

92 ERIE 117 - 123 Safe Auto Insurance Co. v. Berlin and McKean Hose Co.

# **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

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## Erie County Bar Association Calendar of Events and Seminars

#### 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 \$224 (member) \$204 (admitted after 1/1/05) \$244 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$199 (member) \$179 (admitted after 1/1/05) \$219 (nonmember 4 hours substantive

#### MONDAY, APRIL 27, 2009

12th Annual Federal Securities Law Update PBI Groupcast Seminar Bayfront Convention Center 8:30 a.m. - 4:30 p.m. LUNCH INCLUDED \$324 (member) \$304 (admitted after 1/1/05) \$344 (nonmember) Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$299 (member) \$279 (admitted after 1/1/05) \$319 (nonmember) 5 hours substantive / 1 hour ethics

2009 BOARD OF DIRECTORS \_\_\_\_\_\_ Mary Payton Jarvie, President J.W. Alberstadt, Jr., First Vice President Lisa Smith Presta, Second Vice President Robert G. Dwyer, Past President John A. Lauer, Treasurer Neal R. Devlin, Secretary

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### SAFE AUTO INSURANCE CO., Plaintiff

#### v.

### **MELODY BERLIN and MCKEAN HOSE CO., Defendants**

### CIVIL PROCEDURE / MOTION FOR SUMMARY JUDGMENT

Summary judgment is proper when there is no genuine issue of material fact and the moving party is entitled to relief as a matter of law; the moving party has the burden of proof that there exists no genuine issue of material fact.

CIVIL PROCEDURE / MOTION FOR SUMMARY JUDGMENT

In resolving a Motion for Summary Judgment the court must view the record in the light most favorable to the non-moving party and is appropriate when the uncontroverted allegations in the pleadings, depositions, answers to interrogatories, admissions of record and submitted affidavits demonstrate that no genuine issue of material fact exists and the moving party is entitled to a judgment as a matter of law.

### CIVIL PROCEDURE / MOTION FOR SUMMARY JUDGMENT

The court may grant summary judgment only when the right to such judgment is clear and free from doubt.

### INSURANCE / INTERPRETATION OF POLICIES

If the language of an insurance policy is clear and unambiguous, the court is required to give effect to that language; when a provision in a policy is ambiguous, the policy is to be construed in favor of the insured to further the contract's prime purpose of indemnification and against the insurer, as the insurer drafts the policy and controls coverage.

### INSURANCE / INTERPRETATION OF POLICIES

The language of an insurance policy is ambiguous if it is reasonably susceptible of different constructions and capable of being understood in more than one sense.

### INSURANCE / INTERPRETATION OF POLICIES

In interpreting an insurance policy, the court will not assume that policy language was chosen carelessly; it will not consider merely individual terms utilized in the insurance contract, but it will consider the entire insurance provisions as a whole to ascertain the intent of the parties.

### INSURANCE / INTERPRETATION OF POLICIES

The costs associated with rendering emergency services following an automobile accident do not fall within an insurance policy's definition of "damages," "loss, losses," or "property damage" nor are they consequential damages; rather they are not losses or damages at all but are costs associated with rendering emergency services.

### CONTRACT / UNJUST ENRICHMENT

The doctrine of unjust enrichment is inapplicable to those providing a public service.

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IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA NO. 10588-2008

Appearances: Patrick J. Shannon, Esq., Attorney for Plaintiff Matthew J. Parini, Esq., Attorney for Defendant Berlin James D. McDonald, Esq. and Bethany A. Blood, Esq., Attorneys for Defendant McKean Hose Company

### **OPINION AND ORDER**

DiSantis, Ernest J., Jr., J., December 5, 2008

Before the Court are Plaintiff's, Safe Auto Insurance Company ("Safe Auto"), Motion for Summary Judgment, Defendant's, Melody Berlin ("Berlin"), Cross Motion for Summary Judgment, and Defendant's, McKean Hose Company, ("McKean") Motion for Summary Judgment.

## I. BACKGROUND OF THE CASE

This case involves a declaratory judgment action filed by Safe Auto requesting that the Court declare it has no duty to pay for certain expenses arising out of an accident involving its insured.

On April 3, 2007, Berlin was involved in a single-vehicle motor vehicle collision in McKean, Erie County, Pennsylvania. As a result, McKean responded to the scene and provided emergency services, including the use of various equipment, supplies and apparatus. At the time of the accident, Berlin was insured with Safe Auto.

Following the accident, PA Fire Recovery Services, an independent contractor, sent invoices to Safe Auto, requesting reimbursement in the amount of \$1,194.00 for the cost of equipment, apparatus and services provided at the scene by McKean. On February 4, 2008, Safe Auto filed a Complaint in Declaratory Judgment. It contends that the claim is for items that are not "damages" covered under the insurance policy.<sup>1</sup>

On August 8, 2008 Safe Auto filed a Motion for Summary Judgment and supporting brief. On September 2, 2008, Berlin filed an Opposition to Plaintiff's Motion for Summary Judgment and Cross Motion for Summary Judgment and supporting brief. On September 8, 2008, McKean filed an Answer to Plaintiff's Motion for Summary Judgment, Motion for Summary Judgment, and brief. On September 29, 2008, Safe Auto filed answers and briefs to the parties' respective motions for summary judgment.

On October 29, 2008, this Court held argument on the parties' summary judgment motions.

<sup>&</sup>lt;sup>1</sup> On March 3, 2008, McKean filed an Answer, New Matter, and Cross-Claim. On March 30, 2008, Safe Auto filed a Reply to New Matter. On May 22, 2008, Berlin filed an Answer and New Matter. On June 2, 2008, Safe Auto filed a Reply to New Matter. On June 11, 2008, McKean filed an Amended Cross-Claim. On June 30, 2008, Berlin filed an Answer to Amended Cross-Claim. On July 18, 2008, McKean filed a Counter Reply to New Matter to Amended Cross-Claim.

## II. DISCUSSION

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Rule 1035.2 of the Pennsylvania Rules of Civil Procedure provides that after the relevant pleadings are closed, a party may move for summary judgment in the following circumstances:

(1) whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report, or

(2) if, after the completion of discovery relevant to the motion including the production of expert reports, an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to a jury.

## Pa.R.C.P. 1035.2.

Summary judgment may be granted where there is no genuine issue of material fact and the moving party is entitled to relief as a matter of law. A moving party has the burden of proving that no genuine issue of material fact exists. Gutteridge v. A.P. Green Services, Inc., 804 A.2d 643, 651 (Pa. Super. 2002) (citation omitted). In determining whether a moving party is entitled to relief, this Court "must view the record in the light most favorable to the non-moving party and must resolve all doubts as to the existence of a genuine issue of material fact against the moving party." Id. (citation omitted). Therefore, summary judgment is appropriate when "the uncontroverted allegations in the pleadings, depositions, answers to interrogatories, admissions of record, and submitted affidavits demonstrate that no genuine issue of material fact exists, and that the moving party is entitled to judgment as a matter of law." Id. (citation omitted). "[A] court may grant summary judgment only where the right to such a judgment is clear and free from doubt." Toy v. Metropolitan Life Ins. Co., 593 Pa. 20, 928 A.2d 186, 195 (2007)(citation omitted).

In addressing the parties' respective arguments, this Court is mindful of the well-established rules of insurance contract interpretation:

The task of interpreting [an insurance] contract is generally performed by a court rather than by a jury. The purpose of that task is to ascertain the intent of the parties as manifested by the terms used in the written insurance policy. When the language of the policy is clear and unambiguous, a court is required to give effect to that language. When a provision in a policy is ambiguous, however, the policy is to be construed in favor of the insured to further the contract's prime purpose of indemnification and against the insurer, as the insurer drafts the policy, and controls coverage. Contractual language is ambiguous if it is reasonably susceptible of different constructions and capable of being understood in more than one sense. Finally, in determining what the parties intended

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by their contract, the law must look to what they clearly expressed. Courts in interpreting a contract, do not assume that its language was chosen carelessly. Thus, we will not consider merely individual terms utilized in the insurance contract, but the entire insurance provision to ascertain the intent of the parties.

*401 Fourth St. v. Investors Insurance Group,* 879 A.2d 166, 171 (Pa. 2005) (internal citations and quotation marks omitted).

Safe Auto contends that according to the clear and unambiguous language of the insurance policy, the items for which McKean seeks reimbursement are not included in the definition of "property damage" under the policy. Safe Auto Motion for Summary Judgment, 08/08/08, at ¶ 15. It argues that McKean is charging for services and equipment it used at the scene, rather than for the loss of use of tangible property. Brief in Support of Motion for Summary Judgment, 08/08/08, at 4. Furthermore, it asserts that, "the costs asserted by [McKean] do not arise from a 'direct' loss or damage from the accident. They are an indirect and consequential cost associated with the rendering of services at the scene of the accident." *Id.* Finally, it contends that McKean is a stranger to the insurance contract and, therefore, its interpretation of the insurance contract and arguments for coverage are irrelevant. Safe Auto Motion for Summary Judgment, 08/08/08, at ¶ 14.

Berlin contends that the contract definitions of "damages", "property damage", and "loss" are ambiguous and conflicting. Therefore, the contract should be construed against Safe Auto as the drafter of the contract and the Court should treat McKean's expenses as property damages that resulted from the accident which are covered under the policy. Berlin's Opposition and Cross Motion for Summary Judgment, 09/02/08, at ¶ 7; Brief in Opposition, 09/02/08, at 4-5.

Berlin also asserts that the insurance coverage includes, by implication, consequential damages. Berlin notes that although Safe Auto specifically excluded "similar damages that result secondarily from initial damages" by excluding punitive and exemplary damages from the policy, it did not specifically exclude consequential damages. Berlin's Opposition and Cross Motion, 09/02/08, at ¶ 8; Brief in Opposition, 09/02/08, at 6-7.

In its Motion for Summary Judgment, McKean contends it is entitled to summary judgment on the issues of whether the insurance policy extends to purported damages sustained by McKean, and whether McKean is entitled to reimbursement from Safe Auto "for the damages incurred represented by the cost of equipment, apparatus and services rendered". McKean Motion for Summary Judgment, 09/08/08, at ¶ 13. In support, McKean alleges that it used eight flares, two hand lights, four hand tools, one generator, cribbing, Truck 69, Rescue 62 and Squad 64, performed a battery disconnect and provided post-accident scene lighting. McKean Motion for Summary Judgment, 09/08/08, at ¶ 4. Furthermore,

as a non-profit volunteer firefighting company, it is considered a local governmental agency while providing emergency services, and may charge fees for services rendered that are reasonably proportional to the costs of the services performed. *Id.*, at ¶¶ 7-8. It contends that its fees, costs and expenses are reasonable, necessary and consistent with customary charges for such services and equipment and, therefore, it is entitled to reimbursement for the \$1,194.00 cost of equipment, apparatus and services rendered at the accident scene. *Id.*, at ¶¶ 9-10.

In support, McKean cites *Rizzo v. City of Philadelphia*, 668 A.2d 236, 238 (Pa. Cmwlth. 1995), where the Commonwealth Court held that the City of Philadelphia could charge for emergency medical services when the city began charging the fees to defray the costs of service and that the amount of money collected was less than operating costs. McKean Brief in Support, 09/08/08, at 7. McKean also cites to *Lima Fire Co. No. 1, v. Rowe*, 83 Del. 141 (1996), which held that under an unjust enrichment theory, an insurance company had an obligation to reimburse a fire department for services and expenses incurred when responding to accidents.

In its brief in support of motion for summary judgment and in opposition to Safe Auto's motion for summary judgment, McKean, like Berlin, concludes that the insurance policy is ambiguous because the definitions of "loss", "damages", and "property damage" are subject to more than one reasonable interpretation. McKean Brief in Support, 09/08/08, at 4-5. It argues that when responding to the accident, McKean temporarily lost the use of the equipment and apparatus it used at the scene, thereby sustaining "property damage". *Id.* at 5. It further argues that the equipment's "useful life" was partially expended when responding to the accident scene and the eight flares were completely exhausted. *Id.* McKean contends that these items may be considered consequential damages that are not specifically excluded from the insurance policy because the loss of use and damage "resulted from its *response* to the accident, not from the actual accident itself" and amounts to consequential damages to McKean. *Id.* at 6.

### The Agreement

The contract provides that:

### PART I - LIABILITY COVERAGE

### **INSURING AGREEMENT**

We will pay damages, other than punitive or exemplary, for bodily injury or property damage for which you, a relative or any additional driver listed on the Declarations page becomes legally responsible for because of an auto accident. . .

## DEFINITIONS USED THROUGHOUT THIS POLICY

Damages mean the cost of compensating those who suffer bodily

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injury or property damage from an auto accident.

Loss, losses means sudden, direct, and accidental loss or damage.

**Property Damage** means physical damage to, destruction of, or loss of use of tangible property.

Safe Auto's Complaint in Declaratory Judgment 02/04/08, Exhibit "B".

After its review of the insurance policy, this Court concludes the policy language is clear and unambiguous. The items for which McKean claims reimbursement do not fall within the contractual definitions of "damages", "loss, losses" or "property damage", nor are they consequential damages. In fact, they are not losses or damages at all, but rather costs associated with rendering emergency service. Although McKean provided a valuable public service in this instance, that fact - although commendable - does not permit this Court to torture the contractual definitions to allow it to recover under the policy.

McKean's reliance upon *Rizzo and Lima Fire Co.* does not aid it. In *Rizzo,* the City of Philadelphia had adopted a regulation allowing the fire department to be reimbursed for emergency medical services. Here, there is no such regulation or ordinance.

Regarding Lima Fire Co., this Court notes that:

The elements of unjust enrichment are benefits conferred on defendant by plaintiff, appreciation of such benefits by defendant, and acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value. Whether the doctrine applies depends on the unique factual circumstances of each case. In determining if the doctrine applies, we focus not on the intention of the parties, but rather on whether the defendant has been unjustly enriched.

Moreover, the most significant element of the doctrine is whether the enrichment of the defendant is *unjust*. The doctrine does not apply simply because the defendant may have benefited as a result of the actions of the plaintiff.

*Stoeckinger v. Presidential Financial Corp.*, 948 A.2d 828, 833 (Pa. Super. 2008)(citation omitted).

Instantly, this Court concludes that McKean provides a public service. That renders the doctrine of unjust enrichment inapplicable. If it did apply, Berlin would be responsible because she benefited from the services provided.<sup>2</sup>

<sup>&</sup>lt;sup>2</sup> Emergency medical service providers, like McKean, render a valuable service that benefits the public. However, absent a contractual relationship, reimbursement for services is either a private or legislative funding issue and should not be resolved by the use of contract law or equitable doctrines that are not applicable.

### <u>ORDER</u>

AND NOW, this 5th day of December, for the reasons set forth in the accompanying opinion, it is hereby ordered that:

1.) Plaintiff's, Safe Auto Insurance Company, Motion for Summary Judgment is **GRANTED**. Plaintiff does not have a contractual obligation to reimburse McKean Hose Company for the items for which McKean seeks compensation.

2.) Defendant's, Melody Berlin, Cross Motion for Summary Judgment is **DENIED**.

3.) Defendant's, McKean Hose Co., Motion for Summary Judgment as it relates to the insurance coverage issue is **DENIED**.

BY THE COURT: /s/ Ernest J. DiSantis, Jr., Judge

BANKRUPTCY NOTICE IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA IN RE: HARRY A. OSIECKI JOSEPH B. SPERO, ESQUIRE, CHAPTER 7 TRUSTEE, Movant Bankruptcy Case No. 08-10430-WWB NOTICE OF SALE Notice is hereby given that the Trustee in the above-captioned proceeding, Joseph B. Spero, Esquire, intends to sell the real estate located at 2426-2430 Parade Street and the adjoining lots at 2416-2418 Parade Street. Erie. Pennsvlvania 16503. all encompassing the Osiecki Brothers Music Store, subject to terms and conditions as follows: PRICE: Initial offer is \$75,000.00 cash or certified funds, after the entry of a Final Order of the Bankruptcy Court approving the sale. HEARING AND LOCATION: April 27, 2009 at 1:30 p.m. before Judge Bentz, U.S. Courthouse, Bankruptcy Court, 17 South Park Row, Erie, Pennsylvania 16501. OBJECTION DEADLINE: April 17, 2009, or thereafter as the Court permits, with a copy to Trustee's undersigned counsel. **TERMS & CONDITIONS:** (a) "as-is, where is and with all faults": (b) all cash at closing, no financing contingencies; (c) buyer and seller to equally divide transfer taxes: (d) initial offer of \$75,000.00: (e) court may receive higher offers at the time of the hearing; and. (f) court to approve highest and best offer FOR INFORMATION: Contact Trustee's undersigned counsel at (814) 836-1011. Joseph B. Spero, Esquire P.A. I.D. No. 76409 3213 West 26th Street Erie, Pennsylvania 16506 Phone: (814) 836-1011 Attorney Pro Se for Trustee. Joseph B. Spero, Esquire Apr. 10

BANKRUPTCY NOTICE IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA IN RE: THE VICTOR GROUP II, INC. JOSEPH B. SPERO, ESQUIRE, CHAPTER 7 TRUSTEE, Movant Bankruptcy Case No. 07-11723-WWB NOTICE OF SALE Notice is hereby given that the Trustee in the above-captioned proceeding, Joseph B. Spero, Esquire, intends to sell two vehicles: 1990 Ford Club Wagon Van (VIN: 1FBJS31YXLHA11747) and 2004 Dodge Ram 2500 Quad (VIN 3D7KU28D54G220242), subject to terms and conditions as follows: PRICE: Initial offer is \$6,000.00 cash or certified funds, for both vehicles, after the entry of a Final Order of the Bankruptcy Court approving the sale. HEARING AND LOCATION: April 27, 2009 at 1:30 p.m. before Judge Bentz, U.S. Courthouse, Bankruptcy Court, 17 South Park Row, Erie, Pennsylvania 16501. OBJECTION DEADLINE: April 17, 2009 or thereafter as the Court permits, with a copy to Trustee's undersigned counsel. TERMS & CONDITIONS: (a) "as-is, where is and with all faults"; (b) all cash at closing, no financing contingencies; (c) initial offer of \$6,000.00; (d) court may receive higher offers at the time of the hearing; and (e) court to approve highest and best offer. FOR INFORMATION: Contact Trustee's undersigned counsel at (814) 836-1011. Joseph B. Spero, Esquire P.A. I.D. No. 76409 3213 West 26th Street Erie, Pennsylvania 16506 Phone: (814) 836-1011 Attorney Pro Se for Trustee, Joseph B. Spero, Esquire Apr. 10

#### ACTION TO QUIET TITLE

In the Court of Common Pleas of Erie County, Pennsylvania No. 10908-2009

## Jose Valera, Plaintiff

#### Sidney Leibelshon &

Geraldine Leibelshon, Defendants AND NOW comes the Plaintiff, Jose Valera, by and through his attorneys, SCIARRINO TEWINKLE, and L. C. TeWinkle, Esquire and makes this Action to Quiet Title whereof the following are statements:

1. Plaintiff, Jose Valera, hereinafter Mr. Valera, is an adult individual residing at 67 East Park Avenue, Lynn, Massachusetts 01902, and on November 11, 2008, acquired 912 East Avenue, Erie, Pennsylvania, hereinafter the Premises, and being described as follows:

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania bounded and described as follows, to-wit: COMMENCING at a point in the west line of East Avenue ninety (90') feet south from the point of intersection of the south line of Ninth Street with the west line of East Avenue; thence southwardly along the West line of East Avenue thirty-five (35') feet to a stake; thence westwardly parallel with Ninth Street eighty-two and onehalf  $(82 \frac{1}{2})$  feet: thence northwardly parallel with East Avenue, thirtyfive (35') feet to a stake; thence eastwardly parallel with Ninth Street eighty-two and one-half (82 1/2') feet to the place of beginning and having erected thereon a onestory frame store building with three-room dwelling in the rear, and being known as 912 East Avenue, Erie, Pennsylvania - Index No. (15) 2043-106.

2. Defendants, Sidney Leibelshon and Geraldine Leibelshon, are believed to be adult individuals who resided in Buffalo, New York during 1956, hereinafter "Leibelshon".

3. On January 31, 1956, Carl R. Alessi acquired the Premises and granted a mortgage to Leibelshon as shown at Erie County Mortgage Book 559, page 278, hereinafter the Leibelshon Mortgage. address in Buffalo, New York for Mr. or Mrs. Leibelshon in the Leibelshon Mortgage, nor any phone number or address on-line. 5. It is presumed the Leibelshon Mortgage is paid and is paid off. WHEREFORE, pursuant to Rules 1061 and 1066 of the Rules of Civil Procedure, Mr. Valera requests:

a) Judgment be entered in his favor and against the Leibelshons or any heir, administrator, executor or assign, forever barring any of them from asserting any right, lien, title or interest in presently or at anytime in the future as a result of the mortgage at Mortgage Book 559, page 278.

b) an Order be entered, directing the Erie County Recorder of Deeds to mark the mortgage at Deed Book 559, page 278 satisfied, and c) such other and further relief as the Court seems just and proper.

#### 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 this 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 to find out where you can get legal help.

Lawyer Referral Service PO Box 1792 Erie, Pennsylvania 16507 (814) 459-4411 L. C. TeWinkle, #68270 Attorney for the Plaintiff 1001 State Street, Suite 1220 Erie, Pennsylvania 16501 Ph.#: (814) 454-1100

#### COMMON PLEAS COURT

CHANGE OF NAME NOTICE Notice is hereby given that on March 23, 2009, the Petition of Stephanie Marie Peters was presented to the Court of Common Pleas of Erie County, Pennsylvania requesting that her name be changed to Stephanie Marie Peters-Porada. The Court has set the 27th day of April, 2009, at 9:00 a.m., Court Room H, Erie County Court House as the time and date for hearing on said Petition. All interested parties may attend said hearing. McCarthy, Martone & Peasley Joseph P. Martone, Esquire 150 West Fifth Street Erie, Pennsylvania 16507 (814) 452-3657 Attorney for Petitioner

Apr. 10

#### CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania, In Re: Change of Name of Samantha Claire Steinbaugh and William Joseph Steinbaugh, III to Samantha Claire Savers and Ian Jacques Sayers. Notice is hereby given that on April 2, 2009 the Petition of Samantha Claire Steinbaugh and William Joseph Steinbaugh was filed with the above identified Court requesting the Order authorizing the Petitioners to change the names of Samantha Claire Steinbaugh and William Joseph Steinbaugh, III to Samantha Claire Savers and Ian Jacques Sayers. The Court fixed May 18, 2009 at 1:30 p.m. before the Honorable John Garhart. Courtroom B 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 why the prayer of relief of the said Petition should not be granted.

Stanley G. Berlin, Esquire 305 West 6th Street Erie, PA 16507 Attorney for Petitioners

Apr. 10

Apr. 10

4. There is no reference to any

#### FICTITIOUS NAME NOTICE

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

#### FICTITIOUS NAME NOTICE

1. Fictitious Name: Ambience Salon by Amber

2. Principal business address: 1164 West 10th Street, Erie, PA 16502

3. Name and address of the persons who are party to the registration: Amber Kinem, 427 West 18th Street, Erie, PA 16502

4. An application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act on or about March 12, 2009.

Apr. 10

#### FICTITIOUS NAME NOTICE

1. Fictitious Name: Brick House Coffee

2. Principal business address: 3741 West 26th Street, Erie, PA 16506

3. Names and addresses of the persons who are parties to the registration: Anthony A. Campanella, 2714 Wellington Road, Erie, PA 16506

4. An application for registration of a Fictitious Name under the Fictitious Name Act was filed with the Department of State on March 31, 2009.

Shapira, Hutzelman, Berlin, Ely, Smith & Walsh Randy L. Shapira, Esquire

305 West Sixth Street Erie, PA 16507

Apr. 10

#### FICTITIOUS NAME NOTICE

1. Fictitious Name: R&G Investments

 Principal business address: 305 West Sixth Street, Erie, PA 16507
 Names and addresses of the persons who are parties to the registration: Randy L. Shapira, 1085 Gunton Drive, Fairview, PA 16415 and Gary J. Shapira, 118 West 42nd

#### Street, Erie, PA 16508 4. An application for registration of a Fictitious Name under the Fictitious Name Act was filed with the Department of State on March 31, 2009.

Shapira, Hutzelman, Berlin, Ely, Smith & Walsh Randy L. Shapira, Esquire 305 West Sixth Street Erie, PA 16507

Apr. 10

### INCORPORATION NOTICE

Notice is hereby given that Railroad Street Enterprises, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Joseph A. Yochim, Esq. Yochim & Nash 345 West 6th Street Erie, Pennsylvania 16507 (814) 454-6345

Apr. 10

#### INCORPORATION NOTICE

Notice is hereby given that Scott Smith Memorial Fund, Inc. has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

Richard E. Filippi, Esquire 504 State Street, Suite 200 Erie, PA 16501

Apr. 10

#### INCORPORATION NOTICE

South Shore Construction Management, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Knox McLaughlin Gornall & Sennett, P.C. 120 West 10th Street Erie, PA 16501

Apr. 10

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

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

#### 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 <u>MUST</u> 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) <u>LEGAL DESCRIPTION</u>

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

David J. Gorney Karrie A. Gorney, Defendant(s) <u>LEGAL DESCRIPTION</u>

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 unremarried 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) <u>LEGAL DESCRIPTION</u>

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 82<sup>1</sup>/<sub>2</sub> 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 821/2 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 431 AS: 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 Recorders 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

#### Lawrence Laskowski <u>SHERIFF'S SALE</u>

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 Number: Map (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 <u>SHERIFF'S SALE</u>

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 number: Map 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 <u>SHERIFF'S SALE</u>

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

#### ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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

#### 000 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. Rodnev L. owner(s) of property Schuler. 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 <u>SHERIFF'S SALE</u>

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

## 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

#### COMMON PLEAS COURT

-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 seventytwo 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 onehalf (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

#### ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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. 20 Ex. #15712 of 2008 Wells Fargo Bank, NA, Plaintiff, v.

#### Kelly Jo Ferl a/k/a Kelly J. Ferl, Defendant(s) <u>LEGAL DESCRIPTION</u>

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

#### COMMON PLEAS COURT

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,

#### 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 Aleksiowicz;

Thence North 88 degrees 11 minutes 58 seconds east along the lands now or formerly of Frank & Anne Aleksiowicz, 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, Plaint,

#### 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 Wavne 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

#### COMMON PLEAS COURT

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 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 thirtyfive (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

## 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, join the ECBA for LAW DAY 2009....

# A LEGACY OF

Erie County Bar Association

Annual Law Day Luncheon May 8, 2009

Noon Luncheon Bayfront Convention Center \$25/per seat or \$250/per table



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

allent

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

#### 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

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 moire commonly known as 3229 West 38th Street, Erie. Pennsvlvania.

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,

#### 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, twentyseven 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 twofamily 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

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.

TITLE TO SAID PREMISES IS

VESTED IN B. Terry Monahan by

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

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

Premises being: 823-825 WEST

3RD STREET, ERIE, PA 19602

Claimed unto B. Terry Monahan.

Tax Parcel #: (17)-40-27-112

Daniel G. Schmieg, Esquire

Station. Suite 1400

(215) 563-7000

Ex. #15679 of 2008

One Penn Center at Suburban

Philadelphia, PA 19103-1814

1617 John F. Kennedy Boulevard

Mar. 27 and Apr. 3, 10

[sic]

Carole A. Monahan, his wife.

(17) 4027-112.

reason of the following: BEING THE SAME premises

described as follows, to-wit:

#### 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 twostory 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

SALE NO. 29

Wells Fargo Bank, NA, Plaintiff,

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 rightof-way along the southerly line of premises of Kenneth Mosher and the southerly line of premises hereinabove described heing 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) <u>LEGAL DESCRIPTION</u>

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 seventynine and three tenths (179.3) feet to a point;

thence north thirty-eight degrees, twelve minutes (38 degrees - 12 minutes) west four hundred sixtyone 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

COMMON PLEAS COURT

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 Mortgagor 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,

> 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 Phildebhia, PA 10102 1814

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 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; northwardly. thence 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, unremarried widow, dated an 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 westerly 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

#### James E. Barlow Mona L. Barlow, Defendants <u>SHORT PROPERTY</u> <u>DESCRIPTION</u>

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

#### Jena J. Jimerson Alester Jimerson, Defendants <u>SHORT PROPERTY</u> <u>DESCRIPTION</u>

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 <u>SHORT PROPERTY</u> 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 y.

#### Lynn A. Dine and Hope E. Dine, Defendants <u>SHERIFF'S SALE</u>

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 y.

#### 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

COMMON PLEAS COURT

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 Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC5, Plaintiff

Rebecca L. Semczuk (Mortgagor and Real Owner) and Jeff Semczuk (Mortgagor),

#### Defendant <u>SHERIFF'S SALE</u>

By virtue of a Writ of Execution filed to No. 14775-2008, U.S. Bank National Association, as Trustee for the Speciality 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<sup>.</sup> (33) 5-14-5 Assessed Value figure: \$88,630.00 Improvement thereon: Residential Dwelling Martha E. Von Rosenstiel, Esquire 649 South Avenue, Unit #7 PO 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 <u>SHERIFF'S SALE</u>

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 <u>SHERIFF'S SALE</u>

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

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

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

#### Theresa Anderson Lawrence L. Anderson Michael T. Tarkowski, Defendant(s) <u>DESCRIPTION</u>

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 X.

#### Timothy J. Carlson Michelle L. Carlson, Defendant(s) <u>DESCRIPTION</u>

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) <u>DESCRIPTION</u>

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  $(1 \frac{1}{2})$  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 COMMON PLEAS COURT

(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 Thirtyfourth 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

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) <u>DESCRIPTION</u>

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 onestory 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) <u>DESCRIPTION</u>

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) <u>DESCRIPTION</u>

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

| PENNIS & ASSOCIATES, INC<br>INVESTIGATORS AND CONSULTANTS  |           |   |   |  |
|--|-----------|---|---|--|
| <ul> <li>DOMESTIC, CIVII</li> <li>WRITTEN STATE</li> <li>SURVEILLANCE</li> <li>WIRETAP/"BUG"</li> <li>POLYGRAPH</li> </ul> | MENTS     | erie, pen<br><b>877-99</b>              | 55-7007<br>NNSYLVANIA<br>-LAGAN<br>LL-FREE) |  |
|  | ars - FBI | Benjamin Suchocki<br>30 Years - FBI/IRS | Jennifer Mazur<br>Investigator              |  |

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#### ORPHANS' COURT

#### 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

#### FRANZAGLIA, ARIETTO, a/k/a HARRY N. FRANZAGLIA, deceased

Late of the Township of McKean, County of Erie

*Executor:* Douglas A. Fronzaglia, c/o Thomas A. Testi, Esq., P.O. Box 413, Fairview, PA 16415 *Attorney:* Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

## BUFFALARI, ALPHONSE A., deceased

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

*Co-Executors:* Alphonse A. Buffalari, Jr. and Jennie Lynn Hagerty, c/o Joseph A. Yochim, Esq., Yochim & Nash, 345 West 6th Street, Erie, PA 16507 *Attorney:* Joseph A. Yochim, Esq., Yochim & Nash, 345 West 6th Street, Erie, PA 16507

### BUHITE, HAROLD Z., a/k/a HAROLD BUHITE,

### deceased

Late of the Township of Waterford, County of Erie, State of Pennsylvania *Executrix:* Patsy Rhodes, 8087

Route 6N, Edinboro, Pennsylvania 16412

*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417 Late of Millcreek Township,

County of Erie and State of

Executrix: Heather Heitzenrater,

1471 Nicholson St., Erie, PA

JOINT, GERALDINE R., a/k/a

a/k/a RUTH EILEEN JOINT.

County, Pennsylvania

Street, Erie, PA 16501

KNOLL, ALICE C.,

Pennsvlvania

GERALDINE RUTH JOINT.

a/k/a RUTH GERALDINE JOINT

Late of the City of Erie, Erie

Executor: Patricia Joint-Lipchik,

5209 Cider Mill Road, Erie, PA

Attorney: Thomas C. Hoffman,

Esq., Knox McLaughlin Gornall

& Sennett, P.C., 120 West Tenth

Late of the City of Erie. County

of Erie, and Commonwealth of

Executrix: Dorothy M. Knoll, 314

West 26th Street, Erie, PA 16508

Attornevs: MacDonald, Illig.

Jones & Britton LLP, 100

State Street, Suite 700, Erie,

Late of the City of Erie, County

of Erie and Commonwealth of

Executor: Benjamin Mooney, III

Attorney: Thomas J. Minarcik,

Esquire, Elderkin, Martin, Kelly

& Messina, 150 East 8th Street,

Late of the City of Erie, Erie

Executrix: Diane K. Witmer, 3840

Grannery Drive, Erie, PA 16510

Attorney: Theodore B. Welch, Welch and Welch, 213 Seneca Street, Oil City, PA 16301

Pennsylvania 16507-1459

MOONEY, BENJAMIN, JR.,

HUDSON, MARY a/k/a

MARY A. HUDSON,

Pennsylvania

Attorney: None

deceased

16509

deceased

16509

deceased

deceased

deceased

Pennsvlvania

Erie, PA 16501

WARD, MELVIN H.,

County, State of PA

#### ORPHANS' COURT

#### SECOND 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

## ORPHANS' COURT

## 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

#### THIRD PUBLICATION

#### BREDENBERG, EMMETT F., a/k/a EMMETT FELTON BREDENBERG, 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 *Executor:* 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: SallyRomanishin, 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

#### ORPHANS' COURT

## 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



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