A. Dietterick, Esquire
Kimberly A. Bonner, Esquire
Richard P. Haber, Esquire
Eric Santos, Esquire
Joel Ackerman, Esquire
Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500

Mar. 27 and Apr. 3, 10

SALE NO. 12

Ex. #13219 of 2008
PNC Bank, National Association,
Plaintiff
v.

Matthew L. Harris, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13219-08, PNC Bank, National Association vs. Matthew L. Harris, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 922 W. 18th Street, Erie, PA 16502
30 X 135 / 0.093 Acres
Assessment Map number: (16) 30-43-135
Assessed Value figure: \$21,970.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Mar. 27 and Apr. 3, 10

SALE NO. 13

Ex. #15338 of 2008
PNC Bank, National Association,
Plaintiff
v.

Charles L. Peyton, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15338 of 2008, PNC Bank, National Association vs. Charles L. Peyton, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 510 Plum Street, Erie, PA 16507
50 X 41.25 / 0.0462 Acres
Assessment Map number: (17) 40-29-102
Assessed Value figure: \$40,050.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Mar. 27 and Apr. 3, 10

SALE NO. 14

Ex. #15707 of 2008
PNC Bank, National Association,
Plaintiff
v.

Joyce Ann Smith, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15707-08, PNC Bank, National Association vs. Joyce Ann Smith, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania.

40 X IR / 0.1281 Acres

Assessment Map number:
(19) 61-36-314

Assessed Value figure: \$57,700.00

Improvement thereon: Residential Dwelling

Michael C. Mazack, Esq.

1500 One PPG Place

Pittsburgh, PA 15222

(412) 594-5506

Mar. 27 and Apr. 3, 10

SALE NO. 15

Ex. #14857 of 2008

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF8, Asset Backed Certificates, Series 2006-FF8, Plaintiff,

v.

Craig R. Bennett

Crystal A. Bennett, Defendant(s)

LEGAL DESCRIPTION

ALL THAT certain piece or parcel of land situated in Lawrence Park Township, County of Erie and Commonwealth of Pennsylvania, bounded and described according to a plan of a survey made by Urban Engineers, Dated April 28, 1992, Drawing No. CS-T-1-C-151, and shown thereon as Parcel No. 2. Beginning at a concrete monument at the intersection of the South Line of East Lake Road (50 feet Right of Way) and the East line of Cunningham Drive (50 feet Right of Way) thence North 44 degrees -50 minutes -00 second East, a distance of two hundred and sixteen feet (216.00) to an iron pipe being the point of beginning of the property hereinafter described.

Thence along the South Right of Way line of East Lake Road North 44 degrees -50 minutes -00 second East, a distance of nineteen and forty-seven hundredths feet (19.47) to a concrete monument.

Thence continuing along the South Right of Way line of East Lake Road, North 44 degrees -46 minutes

-04 seconds East, a distance of sixty feet (60.00) to an iron pipe;

Thence South 25 degrees -53 minutes -56 seconds East, a distance of two hundred feet (200.00) to an iron pipe;

Thence South 64 degrees -06 minutes -04 seconds West, a distance of seventy-five feet (75.00) to an iron pipe;

Thence North 25 degrees -53 minutes -56 seconds West, a distance of One hundred seventy-three and seventy-two hundredths feet (173.72) to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig R. Bennett and Crystal A. Bennett, his wife, as tenants by the entireties with right of survivorship, by Deed from Timothy Reid, single and Thomas Reid and Janet Reid, his wife and Edward Reid and Danielle Reid, his wife, dated 03/12/1993, recorded 03/20/1993 in Book 260, Page 1991.

Tax Parcel #: 29-013-025.0-001-.01 Premises being: 4325 EAST LAKE ROAD, ERIE, PA 16511-1358 Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 16

Ex. #12863 of 2008

The Bank of New York, as Trustee for the Benefit of the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-BC3, Plaintiff,

v.

Kirk Caldwell

Gayle Caldwell, Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in Township of Washington, County of Erie, Pennsylvania, being part of Tract 444, bounded and described as follows, to-wit:

COMMENCING at a point in the Northeast corner of Tract 444, said point also being the intersection of the centerlines of Neyland and Lay Road; thence South 01' 11' West

along the centerline of Lay Road, 700 feet to the place of beginning; thence South 01' 11' West along the centerline of Lay Road 300 feet to a point; thence West 700 feet to a point; thence North 01' 11' East 300 feet to a point, thence East 700 feet to the place of the beginning, and containing 4.82 acres of land, more or less.

BEING more commonly known as 11510 Lay Road, Edinboro, Pennsylvania and bearing Erie County Tax ID Number (45) 7-11-8.14.

Vested by Warranty and Deed, dated 03/02/2007, given by Mary Lou Caldwell, widow to Kirk Caldwell and Gayle Caldwell, husband & wife, and recorded 3/6/2007 in Book 1399 Page 299.

Tax Parcel #: 45-007-011.0-008.14 Premises being: 11510 LAY ROAD, EDINBORO, PA 16412-1043

Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 17

Ex. #15389 of 2008

Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation, Plaintiff,

v.

Walter T. Capwill, 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. 24 on the plat of building lots known as 'NORWOOD' which plat is recorded in the Office of the Recorder of Deeds in and for the County of Erie in Map Book No. 1, pgs. 168 and 169, and having erected thereon a one and one-half story brick dwelling and garage commonly known as 1968 Prospect Avenue, Erie, Pennsylvania and bearing Erie County Assessment Index No. (18) 5126- 136.

TITLE TO SAID PREMISES IS VESTED IN Walter T. Capwill, by Deed from David J. Hart and

Joan M. Hart, dated 09/15/1995, recorded 09/15/1995 in Book 0403, Page 0924.
Tax Parcel#: 18-5126-136
Premises being: 1968 PROSPECT AVENUE, ERIE, PA 16510
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 18

Ex. #11261 of 2008

**U.S. Bank National Association,
as Trustee for Credit Suisse First
Boston Heat 2004-7, Plaintiff,
v.**

**Thomas R. Christopherson,
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 follow, to-wit:

COMMENCING at a point in the south line of Sixth Street, Two hundred seventy-seven and one-half (277 1/2) feet west of the west line of Myrtle Street, the northwest corner of lot sold to Julius Levi; Thence westwardly along the south line of Sixth Street, fifty-two and one-half (52 1/2) feet to a point; Thence southwardly and parallel with Myrtle Street, one hundred sixty-five (165) feet to a point; Thence eastwardly and parallel with Sixth Street, fifty-two and one-half (52 1/2) feet to a point; Thence northwardly by Julius Levi's west line and parallel with Myrtle Street, one hundred sixty-five (165) feet to the south line of Sixth Street and the place of beginning, having erected thereon a three-story brick dwelling house and garage being commonly known as 329 West 6th Street, Erie, PA 16507 and being further identified by Erie County Tax Index No. (17) 4010-206.

TITLE TO SAID PREMISES IS VESTED IN Thomas R. Christopherson, by Deed from Clinton A. Shamp and Theresa F. Shamp, h/w and Angelo P. Arduini

and Judy E. Arduini, h/w, dated 08/30/2002, recorded 09/05/2002, in Deed Book 917, page 1306.
Tax Parcel #: 17-040-010.0-206-00
Premises being: 329 WEST 6TH STREET, ERIE, PA 16507
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 19

Ex. #10316 of 2004

**Wells Fargo Home Mortgage,
Inc., Plaintiff,
v.**

**Darrell J. Dickerson,
Defendant(s)**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being Lot Number Two Hundred nineteen (219) of Kelso Park Subdivision of part of Reserve Tract No. 8, made by Maahs and Markwood, as shown upon a plot of said Subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Map Book No. 2, Page 234.

TITLE TO SAID PREMISES IS VESTED IN Darrell J. Dickerson by Deed from John M. Gromacki and Stacy L. Gromacki, his wife dated 12/19/2001 and recorded 12/19/2001, in Record Book 836, Page 1486.

Tax Parcel No. #.(33) 29-59-64
Premises being: 901 WYOMING AVENUE, ERIE, PA 16505
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 20

Ex. #15712 of 2008

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

**Kelly Jo Ferl a/k/a
Kelly J. Ferl, Defendant(s)**

LEGAL DESCRIPTION

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

BEGINNING at a point in the east line of Cliff Street, formerly called Short Street, two hundred fourteen (214) feet North from the intersection of the east line of said Cliff Street, formerly called Short Street, with the north line of Jackson Avenue;

Thence easterly on a line parallel with the north line of Jackson Avenue, one hundred fifty (150) feet to a point;

Thence northwardly parallel with the east line of Cliff Street, formerly called Short Street, fifty (50) feet to a point;

Thence westwardly, one hundred fifty (150) feet to a point in the east line of Cliff Street, formerly called Short Street;

Thence southwardly along the east line of Cliff Street, formerly called Short Street, fifty (50) feet to the place of beginning;

SAID premises are further identified by Erie County Assessment Index No. (1) 5-45-19, and are commonly known as 19 Cliff Street, Albion, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Kelly J. Ferl, by Deed from James L. Mack and Carla L. Mack, h/w, dated 12/11/1998, recorded 12/11/1998 in Book 605, Page 1227.

Tax Parcel #: 01-005.045.0-019.00
Premises being: 19 CLIFF STREET, ALBION, PA 16401-1005
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 21

Ex. #10764 of 2008

**Wells Fargo Bank, N.A. as
Trustee for First Franklin
Mortgage Loan Trust 2006-
FF15, Mortgage Pass-Through**

**Certificates, Series 2006-FF15,
Plaintiff,**

v.

**Kathryn E. Gottschling,
Defendant(s)**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot No. 13 of White Pine Terrace No. 3, as per the map of said Subdivision recorded on February 19, 1987, in the Office of the Recorder of Deeds of Erie County, Pennsylvania, at Map Book 31, page 47, to which reference is herein made for a more detailed description thereof. Having erected thereon a single family dwelling more commonly known as 4643 White Pine Drive, Erie, Pennsylvania; bearing Erie County Tax Index No. (33) 62-235-59.26.

TITLE TO SAID PREMISES IS VESTED IN Kathryn E. Gottschling, married, by Deed from Pastore, Inc., a Pennsylvania Corporation, dated 10/13/2000, recorded 10/16/2000, in Deed Book 732, page 753.

Tax Parcel #: 33-062-235.0-059.26

Premises being: 4643 WHITE PINE DRIVE, ERIE, PA 16506

Daniel G. Schmieg, Esquire

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 22

Ex. #15510 of 2008

**Countrywide Home Loans
Servicing, LP, Plaintiff,**

v.

**Paul C. Hanson
Kathleen L. Maisner,
Defendant(s)**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in Tract No. 78, Township of Franklin, County of Erie, State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron survey pin

in the centerline of Eureka Road, said point being distance from the centerline intersection of Crane Road and Eureka Road bearing due north a distance of 1632.75 feet.

Thence due North along the centerline of Eureka Road a distance of 333.40 feet to an iron survey pin, said point also being the southwest corner of the lands now or formerly of Frank & Anne Aleksiewicz;

Thence North 88 degrees 11 minutes 58 seconds east along the lands now or formerly of Frank & Anne Aleksiewicz, passing over an iron survey pin at a distance of 25.01 feet, a distance of 1685.50 feet to an iron survey pin;

Thence, South 00 degree 07 minutes 29 seconds west, along lands now or formerly of Raymond W. & Edith H. Swift, a distance of 362.66 feet to an iron survey pin;

Thence South 89 degrees 11 minutes 38 seconds west, passing over an iron survey pin at a distance of 1659.04 feet, a distance of 1684.04 feet to the place of beginning.

For title reference see deed from Mary K. Hoffman recorded October 05, 1984 in Book 1555, Page 145.

TITLE TO SAID PREMISES IS VESTED IN Paul C. Hanson and Kathleen L. Maisner, as joint tenants with right of survivorship, by Deed from Paul C. Hanson, dated 09/06/2007, recorded 10/15/2007 in Book 1453, Page 1033.

Tax Parcel #: 22-012-022.0-015.01

Premises being: 11151 EUREKA ROAD, EDINBORO, PA 16412-3727

Daniel G. Schmieg, Esquire

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 23

Ex. #11712 of 2008

**Chase Home Finance LLC,
Plaintiff,**

v.

**James Allen Horvath,
Defendant(s)**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate and lying in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being part of Out Lot Number Four (4) and bounded and described as follows, to-wit: BEGINNING at a point in the North line of Twenty-sixth Street, two hundred fifty-five (255) feet Eastwardly from the intersection of the North line of Twenty-sixth street with the East line of Wayne Street as now widened; thence running northwardly, parallel with Wayne Street, one hundred fifty (150) feet to a point; thence Eastwardly, parallel with Twenty-sixth Street, fifty (50) feet to a point; thence Southwardly, parallel with Wayne Street, one hundred fifty (150) feet to the North line of Twenty-sixth Street; thence Westwardly along the North line of Twenty-sixth Street, fifty (50) feet to the place of beginning.

Also, all that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the north line of 26th Street, two hundred fifteen (215) feet eastwardly from the point of intersection of the east line of Wayne Street and the north line of 26th Street; thence northwardly parallel with Wayne Street, one hundred fifty (150) feet to a point; thence eastwardly and parallel with the North line of 26th Street, forty (40) feet to a point; thence southwardly and parallel with Wayne Street, one hundred fifty (150) feet to the north line of 26th Street; thence westwardly along said north line of 26th Street, forty (40) feet to the place of beginning. More commonly known as 828 East 26th Street, Erie, Pennsylvania 16504 and bears Erie County Tax Assessment Number (18) 5035-129.

TITLE TO SAID PREMISES IS VESTED IN James Allan Horvath, by Deed from John P. Beers and Patricia A. Beers, h/w, dated 11/23/2004, recorded 12/07/2004, in Deed Book 1195, page 452.

Tax Parcel #: 18-050-035.0-129.00



DENNIS LAGAN & ASSOCIATES, INC

INVESTIGATORS AND CONSULTANTS

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

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ERIE, PENNSYLVANIA

877-99-LAGAN
(TOLL-FREE)

Dennis Lagan
27 Years- PSP

Gerald Nichols
30 Years - FBI

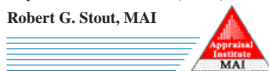
Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

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Robert G. Stout, MAI



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The Erie County Bar Association

is pleased to welcome

Charles J. Ogletree, Jr.

Harvard Law School Jesse Climenko Professor of Law, and
Founder and Executive Director of the Charles Hamilton Houston Institute for Race and Justice
who will present a seminar titled

"President Obama's Ethics Reforms: Will They Improve Lawyers' Ethics Generally?"

Friday, May 8, 2009

1 hour ethics CLE

Bayfront Convention Center
10:30 - 11:30 am/Registration 10:15 am
\$27.00 (ECBA member or their staff)
\$39.00 (non-member)

Reservations due to the ECBA office by Friday, May 1.



Immediately following this seminar,
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Erie County Bar Association

Annual Law Day Luncheon

May 8, 2009

Noon Luncheon

Bayfront Convention Center

\$25/ per seat or \$250/ per table



Keynote Speaker

Charles J. Ogletree, Jr.

*Celebrating Lincoln's Bicentennial
and the 40th Anniversary of
Northwestern Legal Services*

Reservations due to the ECBA no later than Friday, April 24, 2009

Premises being: 828 EAST 26TH STREET, ERIE, PA 16504-0000
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 24

Ex. #15877 of 2008
Bank of New York, as Trustee
for the Certificateholders
of CWMBS Series 2004-R1,
Plaintiff,

v.

Ansel B. Lockett Sr.,
Defendant(s)

LEGAL DESCRIPTION

ALL that certain property located in the Fifth Ward, City of Erie, County of Erie and Commonwealth of Pennsylvania, being more fully described as follows:

BEGINNING at a point in the south line of Twenty-seventh Street, one hundred five (105) feet east of Holland Street;

THENCE running southwardly parallel with Twenty-seventh Street, forty (40) feet;

THENCE northwardly parallel with Holland Street, one hundred thirty-five (135) feet to the south line of Twenty-seventh Street; and

THENCE westwardly along the south line of Twenty-seventh Street forty (40) feet to the place of beginning.

HAVING erected thereon a dwelling being commonly known as 213 East 27th Street, Erie, Pennsylvania 16504 and bearing Erie County Tax Index No.: (18) 5081-119.

Vested by Warranty Deed, dated 06/13/2002, given by Timothy A. Baronner and Lisa Baronner, his wife and Joseph F. Lombardo, a single individual to Ansel B. Lockett, Sr., a married individual and recorded 6/17/2002 in Book 0890 Page 2061 Instrument # 2002-028712.

Tax Parcel #: 18-050-081.0-119.00
Premises being: 213 EAST 27TH STREET, ERIE, PA 16504-1005
Daniel G. Schmieg, Esquire
One Penn Center at Suburban

Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 25

Ex. #13448 of 2007
Aurora Loan Services, LLC,
Plaintiff,

v.

Frank A. Longo II Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Park Realty Company Plot of portions of Tracts No. 216 and 247 in Lawrence Park Township, Erie County, Pennsylvania, as recorded in Erie County Map Book No. 3, Pages 39, 40, and 41 and bounded and described as follows:

BEGINNING at a point in the West line of Rankine Avenue, 106 feet 8 inches South of the South line of Field Street;

THENCE Southwardly by and along the West line of Rankine Avenue, 26 feet 8 inches;

THENCE Westwardly parallel with Field Street, 125 feet to the East line of a 16-foot alley;

THENCE Northwardly, parallel with Rankine Avenue, 26 feet 8 inches;

THENCE Eastwardly, parallel with Field Street, 125 feet to the place of beginning.

BEING the South one-third of lot 186-20 and the North one-third of lot 186-19 and the same property conveyed to parties of the first part by deed dated September 15, 1999 and recorded September 21, 1999 in Erie County Record Book 663 at page 834 and more commonly known as 1214 Rankine Avenue, Erie, Pennsylvania 16511 and having Tax Index No. (29) 17-57-6. SUBJECT to all restrictions, easements, rights of way, leases, encroachments, overlaps, building and boundary lines, or other matters or record or visible to a physical inspection.

TITLE TO SAID PREMISES IS VESTED IN Frank A. Longo, III, an individual, by Deed from Frank A. Longo, III and Rhonda K. Longo,

husband and wife, dated 04/28/2006, recorded 05/11/2006, in Deed Book 1326, page 1977.

Tax Parcel #: 29-017-057.0-006-.00
Premises being: 1214 RANKINE AVENUE, ERIE, PA 16511.

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

Mar. 27 and Apr. 3, 10

SALE NO. 26

Ex. #15609 of 2008
Lasalle Bank National
Association, as Trustee for First
Franklin Mortgage Loan Trust,
Mortgage Loan Asset-Backed
Certificates, Series 2006-FF18,
Plaintiff,

v.

William T. Markley
Connie L. Markley, Defendant(s)
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, and being part of Lot No. Three (3) in the SUNNYMEADE SUBDIVISION, as per plot recorded in Erie County Map Book 2, page 237, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the south line of West Thirty-Eighth Street (a sixty (60) foot right-of-way) one hundred forty-five (145.0) feet west of the point of intersection in the south line of West Thirty-Eighth Street with the west line of Lancaster Road; thence southwardly and parallel with Lancaster Road one hundred thirty-five (135.0) feet to a point; thence westwardly and parallel with West Thirty-Eighth Street eighty (80.0) feet to a point; thence northwardly and parallel with Lancaster Road one hundred thirty-five (135.0) feet to the south line of West Thirty-Eighth Street; and thence eastwardly along the south line of West Thirty-Eighth Street eighty (80.0) feet to the place of beginning, having erected thereon an aluminum sided ranch style dwelling more commonly

known as 3229 West 38th Street, Erie, Pennsylvania.

Erie County Tax Index No. (33) 83-409-5

TITLE TO SAID PREMISES IS VESTED IN William T. Markley and Connie L. Markley, his wife, as tenants be the entireties with the right of survivorship, by Deed from Bruce L. Swain and Carolyn F. Swain, his wife, dated 10/25/2006, recorded 10/30/2006 in Book 1372, Page 130.

Tax Parcel #: 33-083-409.0-005.00
Premises being: 3229 WEST 38TH STREET, ERIE, PA 16506-4201
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 27

Ex. #15416 of 2008
RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to Citizens Mortgage Corp., Plaintiff,
v.

Mathew R. Marshall
Keilani A. Marshall, Defendant(s)
LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the east line of East Avenue, twenty-five (25) feet south of the south line of Third Street; thence eastwardly parallel with Third Street, one hundred twelve (112) feet to the west line of an alley; thence southwardly along the west line of said alley and parallel with East Avenue, twenty-seven and one-half (27 1/2) feet to a point; thence westwardly parallel with Third Street, one hundred twelve (112) feet to the east line of East Avenue, and thence northwardly along the east line of East Avenue, twenty-seven and one-half (27 1/2) feet to the place of beginning. Having erected thereon a two-family dwelling house, and being more commonly known as No. 303 East Avenue, Erie, Pennsylvania,

and bearing City of Erie Index No. (14) 1037-114.

TITLE TO SAID PREMISES IS VESTED IN Matthew R. Marshall and Keilani A. Marshall, h/w, as tenants by the entireties with the right of survivorship, by Deed from Arthur G. Entley and Sarah A. Entley, h/w, dated 09/02/2005, recorded 09/02/2005 in Book 1267, Page 0047.

Tax Parcel #: 14-010-037.0-114.00
Premises being: 303 EAST AVENUE, ERIE, PA 16507
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 28

Ex. #12445 of 2004
Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2000-A Asset-Backed Certificates, Series 2000-A, Plaintiff,
v.

Terry B. Monahan
a/k/a Terry Bernard Monahan
a/k/a Terry B. Monahan, 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 Third Street, forty-one (41) feet and three (3) inches eastwardly from the East line of Plum Street; thence eastwardly, along the South line of Third Street, forty-one (41) feet and three (3) inches to a point; thence southwardly, parallel with Plum Street, one hundred fifty-seven (157) feet to a sixteen (16) foot alley; thence westwardly along the north line of said alley, forty-one (41) feet and three (3) inches to a point; thence northwardly, parallel with Plum Street, one hundred fifty-seven (157) feet to the place of beginning; having erected thereon a two story frame dwelling house and

garage, commonly known as 823 West 3rd Street, Erie, Pennsylvania, and bearing Erie County Index No. (17) 4027-112.

TITLE TO SAID PREMISES IS VESTED IN B. Terry Monahan by reason of the following: BEING THE SAME premises which Star Shelter, Inc. by Deed dated 8/24/1988 and recorded on 8/25/1988 in the County of Erie in Record Book 62 Page 744, conveyed unto B. Terry Monahan and Carole A. Monahan, his wife. AND ALSO BEING THE SAME premises which B. Terry Monahan and Carole A. Monahan, his wife by Quit Claim Deed dated 2/2/1994 and recorded on 2/3/1994 in the County of Erie in Record Book 317 Page 2204, Remised, Released and Quit Claimed unto B. Terry Monahan.

Tax Parcel #: (17)-40-27-112
Premises being: 823-825 WEST 3RD STREET, ERIE, PA 19602 [sic]
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 29

Ex. #15679 of 2008
Wells Fargo Bank, NA, Plaintiff,
v.
John W. Pierce III
Kelly A. Pierce,
Defendant(s)
LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Venango, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the point of intersection of the centerline of the Erie and Wattsburg Road with the centerline of the Colt Station Road, said point of intersection being known as Phillipsville Corners; thence south 56 degrees east along the centerline of the said Erie and Wattsburg Road 589.18 feet, more or less, to the southeast corner of land conveyed by Stephen and

Mary Paha, his wife, to Charles H. and Dorothy M. Roberts, his wife, by Deed Book 986, page 539; thence north 35 degrees 55 minutes east, along the easterly line of said land of Charles H. and Dorothy M. Roberts, his wife, 408.43 feet to a point; thence north 55 degrees 34 minutes west 456.5 feet to a point; thence south 35 degrees 55 minutes west 74.2 feet to a point; thence eastwardly 3 feet to a point; thence south 35 degrees 55 minutes west 162 feet to a point; thence westwardly 135 feet, more or less, to a point in the centerline of the said Colt Station Road; thence along the centerline of the said Colt Station Road, south 35 degrees 55 minutes west 165 feet to the place of beginning.

HAVING erected thereon a two-story frame dwelling known as 11509 Hill Road, Wattsburg, Pennsylvania. Being County of Erie Index No. (44) 17-22-10.

EXCEPTING AND RESERVING that certain piece of land fully described in a deed dated October 15, 1973, and recorded in Erie County Deed Book 1107, page 605.

BEING the same premises conveyed to the grantor by Deed of record in Erie County Deed Book 1381 at page 584.

TITLE TO SAID PREMISES VESTED IN John W. Pierce, III and Kelly A. Pierce, h/w, by Deed from Mary Ellen Forbes, unmarried, dated 10/03/1995, recorded 10/04/1995 in Book 406, Page 1455.

EXCEPTING AND RESERVING that certain piece of land fully described in a deed dated October 15, 1973, and recorded in Erie County Deed Book 1107, page 605.

Tax Parcel #: 44-017-022.0-010.00
Premises being: 11509 HILL ROAD, WATTSBURG, PA 16442-1201

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

Mar. 27 and Apr. 3, 10

SALE NO. 30

Ex. #14149 of 2008

**Deutsche Bank Trust Company
Americas as Trustee, Plaintiff,**

v.

**Michael B. Socash
Christina M. Socash,
Defendant(s)**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Second Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: COMMENCING at a point in the north line of Thirteenth Street, forty-seven and one-half (47 1/2) feet eastwardly from the point of intersection of said north line of Thirteenth Street with the east line of Reed Street; thence northwardly parallel with Reed Street, one hundred five (105) feet to a fifteen (15) foot alley; thence eastwardly along the south line of said alley, and parallel with Thirteenth Street, thirty (30) feet; thence southwardly parallel with Reed Street, one hundred five (105) feet to the said north line of Thirteenth Street; and thence westwardly along said north line of Thirteenth Street, thirty (30) feet to the place of beginning, being subdivision Lot No. 64 and the east half of subdivision Lot No. 61 of Out Lot No. 532.

ERIE COUNTY TAX INDEX NO. (15) 2036-321

TITLE TO SAID PREMISES IS VESTED IN Michael B. Socash and Christina Socash, his wife, by Deed from Dominic A. Bova and Josephine D. Bova, wife, dated 04/04/2000, recorded 04/06/2000 in Book 696, Page 1270.

Tax Parcel #: 15-020-036.0-321.00
Premises being: 710 EAST 13TH STREET, ERIE, PA 16503-1444
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 32

Ex. #15636 of 2008

**Huntington National Bank, s/b/m
to Sky Bank, Plaintiff,**

v.

**Louis M. Straitwell, Sr.
Patricia A. Straitwell,
Defendant(s)**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Summit, County of Erie and State of Pennsylvania, being part of Tract 374, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of the piece at an iron survey point located the following two courses and distances from an iron pipe at the intersection of the centerline of Robinson Road with the centerline of Hershey Road, viz: South 27 degrees 17 minutes East along the centerline of Robinson Road a distance of 1690.85 feet and North 63 degrees 07 minutes East along the south line of land now or formerly of Arthur Vandervort, as described in Erie County Deed Book 647 at Page 550, a distance of 258.61 feet to the place of beginning.

THENCE North 63 degrees 07 minutes East, continuing along the south line of said Arthur Vandervort, 320 feet, more or less, to a point located at the southeast corner of said Vandervort;

THENCE South 25 degrees 13 minutes East, along the residue of land of Joseph E. Fiske and Laurel W. Fiske as recorded in Erie County Deed Book 965, page 669, 94.2 feet, more or less to a point;

THENCE South 63 degrees 50 minutes 20 seconds West, along the residue of land of said Fiske as recorded in Erie County Deed Book 965, page 669 and Deed Book 886 page 309, 198.65 feet to a point;

THENCE South 26 degrees 09 minutes 40 seconds East, along the residue of Land of said Fiske, 106.00 feet to a point in the north line of a 25 foot private road extending from and out of Robertson Road;

THENCE South 63 degrees 50 minutes 20 seconds West along the north line of said 25 foot private

road 131.4 feet, more or less to a point located at the southwest corner of land conveyed to said Fiske as recorded in Erie County Deed Book 886, page 309;

THENCE Northwardly along the west line of land conveyed to said Fiske as recorded in Deed Book 886, page 309, 200.2 feet, more or less to the place of beginning.

BEING part of the lands conveyed to Joseph E. Fiske and Laurel W. Fiske by deeds recorded in Erie County Deed Book 886, page 309 and Deed Book 965, page 669. Said premises having erected thereon an aluminum sided two (2) story dwelling house and two (2) car garage and a two (2) story barn and swimming pool and being commonly known as 7773 Hamot Road, Erie, Pennsylvania.

Robinson Road also known as Robertson Road is now known as Hamot Road.

Together with the free and uninterrupted use, liberty and privilege of, and passage in and along a certain right-of-way described as follows:

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

BEGINNING at a point in the centerline of Robertson Road, said point being 1916.05 feet South 24 degrees 16 minutes 05 seconds East (in some deeds South 26 degrees 17 minutes East) from the intersection with the centerline of Hershey Road, said point also being the southwest corner of the property described in Deed Book 965, page 669;

THENCE North 63 degrees 50 minutes 20 seconds East 470 feet more or less to the westerly line of a warehouse building;

THENCE approximately North 26 degrees West along the westerly line of the warehouse property, 130 feet more or less to the southerly line of the premises herein conveyed;

THENCE South 63 degrees 50 minutes 20 seconds West along the southerly line of premises herein conveyed, 70 feet more or less to a point in one of the easterly lines of

the premises herein conveyed;

THENCE South 26 degrees 9 minutes 40 seconds East, 106 feet to a point;

THENCE South 63 degrees 50 minutes 20 seconds West, 389.94 feet to a point in the centerline of the Hershey Road;

THENCE South 24 degrees 16 minutes 5 seconds East, 25.01 feet to a point in said centerline, the place of beginning.

IT is intended that the westerly portion of the above described right-of-way shall be the same as an established 25 foot right-of-way along the southerly line of premises of Kenneth Mosher and the southerly line of premises hereinabove described being conveyed to Straitwell, and that the easterly portion of the right-of-way herein granted shall be an extension of the existing right-of-way and northerly through a parking lot, and the entire right-of-way shall be for free and uninterrupted access of ingress and egress to the premises being conveyed.

TITLE TO SAID PREMISES IS VESTED IN Louis M. Straitwell, Sr. and Patricia A. Straitwell, his wife, by Deed from Joseph E. Fiske and Laurel W. Fiske, his wife, dated 02/25/1977, recorded 02/25/1977 in Book 1254, Page 86.

Tax Parcel #: 40-0001-016.0-097.00
Premises being: 7773 HAMOT ROAD, ERIE, PA 16509

Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 33

Ex. #10442 of 2008

HSBC Bank USA, as Trustee In Trust For Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2004-RP1, Plaintiff,

v.

**Paul V. Uber a/k/a
Paul Vincent Uber, Defendant(s)**

LEGAL DESCRIPTION

All that certain piece or parcel of

land situate in Tract 130, Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, to-wit:

Beginning at a point on the north bounds of the Rohl Road said point being more fully described as being measured along the center line of Rohl Road south forty-six (46) degrees, eight minutes (8 minutes) west six hundred and fourteen and no tenths (614.00) feet from its intersection with the Harborcreek-Greenfield Townline;

thence north thirty-two degrees, fifty-nine minutes (32 degrees - 59 seconds) west twenty-five and no tenths (25.0) feet to the point of beginning;

thence along the aforesaid north bounds south forty-six degrees, eight minutes (46 degrees - 8 minutes) west one hundred seventy-nine and three tenths (179.3) feet to a point;

thence north thirty-eight degrees, twelve minutes (38 degrees - 12 minutes) west four hundred sixty-one and sixth tenths (461.6) feet to a point;

thence north fifty-nine degrees, forty-five minutes (59 degrees - 45 minutes) east two hundred seventeen and no tenths (217.0) feet to a point;

thence south thirty-two degrees fifty-nine minutes (32 degrees - 59 minutes) east four hundred thirteen and seven tenths (413.7) feet to the point of beginning, containing one and eight tenths (1.8) acres of land, being the same more or less.

Having erected thereon a dwelling being more commonly known as 8930 Rohl Road, Harborcreek Township, Erie, Pennsylvania, and bearing Erie County Index No: (27) 75-233-5.01.

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

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Paul V. Uber, by Deed from Paul R. Sharie, single, dated 09/28/1998, recorded 09/28/1998, in Deed Book 590, page 553.

Tax Parcel #: 27-075-233.0-005-.01
Premises being: 8930 ROHL
ROAD, NORTH EAST, PA 16428
Daniel G. Schmieg, Esquire
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 34

Ex. #15677 of 2008

**PHH Mortgage Corporation,
f/k/a Cendant Mortgage
Corporation, Plaintiff,
v.**

**Kenneth J. Vendetti
Elizabeth M. Vendetti,
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. 6 and the westerly 4 feet of Lot No. 5 of Block 'B' of the 'SCENERY HILL' Subdivision #1, Part of Reserve Tract No. 72, Sixth Ward of the City of Erie, Pennsylvania, as more fully bounded and described and recorded in the Recorder's Office of Erie County, Pennsylvania Map Book 4, pages 310 and 311 to which reference is made.

Said premises having erected thereon a dwelling house commonly known as 1594 West 40th Street, Erie, Pennsylvania and bearing Erie County Tax Parcel Index No. (19) 6171-207.

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

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. Vendetti and Elizabeth M. Vendetti, his wife, by Deed from John L. Amatangelo, Executor of the Estate of Carmela A. Amatangelo, dated 06/06/2003, recorded 06/16/2003 in Book 1023, Page 1250.

Leonard F. Amatangelo died on May 31, 1989 as is evidenced by papers filed in the Register of Wills Office of Erie County, Pennsylvania at which time sole title to the subject real estate vested in Carmela A. Amatangelo.

WHEREAS, the said CARMELA A. ANATANGELO died on the 23rd day of January, 2003; and WHEREAS, CARNELA A. AMATANGELO died seized and possessed of the within described real estate, commonly known as 1594 West 40th Street, Erie, PA 16509; and WHEREAS, the Last Will and Testament of the decedent was filed for Probate January 30, 2003; and WHEREAS, JOHN L. AMATANGELO was duly named as the Executor of the decedent's Estate and was duly appointed to said position by the Erie County Register of Wills on January 30, 2003; and WHEREAS, JOHN L. AMATANGELO continues in the position of Executor of this estate as of the date of this conveyance with full authority to convey the same; and WHEREAS, Kenneth J. Vendetti and Elizabeth M. Vendetti, his wife, are interested in purchasing the subject property.

Tax Parcel #: 19-061-071.0-207.00
Premises being: 1594 WEST 40TH STREET, ERIE, PA 16509-1104
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 35

Ex. #14927 of 2007

**JPMorgan Chase Bank, N.A., as
Trustee for the C-Bass Mortgage
Loan Asset-Backed Certificates,
Series 2005-RP2, Plaintiff,
v.**

**William R. Wakeley
a/k/a William Richard Wakeley
Wilma M. Wakeley
a/k/a Wilma Marie Wakeley
The United States Of America
c/o The United States Attorney
for the Western District of PA,
Defendant(s)**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, and being all of

Parcel No. 2 of FOX CHAPEL ESTATES SUBDIVISION No. 1, part of Reserve Tract No. 20, and being recorded in Map Book No. 12 at page 23, in the Recorder of Deeds Office of Erie County, Pennsylvania, to which reference is made. This conveyance is subject to the Declaration of Restrictions for FOX CHAPEL ESTATES No.'s 1 and 2, recorded the 2nd day of February, 1976 in Erie County Deed Book 1196 at page 60. This conveyance is also subject to all easements, right-of-way, gas and oil leases of record.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN William R. Wakeley and Wilma M. Wakeley, his wife, as tenants by the entireties with the right of survivorship in either of them to the entirety, by Deed from Johanna L. Jensen, widow and not remarried, dated 10/15/1984, recorded 11/27/1984, in Deed Book 1561, page 77.

Tax Parcel #: 31-014-058.0-015.02
Premises being: 9770 OLIVER ROAD, MCKEAN, PA 16426
Daniel G. Schmieg, Esquire
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 36

Ex. #10738 of 2005

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

**Jason White, a/k/a
Jason G. White, Defendant(s)**

LEGAL DESCRIPTION

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

BEGINNING at a stake on the West line of Elk Street, one hundred twenty-five (125) feet North from the North line of Pearl Street, being the Northeast corner of land of C. Grate; thence Westerly along the North line of C. Grate's land

to Water Street; thence Northerly along the East line of Water Street seventy-five (75) feet to a stake; thence Easterly at right angles with said Water Street to the West line of Elk Street; thence Southerly along Elk Street to the place of beginning, be the same more or less.

MORE commonly known as 59 North Water Street, Albion, Pennsylvania and bearing Erie County Tax Index No. (1) 4-27-3.

Tax Parcel # (1) 4-27-3

TITLE TO SAID PREMISES IS VESTED IN Jason G. White by reason of the following:

BEING THE SAME premises which Dorothy E. Lawrence, widow by Deed dated 1/23/2001 and recorded 2/23/2001 in the County of Erie in Record Book: 754 Page 637, conveyed unto Jason G. White.

AND BEING THE SAME premises which Jason G. White and Kimberly Ann White, his wife by Quit Claim Deed dated 11/20/2002 and recorded, 11/22/2002 in the County of Erie in Record Book 948 Page 1337, conveyed unto Jason G. White.

Tax Parcel #: (1) 4-27-3

Premises being: 59 NORTH WATER STREET, ALBION, PA 16401

Daniel G. Schmieg, Esquire
One Penn Center at Suburban
Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 37

Ex. #15710 of 2008

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

v.

William J. Wickles, Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the First Ward of the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the north line of Fifth Street ninety (90) feet west of the west line of Pennsylvania Avenue; thence northwardly, parallel with Pennsylvania Avenue, one

hundred twenty (120) feet; thence Westwardly, parallel with Fifth Street thirty (30) feet; thence Southwardly, parallel with Pennsylvania Avenue, one hundred twenty (120) feet to the north line of Fifth Street; thence Eastwardly along the north line of Fifth Street, thirty (30) feet to the place of beginning. Having erected thereon a two-story frame dwelling house known as 1044 East Fifth Street, and bearing Erie County Tax Identification No. (14) 1036-233.

TITLE TO SAID PREMISES IS VESTED IN William J. Wickles, by Deed from Ruth A. Santi, an unmarried widow, dated 03/26/2003, recorded 03/31/2003 in Book 992, Page 511.

Tax Parcel #: 14-010-036.0-233.00
Premises being: 1044 EAST 5TH STREET, ERIE, PA 16507-1837

Daniel G. Schmieg, Esquire
One Penn Center at Suburban
Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 38

Ex. #15639 of 2008

**Deutsche Bank National Trust
Company as Trustee for First
Franklin Mortgage Loan Trust
2006-FF11, Plaintiff,**

v.

**John K. Williams
Tina M. Williams, Defendant(s)**

LEGAL DESCRIPTION

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

COMMENCING at a stake in the west line of Wright Street, distant southerly 130 feet from the point of intersection of the westerly line of said Wright Street with the southerly line of Bond Street; thence at right angles westerly 234 feet; thence at right angles southerly 50 feet; thence at right angles easterly 234 feet to the said west line of Wright Street; thence northerly along Wright Street 50 feet to the place of beginning, containing 11.700 square

feet of land, be the same more or less.

BEING designated as Assessment Index No. 6-15-24-10 in the records of the Deed Registry Office of Erie County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN John K. Williams and Tina M. Williams, h/w, by Deed from Glenn R. Dandoy and Roberta H. Dandoy, h/w, as tenants by the entireties, dated 05/10/2006, recorded 05/17/2006 in Book 1328, Page 1014.

The Said John K. Williams has since died on 9/4/2004. SEE ESTATE INFORMATION FOR HEIRS, and CURRENT VESTING INFORMATION

Tax Parcel #: 06015024001000

Premises being: 419 WRIGHT STREET, CORRY, PA 16407-1221
Daniel G. Schmieg, Esquire
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Mar. 27 and Apr. 3, 10

SALE NO. 40

Ex. #15635 of 2008

**U.S. Bank National Trust
Association as Trustee under
Securitization Servicing
Agreement dated as of
February 1, 2007 Structured
Asset Securities Corporation
Structured Asset Securities
Corporation Mortgage Pass-
Through Certificates Series 2007-
BC2, Plaintiff**

v.

**James E. Barlow
Mona L. Barlow, Defendants**

**SHORT PROPERTY
DESCRIPTION**

All that certain piece or parcel of land situate in Tract 594, Springfield Township, Erie County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron survey point at the intersection of the west line of Nash Road, a 50 foot wide right-of-way, with the north line of U.S. Route 20, a 100 feet wide right-of-way;
THENCE South 78° - 31' - 50"

West, along the north right-of-way line of U.S. Route 20, 205.14 feet to an iron survey point;
DWELLING KNOWN AS
 13004 RIDGE ROAD, WEST SPRINGFIELD, PA 16443.
IDENTIFIED as TAX/PARCEL ID#: 39-16-51-8 in the Deed Registry Office of Erie County, Pennsylvania.

Daniel J. Mancini, Esquire
 Attorney for Plaintiff
 201A Fairview Drive
 Monaca, PA 15061

Mar. 27 and Apr. 3, 10

SALE NO. 41

Ex. #11357 of 2008

Indymac Bank, F.S.B., Plaintiff
v.

Jena J. Jimerson
Alester Jimerson, Defendants
SHORT PROPERTY
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 north line of Twenty-Seventh Street, four hundred eighty-six (486) feet west of the west line of Parade Street.

DWELLING KNOWN AS 320 EAST 27TH STREET, ERIE, 16504.
IDENTIFIED as TAX/PARCEL ID# (18) 5078-235 in the Deed Registry Office of Erie County, Pennsylvania.

Daniel J. Mancini, Esquire
 Attorney for Plaintiff
 201A Fairview Drive
 Monaca, PA 15061

Mar. 27 and Apr. 3, 10

SALE NO. 42

Ex. #14180 of 2008

Sutton Funding LLC, Plaintiff
v.

Stephen Maher
Roberta Maher
The United States Internal
Revenue Service, Defendants
SHORT PROPERTY
DESCRIPTION

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

of Pennsylvania being Lot No. Twenty-Two (22) in the Glenruadh Subdivision of part of reserve Tract No. 1, bounded and described as follows, to-wit: On the north by Lochiel Avenue; on the East by the West line of Lot No. 21; on the south by parts of the north line of Lots Nos. 20 and 24; and on the west by Lot No. 23, and having erected thereon a frame building known as 3711 Lochiel Avenue. Being the same premises conveyed to decedent by Deed recorded in Erie County Deed Book 471, at page 41, dated September 28, 1945 and recorded on January 26, 1646.

DWELLING KNOWN AS 3711 LOCHIEL AVENUE, ERIE, PA 16505.

IDENTIFIED as TAX/PARCEL ID#: 33-5-18-2 in the Deed Registry Office of Erie County, Pennsylvania

Daniel J. Mancini, Esquire
 Attorney for Plaintiff
 201A Fairview Drive
 Monaca, PA 15061

Mar. 27 and Apr. 3, 10

SALE NO. 43

Ex. #10353 of 2004

Wachovia Bank National
Association f/k/a First Union
National Bank as Trustee for
Pennsylvania Housing Finance
Agency, Plaintiff
v.

Lynn A. Dine and Hope E. Dine,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2004-10353, Wachovia Bank National Association f/k/a First Union National Bank as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Lynn A. Dine and Hope E. Dine, Defendants
 Real Estate: 744 EAST 32ND STREET, ERIE, PA
 Municipality: CITY OF ERIE, Erie County, Pennsylvania
 Dimensions: Irregular lot size
 See Deed Book 281, Page 1119
 Tax I.D. (18) 5062-134
 Assessment: \$15,500. (Land)
 \$26,850. (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178

Mar. 27 and Apr. 3, 10

SALE NO. 45

Ex. #14218 of 2004

Wachovia Bank National
Association f/k/a First Union
National Bank as Trustee for
Pennsylvania Housing Finance
Agency, Plaintiff
v.

Alan J. Hannah, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2004-14218 Wachovia Bank National Association f/k/a First Union National Bank as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Alan J. Hannah, Defendants

Real Estate: 453 EAST 13TH STREET, ERIE, PENNSYLVANIA
 Municipality: CITY OF ERIE 2ND WARD, Erie County, Pennsylvania
 Dimensions: 30 x 105
 See Deed Book 977, Page 001
 Tax I.D. (15) 2023-202
 Assessment: \$ 5,200. (Land)
 \$17,400. (Bldg)

Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178

Mar. 27 and Apr. 3, 10

SALE NO. 46

Ex. #15816 of 2008

U.S. Bank National Association
Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff
v.

Paul B. Shallenberger,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 15816-08 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Paul B. Shallenberger, Defendants
 Real Estate: 4259 AVONIA ROAD,

FAIRVIEW, PA
Municipality: FAIRVIEW
TOWNSHIP, Erie County,
Pennsylvania
Dimensions: 32 x 42
See Deed Book 1029 Page 2377
Tax I.D. (21) 81-26-28
Assessment: \$21300 (Land)
\$56050 (Bldg)
Improvement thereon: a residential
dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

Mar. 27 and Apr. 3, 10

SALE NO. 48

Ex. #11367 of 2008
Nationwide Advantage Mortgage
Company, Plaintiff
v.
Andrew M. Esposito,
Administrator of the Estate of
Gina M. Esposito, Deceased and
Andrew M. Esposito, Heir of
the Estate of Gina M. Esposito,
Deceased and James D. Esposito,
Heir of the Estate of Gina M.
Esposito, Deceased and All
Unknown Heirs, Successors
and Assigns, Representatives,
Devisees, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest from or Under
Estate of Gina M. Esposito
Deceased, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11367-08, Nationwide Advantage Mortgage Company v. Andrew M. Esposito, Administrator of the Estate of Gina M. Esposito, Deceased and Andrew M. Esposito, Heir of the Estate of Gina M. Esposito, Deceased and James D. Esposito, Heir of the Estate of Gina M. Esposito, Deceased and All Unknown Heirs, Successors and Assigns, Representatives, Devisees, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Estate of Gina M. Esposito Deceased, Owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1411 West 37th Street, Erie, PA 16508.

THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being lot No. 80 of the subdivision of part of Erie Academy lots Nos. 38 and 39 in Erie, Pennsylvania, made by S.F. Pollock, as recorded in the Recorder's office of Erie County, Pennsylvania in Map Book 2, pages 78 and 79, and having erected thereon a dwelling house commonly known as 1411 West 37th Street, Erie, Pennsylvania.
Assessment Map number:
(19) 61-37-119
Assessed Value figure: \$86,110.00
Improvement thereon: Residential Dwelling
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit #7
P.O. Box 822
Secane, PA 19018
(610) 328-2887

Mar. 27 and Apr. 3, 10

SALE NO. 49

Ex. #14775 of 2008
U.S. Bank National Association,
as Trustee for the Specialty
Underwriting and Residential
Finance Trust Mortgage Loan
Asset-Backed Certificates Series
2006-BC5, Plaintiff
v.
Rebecca L. Semczuk (Mortgagor
and Real Owner) and
Jeff Semczuk (Mortgagor),
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14775-2008, U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC5 v. Rebecca L. Semczuk (Mortgagor and Real Owner) and Jeff Semczuk (Mortgagor), Owner(s) of property situated in Millcreek, Erie County, Pennsylvania, being 328 Strathmore Avenue, Erie, PA 16505.

ALL that certain piece or parcel of land situate, lying and being in the Township of Millcreek, County of Erie, and State of Pennsylvania, and being Lot Number Sixty-four (64) in the plan or plot of Glenruadh, which

is a portion of Reserve Tract No. 1 in Millcreek Township, Erie County, Pennsylvania, and as recorded in the Recorder's Office of Erie County in Map Book 1, page 303. Having erected thereon a dwelling house commonly known as 328 Strathmore Avenue, Erie, Pennsylvania and bearing Erie County Tax Index No. (33) 5-14-5.
Assessment Map number:
(33) 5-14-5
Assessed Value figure: \$88,630.00
Improvement thereon: Residential Dwelling
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit #7
P.O. Box 822
Secane, PA 19018
(610) 328-2887

Mar. 27 and Apr. 3, 10

SALE NO. 50

Ex. #15971 of 2008
Deutsche Bank National Trust
Company, as Trustee for Long
Beach Mortgage Trust 2006-1,
Plaintiff
v.
Denise D. Houston, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15971-08 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-1, vs. Denise D. Houston, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 410 West 9th Street, Erie, PA 16502

0.1124 acres
Assessment Map number:
16-3025-237
Assessed Value figure: \$45,340.00
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

Mar. 27 and Apr. 3, 10

SALE NO. 51

Ex. #15738 of 2008
Deutsche Bank National Trust
Company, as Trustee for Long
Beach Mortgage Loan Trust

2006-10, Plaintiff

v.

**Denise Houston, Individually
and as President of Houston
Enterprises, LLC., Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15738-08 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-10, vs. Denise Houston, Individually and as President of Houston Enterprises, LLC., owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 662 West 8th Street, Erie, PA 16502.
4,250 Square feet

Assessment Map number:
17-4019-126

Assessed Value figure: \$103,200.00
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

Mar. 27 and Apr. 3, 10

SALE NO. 52

Ex. #15941 of 2008

**Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Bank Minnesota, N.A.,
as Trustee f/k/a Norwest Bank
Minnesota, N.A., as Trustee
for the registered holders of
Renaissance Home Equity Loan
Asset-Backed Certificates, Series
2004-2, Plaintiff**

v.

**William Nelson;
Kathleen Nelson, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15941-2008 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2, vs. William Nelson; Kathleen Nelson, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 4454 South

Park Lane, Erie, PA 16506.
1,352 Square Feet
Assessment Map number:
(33) 56-242-99.59
Assessed Value figure: \$64,400.00
Improvement thereon: A residential dwelling
Michael J. Clark, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

Mar. 27 and Apr. 3, 10

SALE NO. 53

Ex. #12821 of 2006

**Wells Fargo Bank, NA, as Trustee
for Morgan Stanley Capital I
Inc. Trust 2004-OPI Mortgage
Pass-Through Certificates, Series
2004-OPI, Plaintiff**

v.

**Theresa Anderson
Lawrence L. Anderson
Michael T. Tarkowski,
Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at the point of intersection of the south line of West Gore Road and the east line of Dorchester Drive; thence south 24 degrees, 35 minutes east, along the east, along the east line of Dorchester Drive, 130.76 feet to an iron pin; thence north 64 degrees, 25 minutes east along the residue of the David B. Wiley property, 100.00 foot to an iron pipe in the west line of the Russell Huffman property; thence north 24 degrees, 35 minutes west, along the west line of Huffman property, 130.76 feet to a point in the south line of West Gore Road; thence south 64 degrees, 25 minutes west, along the south line of West Gore Road, 100.00 feet to the place of beginning. Being the northerly 130.76 feet to the Lot No. 17 of the Grand View Gardens as recorded in Erie County Map Book 2, Page 460. Said premises being more commonly know as 943-945 West Gore Road, Erie, PA and bearing Erie County

Index Number (33) 119-519.0-001-01.
PROPERTY ADDRESS: 943-945 W. Gore Road, 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

Mar. 27 and Apr. 3, 10

SALE NO. 54

Ex. #15963 of 2008

**Midfirst Bank, Plaintiff
v.**

**Carol A. Calhoun
Charles M. Calhoun,
Defendant(s)**

DESCRIPTION

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

BEING Lot No. 49 of PRINCESS ANNE SUBDIVISION No. 6, as the same is set forth on a plot of the same recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 7, at page 69.

HAVING erected thereon a dwelling being commonly known as 5423 Sebago Drive (formerly R.D. #1 Sebago Drive) Fairview, Pennsylvania 16415 and bearing Erie County Tax Index No. (21) 61-87.2-10.

PROPERTY ADDRESS: 5423 Sebago Drive, Fairview, PA 16415
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532
(215) 627-1322

Mar. 27 and Apr. 3, 10

SALE NO. 55

Ex. #15733 of 2008

**Wells Fargo Bank, N.A., as
Trustee Mastr Asset Backed
Securities Trust 2005-OPT1,
Plaintiff**

v.

**Timothy J. Carlson
Michelle L. Carlson,**

Defendant(s)
DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being the West one-half of Plot of Lot No. 2 of Edgewood Subdivision, a part of Reserve Tract No. 13, a plot of same being recorded in Erie County Map Book 2, page 499 and having a frontage of 50 feet on Eleventh Street, as extended from the City of Erie Westward and a depth of 93 feet 3 inches along the East line of Lot No. 1 of said subdivision.

Being known and designated as Tax Parcel No. (33) 28-72-39 in the Deed Registry Office of Erie County, Pennsylvania.

HAVING thereon erected a dwelling house known as 3318 West 11th Street, Erie, PA 16506.

Being the same premises conveyed to Jack R. Foht by deed dated September 18, 2003 and recorded October 15, 2003 in Erie County Record Book 1076 at page 451, et seq.

This deed is taken under and subject to all easements, restrictions and rights-of-way of record and/or those that are visible by a physical inspection of the premises.

Grantors have no actual knowledge of any hazardous waste as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently being disposed of on or about the property described in this Deed.

And the said Grantors will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

PROPERTY ADDRESS: 3318 West 11th Street, Erie, PA 16505

Michael T. McKeever, Esquire
Attorney for Plaintiff

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

Mar. 27 and Apr. 3, 10

SALE NO. 56

Ex. #12353 of 2008

Wells Fargo Bank National Association, as Trustee for Merrill Lynch Mortgage Investors' Trust Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1, Plaintiff

v.

Sharon H. Jones

John Paul Jones, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL, or tract of land situate in the Borough of Girard, County of Erie, and Commonwealth of Pennsylvania, and being known as Lot No. Forty-One (41) of the Goss Addition to the said Borough, also being known as Rice Avenue Allotment as the same appears upon a plot of said subdivision recorded in Erie County Map Book 1 at page 236 and having erected thereon a one and one-half (1 ½) story frame dwelling and being commonly known as 32 Elk Creek Avenue, Girard, Pennsylvania. Being further identified as Erie County Tax Index Number (23) 4-18-5

PROPERTY ADDRESS: 32 Elk Creek Avenue, Girard, PA 16417

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

Mar. 27 and Apr. 3, 10

SALE NO. 57

Ex. #15562 of 2008

National City Mortgage, Co. f/k/a National City Mortgage a division of National City Bank, Plaintiff,

v.

Kathleen J. Jury, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. 21, Block L, in Evans Estates Subdivision Number 3, of part of Reserve Tracts 17 and 18, as the same is shown on a map of said Subdivision, recorded in the Office of the Recorder of Deeds in and for

said County of Erie in Map Book Volume 5, pages 287 and 288 to which reference is made for a further description of said property. More commonly known as 3209 West 22nd Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (33) 52-220-7.

PROPERTY ADDRESS: 3209 West 22nd Street, Erie, PA 16506

Michael T. McKeever, Esquire
Attorney for Plaintiff

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

Mar. 27 and Apr. 3, 10

SALE NO. 58

Ex. #15732 of 2008

JPMorgan Chase Bank, National Association, as Purchaser of the Loans and other Assets of Washington Mutual Bank, f/k/a Washington Mutual Bank, FA, Plaintiff

v.

James Nelson Kling, a/k/a James Kling

Kelly E. Kling, a/k/a Kelly Kling, a/k/a K. Kling, Defendant(s)

DESCRIPTION

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

Beginning at a point in the South line of Thirty-fourth Street; Two hundred Fifty and nine tenths (250.9) feet west of the west line of Wallace Street; Thence southwardly and parallel with Wallace Street, One hundred ten (110) feet; Thence westwardly parallel with Thirty-fourth Street, fifty (50) feet; Thence northwardly parallel with Wallace Street, one hundred ten (110) feet to the south line of Thirty-fourth Street; Thence eastwardly along the south line of Thirty-fourth Street, fifty (50) feet to the place of beginning. Having erected thereon a ranch brick and aluminum dwelling and a one car garage being more commonly known as 437 East 34th Street, Erie, Pennsylvania, 16504, and being further identified by Erie County Tax Index No.

(18) 5370-106
 PROPERTY ADDRESS: 437 East
 34th Street, Erie, PA 16504
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Mar. 27 and Apr. 3, 10

SALE NO. 59

Ex. #15467 of 2008
Lasalle Bank National
Association, as Trustee for
Certificateholders of Bear
Stearns Asset Backed Securities I
LLC, Asset-Backed Certificates,
Series 2007- HE3, Plaintiff
v.

Bonnie L. Langer

Henry V. Langer, 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 the easterly eight (8) feet of lot no. 127, all of lot no. 128, and the westerly sixteen (16) feet of lot no. 129 of the Homecrest Subdivision, the plan of which is recorded in Erie County map book 2, page 241, in the Office of the Recorder of Deeds of Erie County, Pennsylvania, to which reference is made for a further description of said lots. Having erected thereon a one-story frame dwelling and being known as 144 Sheridan Avenue, Erie, Pennsylvania. Being further identified as Erie County Tax Index No. (19) 6123-224.

Also, all that certain piece or parcel of land situate in the same City, County and State being part of lot no. 127 of the Homecrest Subdivision, the plan of which is recorded in Erie County map book 2, page 241, in the Office of the Recorder of Deeds of Erie County, Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the north line of Sheridan Avenue, one hundred ninety-two (192) feet eastwardly from the intersection of the north line of Sheridan Avenue with the east line of Rilling Avenue; thence northwardly at right angles to the

north line of Sheridan Avenue and parallel with the east line of Rilling Avenue one hundred twenty (120) feet to a point: thence westwardly and parallel with the north line of Sheridan Avenue, ten (10) feet to a point: thence southwardly parallel with the east line of Rilling Avenue, one hundred twenty (120) feet to a point in the north line of Sheridan Avenue; thence eastwardly along the north line of Sheridan Avenue, ten (10) feet to the place of beginning.
PROPERTY ADDRESS: 44 Sheridan Avenue, 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

Mar. 27 and Apr. 3, 10

SALE NO. 60

Ex. #15730 of 2008
Citifinancial Services, Inc,
Plaintiff
v.

Clair L. Minnis, Defendant(s)
DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the South line of East 30th Street, said point being 489.5 feet eastwardly along the South line of East 30th Street from its point of intersection with the East line of Bird Drive; thence Southwardly and parallel with the East line of Bird Drive 122.95 feet to a point in the South line of Lot No. 337; thence Eastwardly along the South line of Lot Nos. 336, 336 and 335 and parallel with the East line of Bird Drive 122.95 feet to a point in the South line East 30th Street; thence Westwardly along the South line of East 30th Street, 52 feet to the place of beginning and being part of Lot No. 337, part of Lot No. 335 and all of Lot No. 336 in a Subdivision known as the Industrial Home Site Co. Subdivision as described and laid out in Erie County Map Book 2, Pages 330 and 331.

PROPERTY ADDRESS: 2751 East 30th Street, 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

Mar. 27 and Apr. 3, 10

SALE NO. 61

Ex. #18013 of 2008
Deutsche Bank National Trust
Company, as Trustee, in Trust for
the Registered Holders of Argent
Securities Inc., Asset-Backed
Pass-Through Certificates, Series
2006-W1, Plaintiff
v.

Frances E. Simmers

John L. Simmers, Defendant(s)

DESCRIPTION

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

Beginning at the point of intersection of the southerly line of 14th Street with the easterly line of a 10 foot alley, which line of alley is 110 feet along the southerly, line of the 14th Street eastward from the easterly line of Parade Street; thence running southward, along the easterly line of said alley, 105 feet to a 15 foot alley; thence eastward along the northerly line of said 15 foot alley, 40 feet; thence northward, parallel with Parade Street 105 feet to the southerly line of 14th Street, and thence westward, along same, 40 feet to the place of beginning; said lot being subdivision numbered 13 out of lot 385, and plat of said subdivision is shown in Deed Book 27 at page 76.

PROPERTY ADDRESS: 413 East 14th 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

Mar. 27 and Apr. 3, 10

SALE NO. 62

Ex. #14734 of 2008

Countrywide Home Loans, Inc.

v.

Brian R. Wilcox and

Karry J. Wilcox

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 14734-2008 Countrywide Home Loans, Inc v. Brian R Wilcox and Karry J Wilcox

Brian R Wilcox and Karry J Wilcox, owners of property situated in the Third Ward in the City of Corry, Erie County, Pennsylvania being 550 West Washington Street, Corry, Pennsylvania 16407.

Tax I.D. No. 07-025-067.0-007.00

Assessment: \$ 75,611.31

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

Mar. 27 and Apr. 3, 10

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NOTICE BY
PATRICK L. FETZNER

Clerk of Records,
Register of Wills and Ex-Officio Clerk of
the Orphans' Court Division, of the
Court of Common Pleas of Erie County, Pennsylvania

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, March 30, 2009** and confirmed Nisi. **April 23, 2009** is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

<u>2009</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
66.	Elizabeth M. Cramer	Judith L. Cramer, Exrx.	Knox McLaughlin Gornall & Sennett PC
67.	Raymond J. Kuhn	Joan K. Hitchcock, Exrx.	" " "
68.	Charles D. Spacht	Carl F. Spacht, Exr.	Orton & Jeffery
69.	Catherine Davis	Karen M. Rogers, Exrx.	Darlene M. Vlahos
70.	Patricia F. Owens aka	Elaine F. Ferris &	" "
	Tricia Owens	Darlene M. Vlahos, Esq. Admrces.	
71.	Joseph O. Turos, Sr.	Gregory E. Turos, Exr.	" "
72.	James Michael Waylonis	Christine F. LaGrandeur, Exrx.	" "
73.	Henry Orth Hirt	Sentinal Trust Company LBA.....	Heckscher Teillon Terrill & Sager PC
		Susan Hirt Hagen & Elizabeth Hirt	
		Vorsheck, Trs., fbo F. W. Hirt	
74.	Henry Orth Hirt	Sentinal Trust Company LBA.....	" " " "
		Susan Hirt Hagen & Elizabeth Hirt	
		Vorsheck, Trs., fbo Susan Hirt Hagen	

PATRICK L. FETZNER
Clerk of Records
Register of Wills & Orphans' Court Division

Mar. 27 and Apr. 3

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

**ARCENA, NORBERT,
deceased**

Late of Erie County, Pennsylvania
Executor: PNC Bank, N.A., 901 State Street, Erie, Pennsylvania 16553
Attorney: Michael A. Agresti, Esquire, Agresti Morton & Moore, 4934 Peach Street, Erie, Pennsylvania 16509

**CAMPBELL, GAE P., a/k/a
GAE PAMELA CAMPBELL,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executors: Eric A. Campbell and Randy L. Shapira, c/o 305 West Sixth Street, Erie, PA 16507
Attorney: Randy L. Shapira, Esquire, 305 West Sixth Street, Erie, PA 16507

**CARSTATER, JAMES,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administrator: Brian Nelson, Pennsylvania Soldiers' and Sailors' Home, PO Box 6239, 560 E. Third Street, Erie, PA 16512-6239
Attorney: Marsha Mills Davis, Esquire, Office of Chief Counsel, Commonwealth of Pennsylvania, Department of Military and Veterans Affairs, Building 7-1, Fort Indiantown Gap, Annville, PA 17003-5002

**CASS, PATRICK LEE,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Robert Cass, 7615 Knoyle Road, Erie, PA 16510
Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**CLORLEY, NANCY J.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Administrator C.T.A.: Charles P. Clorley, 179 Griffin Avenue, Erie, PA 16511
Attorney: Edwin W. Smith, Esq., Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

**CUNNINGHAM, CAROLYN
SIMMERER, a/k/a
CAROLYN S. CUNNINGHAM,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Co-Executors: Karen M. Cunningham and Kevin T. Cunningham
Attorney: Gary Eiben, Esquire, The McDonald Group, L.L.P., P.O. Box 1757, Erie, PA 16507-1757

**ESTOK, AUDREY R.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Patricia E. Fisher, c/o 2580 West 8th Street, Erie, Pennsylvania 16505
Attorney: Ralph R. Riehl, III, Esq., 2580 West 8th Street, Erie, Pennsylvania 16505

**KANE, MARY E.,
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania
Executor: John R. Kane, c/o 2236 West 38th Street, Erie, PA 16506
Attorney: James L. Moran, Esquire, 2236 West 38th Street, Erie, PA 16506

**McDOWELL, DONNA L.,
deceased**

Late of McKean Township, Erie County, Pennsylvania
Executor: C. Robert McDowell, c/o Thomas C. Hoffman II, Esq., 120 West 10th Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MICHEL, KENNETH O.,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Kenneth O. Michel, Jr., 1040 Wyoming Avenue, Erie, PA 16505
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**PHILLIPS, THOMAS C., JR.,
deceased**

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

**REES, JOHN M., JR.,
deceased**

Late of the Township of Summit, County of Erie, Pennsylvania
Executrix: Margaret Ann Williams, c/o Richards & Associates, P.C., 100 State St., Suite 440, Erie, PA 16507-1456
Attorney: W. John Knox, Esq., Richards & Associates, P.C., 100 State St., Suite 440, Erie, PA 16507-1456

**SCHWEITZER, VIRGINIA T.,
deceased**

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

Co-Executors: Shannon L. Schweitzer and Earl S. Schweitzer, 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

**SHADDUCK, HELEN VIRGINIA,
deceased**

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

Executor: Robert P. Shadduck, 404 Cambridge Road, Erie, PA 16511-2604

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

**SPAULDING, JEROME W.,
deceased**

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

Executrix: Shirley McLaughlin, 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

**THARP, VIRGINIA M.,
deceased**

Late of Fairview Township, Erie County

Co-Executors: Lester Tharp, 1181 Lake Road, Conneaut, OH 44030 and Franklin Tharp, 11791 Conrad Road, Corry, PA 16407

Attorney: Blaec C. Croft, Esquire, Ainsman, Levine & Drexler, 330 Grant Street, Suite 1500, Pittsburgh, PA 15219

**SECOND PUBLICATION
BRENDENBERG, EMMETT F.,
a/k/a EMMETT FELTON
BRENDENBERG,
deceased**

Late of the City of Erie

Executrix: Carole B. Huether, 443 Turk Road, Geneva, NY 14456 and Joan L. Staab, 1169 Lamont Drive, Meadville, PA 16335

Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**CECHO, ANNE MARIE, a/k/a
ANNE M. CECHO, a/k/a
ANNE CECHO,
deceased**

Late of the County of Erie and State of Pennsylvania

Administrator: James Cecho, 8260 Wattsburg Road, Erie, PA 16509

Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**DeMARCO, ANTHONY,
deceased**

Late of Erie County

Executor: Anthony DeMarco, Jr. *Attorney:* William J. Moder, III, Esquire, Attorney-at-Law, 2500 Highland Road, Suite 104, Hermitage, PA 16148

**DONAHUE, ELIZABETH R.,
a/k/a BETTY R. DONAHUE,
deceased**

Late of Greene Township

Co-Executors: Timothy J. Donahue and Michael A. Donahue *Attorney:* Andrew J. Sisinni, Esquire, 3820 Liberty Street, Erie, PA 16509

**EDWARDS, PATRICIA A.,
deceased**

Late of Northeast Township, Erie County, Pennsylvania

Co-Executors: Kevin P. Edwards and Alicia M. Lencki, c/o Robert J. Jeffery, 33 East Main Street, North East, Pennsylvania 16428

Attorney: Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**HALDER, CATHERINE M.,
deceased**

Late of the City of Erie

Executrix: Kathleen M. Nies, 170 Timberline Drive, Washington, PA 15301

Attorney: Jack M. Gornall, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HARBISON, CANDACE
MARGARET,
deceased**

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

Executrix: Barbara Ostrowski, 3302 Baer Beach Road, Unit B-15, Erie, Pennsylvania 16505

Attorney: William J. Kelly, Jr., Esquire, 100 State Street, Suite 440, Erie, Pennsylvania 16507

**JULIANO, FRANK V., a/k/a
FRANK JULIANO, a/k/a
FRANK VICTOR JULIANO,
deceased**

Late of the County of Erie and State of Pennsylvania

Executor: Stephen F. Juliano, 3215 West 25th, Erie, PA 16506

Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**KEOUGH, WILLIAM J., JR.,
deceased**

Late of the Township of Harborcreek, County of Erie, State of PA

Executrix: Karen L. Steinman, 1903 Wagner Avenue, Erie, PA 16510

Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**KREMER, DONALD G.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executrix: Donna L. Cronquist, c/o McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

Attorney: Joseph P. Martone, Esquire, McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**LARSON, HELEN T., a/k/a
HELEN LARSON,
deceased**

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

Administratrix c.t.a.: Mary Alfieri Richmond, Esq., 900 State Street, Suite 215, Erie, PA 16501

Attorney: Mary Alfieri Richmond, Esq., 900 State Street, Suite 215, Erie, PA 16501

**ROMANISHIN, ROBERT,
deceased**

Late of the Borough of Waterford, Commonwealth of Pennsylvania
Administratrix: Sally Romanishin, c/o Anthony Angelone, Esquire, 3820 Liberty Street, Erie, PA 16509

Attorney: Anthony Angelone, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**SIPPLE, GERALDINE R.,
deceased**

Late of the Township of Fairview
Executor: David Yuhas

Attorneys: Marsh Spaeder Baur Spaeder & Schaaf, LLP, Will J. Schaaf, Esquire, Attorneys at Law, Suite 300, 300 State Street, Erie, PA 16507

**STAHLMAN, PHYLLIS JUNE,
a/k/a PHYLLIS J. STAHLMAN,
a/k/a PHYLLIS STAHLMAN,
deceased**

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

Co-Executors: DeWayne E. Stahlman and Leonard L. Stahlman, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**STRANEVA, CATHERINE A.,
a/k/a CATHERINE STRANEVA,
deceased**

Late of the City of Erie

Executor: Gary G. Straneva, c/o 3820 Liberty Street, Erie, PA 16509

Attorney: James J. Bruno, Esq., 3820 Liberty Street, Erie, PA 16509

**SUTCH, RICHARD H.,
deceased**

Late of Girard, County of Erie and Commonwealth of Pennsylvania
Executrix: Kimberly Marie Irwin, c/o John P. Eppinger, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: John P. Eppinger, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**THOMPSON, ANGELA C.,
deceased**

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

Executor: Joseph M. Thompson, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: William J. Schaaf, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**VICARY, JAMES A.,
deceased**

Late of Wesleyville Borough

Administratrix: Epifania M. Vicary

Attorney: Andrew J. Sisinni, Esquire, 3820 Liberty Street, Erie, PA 16509

THIRD PUBLICATION

**GONZALES, ESTERBINO N.,
a/k/a ESTERBINO NAVARRO
GONZALES, a/k/a
GEORGE GONZALES, a/k/a
ESTERBINO GEORGE
GONZALES,
deceased**

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

Administratrix: Silvia J. Broadhuhn, c/o 78 East Main Street, North East, PA 16428

Attorney: Brydon Law Office, Attorney John C. Brydon, 78 East Main Street, North East, PA 16428

**GOODMAN, RICHARD C., a/k/a
RICHARD CARL GOODMAN,
deceased**

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

Executrix: Vickie Donahue, 100 Afton Dr., Erie, PA 16509

Attorney: None

**KUHN, CHARLES J., a/k/a
CHARLES KUHN,
deceased**

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

Executor: Colleen Fromknecht, c/o 504 State Street, Suite 300, Erie, PA 16501

Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**POLD, PAULA E., a/k/a
PAULA POLD a/k/a
PAULA TOROK,
deceased**

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

Executrix: Patti Torok, 402 Mahoning Street, North Versailles, PA 15137

Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**SHEELEY, RICHARD W.,
deceased**

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

Executrix: Theresa Piechocki, 1848 Fairmont Parkway, Erie, PA 16510

Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

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