

*Erie
County
Legal
Journal*

September 4, 2009

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Lamb v. Pennsylvania Electric Company

Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

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

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Erie County Bar Association

Calendar of Events and Seminars

**THURSDAY, SEPTEMBER 17, 2009 and
FRIDAY, SEPTEMBER 18, 2009**

*Collaborative Law Training
ECBA Live Seminar*

Thursday: Time ~ 8:30 a.m. - 4:30 p.m. (8 a.m. reg.)
CLE ~ 5 hours substantive / 1 hour ethics
Friday: Time ~ 8:30 a.m. - 4:00 p.m. (8 a.m. reg.)
CLE ~ 5.5 hours substantive / .5 hours ethics
\$399 (ECBA member) \$475 (nonmember)

*Registration fee includes: 10.5 hours Substantive and 1.5 hours
Ethics CLE over two days, breakfast & lunch each day and
materials.*

FRIDAY, SEPTEMBER 18, 2009

Judgment Day
Annual Seasoned Sluggers v. Young Lawyers
Softball Game
Jerry Uht Park

TUESDAY, SEPTEMBER 22, 2009

The Dead Man's Rule: An Overview
PBI Groupcast Seminar
Bayfront Convention Center
9:00 a.m. - 12:15 p.m.
\$224 (member) \$204 (admitted after 1/1/05)
\$244 (nonmember)

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

THURSDAY, SEPTEMBER 24, 2009

Young Lawyer Division Oktoberfest
The Brewerie

WEDNESDAY, OCTOBER 1, 2009

MBA Concepts for Lawyers
PBI Video Seminar
Bayfront Convention Center
9:00 a.m. - 5:00 p.m.
\$344 (member) \$324 (admitted after 1/1/05)
\$364 (nonmembers)
LUNCH INCLUDED

*Early Registration - If you register more than 2 days before this
presentation you will qualify for this Early Registration Fee:
\$319 (member) \$299 (admitted after 1/1/05) \$339 (nonmember)
6 hours substantive*

THURSDAY, OCTOBER 2, 2009

Winning Before Trial: 10 Keys to Winning Depositions

PBI Groupcast Seminar
Bayfront Convention Center
8:30 a.m. - 3:30 p.m. (8:00 a.m. reg.)
\$344 (member) \$324 (admitted after 1/1/05)
\$364 (nonmember)
LUNCH INCLUDED

*Early Registration - If you register more than 2 days before this
presentation you will qualify for this Early Registration Fee:
\$319 (member) \$299 (admitted after 1/1/05) \$339 (nonmember)
5 hours substantive / 1 hour ethics*

MONDAY, OCTOBER 5, 2009

*Retirement Luncheon for the Honorable
Warren W. Bentz*
Bayfront Convention Center
Noon - 2:00 p.m.
Cost: \$25

TUESDAY, OCTOBER 6, 2009

Hot Topics in Employment Law Update
PBI Groupcast Seminar
Bayfront Convention Center
12:00 p.m. - 4:30 p.m. LUNCH INCLUDED
\$224 (member) \$204 (admitted after 1/1/05)
\$244 (nonmember)

*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*

THURSDAY, OCTOBER 8, 2009

Pardons, Expungements and Civil Ramifications

PBI Video Seminar
Bayfront Convention Center
9:00 a.m. - 12:30 p.m. (Reg. 8:30)
\$129 (member) \$109 (admitted after 1/1/05)
\$149 (nonmember)
3 hours substantive

2009 BOARD OF DIRECTORS

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

SEPTEMBER 2009 NOTICE

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

SCHEDULING PROCEDURES EFFECTIVE FEBRUARY 3, 2003

JUDGE WARREN W. BENTZ, ERIE DIVISION CASES

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

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

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

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

Chapter 7 and 11 Motions

Tuesday, September 8, 2009	2:00 PM and 3:00 PM
Monday, September 14, 2009	1:30 PM and 2:30 PM
Tuesday, September 24, 2009 *	1:30, 2:00 and 2:30 PM - Chapter 7 matters, only.

After September 14th, Chapter 11 matters will be scheduled by the Court.

Chapter 12 and 13 Motions

Friday, September 25, 2009 *	11:00 AM and 1:30 PM
------------------------------	----------------------

* Judge Thomas Agresti will be hearing these motions.

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

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

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

Sept. 4

**IN THE UNITED STATES BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF PENNSYLVANIA**
MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI
In Re: ERIE DIVISION SCHEDULING PROCEDURES
SEPTEMBER 2009 NOTICE

The following is a list of *October and November 2009* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Judge Agresti's website at: www.pawb.uscourts.gov. ***The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.***

ERIE CH. 13 AND CH. 7 CASES

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Rules* (See Court Website at <http://www.pawb.uscourts.gov> and *W.D. PA Local Rule 9013-5(A)*), insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

**Scheduling of CHAPTER 13 Motions
before Judge Thomas P. Agresti**

Wednesday, October 7, 2009

Wednesday, October 28, 2009

Wednesday, November 18, 2009

1:30 p.m.: Open for all Erie matters

2:00 p.m.: Open for all Erie matters

2:30 p.m.: Open for all Erie matters

(Sale, Financing and Extend/Impose Stay Motions
scheduled at this time)

**Scheduling of CHAPTER 7 Motions
before Judge Thomas P. Agresti**

Thursday, October 8, 2009

Thursday, October 22, 2009

Thursday, November 5, 2009

Thursday, November 19, 2009

1:30 p.m.: Open for all Erie matters

2:00 p.m.: Open for all Erie matters

2:30 p.m.: Open for all Erie matters

ERIE CHAPTER 11 CASES

The Self-scheduling Rule does not apply to Chapter 11 cases. Documents are to be electronically filed with the Clerk's Office. Thereafter, scheduling Orders will be issued from Chambers which schedule any required hearings and, where applicable, outline the specific procedures to be utilized. *Any pleadings in Chapter 11 cases which are self-scheduled will be dismissed upon filing.*

ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER (Public Access to Court Electronic Records) and on the Court's Web Site (www.pawb.uscourts.gov).

John J. Horner
Clerk of Court

JUDITH A. LAMB and TERRY LAMB, her husband, Plaintiffs
v.
PENNSYLVANIA ELECTRIC COMPANY a/k/a
PENELEC/FIRST ENERGY, Defendant

EQUITY / INJUNCTIONS

In ruling on a preliminary injunction request, a trial court has "apparently reasonable grounds" for its denial of relief where it properly finds that any one of the following "essential prerequisites" for a preliminary injunction is not satisfied.

EQUITY / INJUNCTIONS

First, a party seeking a preliminary injunction must show that an injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages. Second, the party must show that greater injury would result from refusing an injunction than from granting it, and, concomitantly, that issuance of an injunction will not substantially harm other interested parties in the proceedings. Third, the party must show that a preliminary injunction will properly restore the parties to their status as it existed immediately prior to the alleged wrongful conduct. Fourth, the party seeking an injunction must show that the activity it seeks to restrain is actionable, that its right to relief is clear, and that the wrong is manifest, or, in other words, must show that it is likely to prevail on the merits. Fifth, the party must show that the injunction it seeks is reasonably suited to abate the offending activity. Sixth and finally, the party seeking an injunction must show that a preliminary injunction will not adversely affect the public interest.

REAL ESTATE / EASEMENTS

It is clear that restricting the defendant's rights under the easement will affect the public interest of insuring utility service for approximately fourteen thousand citizens.

EQUITY / INJUNCTIONS AND REAL ESTATE / EASEMENTS

This Court has balanced defendant's easement rights, the plaintiffs' right to the enjoyment of the tree, its aesthetic qualities, and the potential harm to 14,000 citizens who rely upon the electric power provided by defendant for heating, lighting, cooking, etc.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,
PENNSYLVANIA CIVIL DIVISION NO. 14249-2008

Appearances: Charles D. Agresti, Esq., Attorney for Plaintiffs
 Mark E. Mioduszewski, Esq., Attorney for Defendant

OPINION AND ORDER

DiSantis, Ernest J., Jr., J.

This case is before the Court on the plaintiffs' Complaint For Injunction seeking to prohibit the defendant from removing a red maple tree located

on plaintiffs' property. Defendant maintains that it is necessary to do so in order to maintain its utility easements that affect that property. A hearing was conducted on December 2, 2008. The parties were afforded additional time to submit briefs.

I. BACKGROUND OF THE CASE AND FACTUAL FINDINGS

Plaintiffs are owners and residents of a parcel of property located at 8635 Hamot Road in Waterford, Pennsylvania. Defendant is the electrical utility provider for Erie County. At the time that plaintiffs purchased their property, it was subject to a utility easement or right of way. See 12/2/08 Hearing Courtroom Exhibit 1.

On or about April 15, 2008, defendant notified the plaintiffs that defendant intended to perform vegetation maintenance work within its right-of-way.

The utility lines in question consist of a major transmission line and other wires, the major line carrying 115,000 volts. Plaintiffs assert, and as their expert witness - arborist William Brooks, Jr. concurs - that the tree could be trimmed and treated with growth-retardant chemicals to ensure that the tree does not grow much more than it currently has. Mr. Brooks opined that the tree is in good health. N.T. 35 - 37.¹

The defendant relied on the testimony of two witnesses, Scott Wirs - a civil engineer in charge of FirstEnergy Corporation's Transmission Vegetation Management Program and David Kozy - Manager of Transmission Engineering. In sum, these witnesses testified that given the current requirements of the National Electrical Safety Code (NESC), that removal of the tree is the only viable option.² See N.T., 62 - 63.

II. DISCUSSION

The Easement

The easement in question is defined in Court Exhibit 1.³ It was recorded on March 3, 1942 and granted defendant's predecessor (and successors and assigns), "the right to construct, maintain and operate an electric line consisting of wood poles, conductors, overhead and underground lightning protective wires, private communication wires, guys, push braces and other accessory apparatus and equipment deemed by grantee to be necessary ..." *Id.* In addition to permitting the utility the right to install the line (including additional apparatus and equipment), it allowed the utility to trim, cut or remove trees, underbrush and other obstructions, "that are within forty (40) feet of any wire strung on said

¹ N.T. denotes the 12.2.08 hearing transcript.

² The National Electrical Safety Code (NESC) was enacted to implement the federal governmental interest in standardizing safety precautions regarding utility lines. The Code was spawned after the notorious 2003 blackout that occurred in the northeastern United States.

³ The easement is recorded at Contract Book No. 22, page 332 (Erie County).

line: provided, however, any damage (other than for said trimming, cutting or removing) to the property of grantors, caused by said grantee, in maintaining said line, shall be borne by said grantee." *Id.* The utility also had a right to remove other trees, not located within the forty-foot easement, but which endangered its line. In that instance, it is bound to pay the fair value of the trees removed.

The easement distinguishes between/among the electric line and individual wire(s) strung on the line. The transmission line (MF line) consists of individual conductors, poles, lightning protective wires, communication wires, guys push braces and other apparatus and equipment. As the evidence demonstrated, the line consists of actually five separate wires. The MF line transmits electrical power from the power plant to a sub station. It conducts electricity at higher voltages and for greater distances than does a distribution line. It serves a greater number of customers. It is 33.5 miles long and serves areas both Erie and Crawford Counties. Approximately 14,000 customers are served. N.T. 54 - 55.

The MF line consists of 3 wires located on wood frames (H-frames) that measure 60 feet in height with 25 foot cross arms. Three phase wires are mounted to the cross arms of the tower approximately 25 feet apart. They conduct 115 kV electricity. The towers are portioned 750 - 1,000 feet apart and the midpoint of the wires within that span is 20 feet above ground. Two neutral or static wires are attached to the tower and are also part of the MF line. Lines that deliver the power from the substation to individual homes are known as the distribution lines.

The plaintiffs argue that the easement in question is not defined and therefore, calls into question the defendant's rights to effectuate actions concerning the tree. Furthermore, they argue that there are alternatives to cutting down the tree, such as trimming and growth retardation which will satisfy the defendant's concerns. Defendant claims that it has a right to remove the tree.

The Red Maple Tree

The red maple tree at issue was planted in approximately 1976. It possesses a potential lifespan of 150 years. N.T. 25. It is approximately 50 feet high and its branches cover a span of 44 feet. The tree has a potential for growth of up to 60 to 90 feet in height and an additional 10 feet in diameter and spread. N.T. 36 - 37, 60.

The centerline of the trunk is approximately 37 feet from the nearest phase wire of the MF line. Branches have grown within 15 feet of that wire. More than half of the tree is located within 40 feet of the nearest phase wire of the MF line. N.T. 19 - 20; see also Plaintiffs' Exhibits A, B and C. Although the prevailing winds blow in a direction away from the line, the location and size of the tree are in a position, which, if it fell in the direction of the line, would fall onto the MF line conductor.

N. T. 41 - 42.

From the plaintiffs' perspective, the tree is not only aesthetically pleasing, but it provides their home with a considerable amount of shade (50% to 75% of the house) during the warmest part of the day. N.T. 21.

The Vegetation Management Policy

Defendant engages in a vegetation management program within its easements or rights-of-way. This is usual in the industry because trees and other vegetation are capable of damaging wires and equipment used in transmitting and distributing electrical power. There are additional safety issues because tree branches can conduct electrical energy when they come in contact with electrical wires or when they come close enough to the wires to pull an arc from the wire. The result can be fires and electrical shock. N. T. 52 - 54, 61; 79 - 80. Paramount in the defendant's consideration is the 2003 blackout which affected extensive areas of the United States. N. T. 50 - 52, 63; 88.

The defendant, like a number of utilities throughout the country, abides by the provisions of the NESC. The Court takes judicial notice that this is a source of guidance for the standard of care to which electric utilities must adhere. *See Poorabaugh v. Pennsylvania Public Utility Commission*, 666 A.2d 744 (Pa. Cmwlth. 1995); *Densler v. Metropolitan Edison Company*, 345 A.2d 758 (Pa. Super. 1975). The NESC, specifically Table 234-1, establishes the minimum vertical and horizontal clearances of electrical conductors from fixed objects. N.T. 79 - 84. Section 218 addresses vegetation management considerations. As the testimony indicated, utility lines move laterally as a result of wind and other atmospheric conditions, and therefore, determining the position of a wire on a transmission line and its relationship to vegetation is not a static determination. N.T. 84 - 86. This causes utilities to take a proactive approach to vegetation management.

III. LEGAL DISCUSSION

The first issue to be addressed is whether the plaintiffs are entitled to injunctive relief. A preliminary injunction is an equitable remedy. As the Pennsylvania Supreme Court has stated:

In ruling on a preliminary injunction request, a trial court has "apparently reasonable grounds" for its denial of relief where it properly finds that any one of the following "essential prerequisites" for a preliminary injunction is not satisfied. *See Maritrans GP, [Inc. v. Pepper, Hamilton & Scheetz,]* 529 Pa. 241, 602 A.2d [1277,] 1282-83 [(Pa. 1992)] (requirements for preliminary injunction are "essential prerequisites"); *County of Allegheny v. Commonwealth*, 518 Pa. 556, 544 A.2d 1305, 1307 (1988) ("For a preliminary injunction to issue, every one of the [] prerequisites must be established; if the petitioner fails

to establish any one of them, there is no need to address the others."). First, a party seeking a preliminary injunction must show that an injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages. ... Second, the party must show that greater injury would result from refusing an injunction than from granting it, and, concomitantly, that issuance of an injunction will not substantially harm other interested parties in the proceedings. ... Third, the party must show that a preliminary injunction will properly restore the parties to their status as it existed immediately prior to the alleged wrongful conduct. ... Fourth, the party seeking an injunction must show that the activity it seeks to restrain is actionable, that its right to relief is clear, and that the wrong is manifest, or, in other words, must show that it is likely to prevail on the merits. ... Fifth, the party must show that the injunction it seeks is reasonably suited to abate the offending activity. ... Sixth and finally, the party seeking an injunction must show that a preliminary injunction will not adversely affect the public interest.

Gaming Control Board v. City Council, 928 A.2d 1255, 1277 (Pa. 2007)
Summit Towne Centre, Inc. v. Shoe Show of Rocky Mount, Inc., 573 Pa. 637, 828 A.2d 995, 1001 (Pa. 2003) (supporting citations omitted).

Plaintiffs' request for equitable relief is premised on an invocation of this Court's responsibility to balance the rights of the property owner against the reasonable needs of the defendants who are the grantee of the easement.

In the first instance, plaintiffs argue that the easement is undefined. On this point, the Court disagrees. As noted above in its description of the easement, this Court finds that the easement is well defined, even though it is not described by metes and bounds. It is clear from the description that it extends 40 feet from any wire strung on the line. The testimony established that the line (including all attendant wires), as well as the 40-foot distance from the end of any line, covers 105 feet. The Court now turns to an analysis of the requirements for issuance of a preliminary injunction.

A. Whether The Injunction Is Requested To Prevent Irreparable Harm?

Obviously, if this tree is removed, the plaintiffs will lose the enjoyment and benefit of it. However, as discussed below, this fact is not dispositive.

B. Whether Greater Injury Would Result By Refusing The Injunction Rather Than By Granting It?

Granting the injunction would thwart the defendant's vegetation management policy and create a risk of a potential disruption in utility service. This could affect approximately 14,000 customers in two

counties. Therefore, granting the injunction would cause the greater injury.

C. Whether The Preliminary Injunction Will Properly Restore The Parties To The Status That Existed Prior To The Alleged Wrongful Act?

The element is not applicable because the defendant has not performed any unlawful act. It is the potential for the destruction of the tree that is plaintiffs' concern.

D. Whether The Plaintiffs Have Shown That Their Right to Relief Is Clear, The Wrong Is Manifest And They Are Likely To Prevail On The Merits?

In balancing the respective rights of the parties', the right of the defendant's exercise of its easement prevails over that of the plaintiffs. It is unlikely that the plaintiffs will prevail on the merits. (See "F", infra at 8)

E. Whether An Injunction Is Reasonably Suited To Abate The Offending Activity?

Balancing the respective rights, the plaintiffs have failed to show that restricting the defendant's rights under the easement is justified.

F. Whether Plaintiffs Have Demonstrated That An Injunction Would Not Adversely Affect The Public Interest?

It is clear that restricting the defendant's rights under the easement will affect the public interest of insuring utility service for approximately fourteen thousand citizens.

Based upon its review, this Court concludes that plaintiffs have failed to establish a right to injunctive relief. Although that is the only issue before this Court for disposition, that does not preclude the defendant from trimming the tree if it wishes to voluntarily accommodate plaintiffs' request that the tree not be removed at this time. (As a suggestion, the tree could be trimmed to anticipate two to three year's growth and be re-examined by defendant after that time.) As to the plaintiffs' argument that retardation chemicals be utilized, this creates a policing problem which places an unfair burden upon the utility to constantly monitor the growth of this tree. It also presents a dangerous precedent because the Court would be micromanaging the defendant's vegetation management policy and permit the plaintiffs and similarly situated individuals to dictate the specifics of the defendant's exercise of its rights under the easement.

IV. CONCLUSION

Based upon careful consideration, this Court finds that the plaintiffs have failed to establish their right to an injunction. In reaching its decision, this Court has balanced defendant's easement rights, the plaintiffs' right to the enjoyment of the tree, its aesthetic qualities, and the potential harm to 14,000 citizens who rely upon the electric power provided by defendant for heating, lighting, cooking, etc. Therefore

plaintiffs' request shall be denied and the defendant shall be able to proceed to effectuate its vegetation management program with respect to the red maple tree. This may include trimming or removal of the tree by the defendant.

ORDER

AND NOW, this 20th day of January 2009, for the reasons set forth in the accompanying opinion, it is hereby **ORDERED** that the plaintiffs' Request For Injunctive Relief is **DENIED**.

BY THE COURT:

/s/ **Ernest J. DiSantis, Jr., Judge**

Introduction to Collaborative Practice

*2-day Interactive Training in Collaborative Family Law
A Multidisciplinary Team Approach*

September 17 and 18, 2009

- Where:** Bayfront Convention Center
1 Sassafraus Pier, Erie, PA 16507
- Time:** 8:30 a.m. - 4:30 p.m. (Thursday)
8:30 a.m. - 4:00 p.m. (Friday)
- Cost:** \$399 (ECBA member) \$475 (nonmember)
*Registration fee includes: 10.5 hours Substantive and 1.5 hours Ethics
CLE over two days, breakfast & lunch each day and materials.*
- CLE:** Thursday - 5 hours substantive; 1 hour ethics
Friday - 5.5 hours substantive; .5 hours ethics
(NY and OH credit will also be available)

Speaker:

Suzanne L. Brunsting, Esq.

*Collaborative Attorney, Mediator
& Settlement Advocate*

About Suzanne:

The introduction to Collaborative Family Law and Collaborative Practice includes discussions, guided demonstrations and facilitated role-plays bringing together professionals focused on client needs as they go through separation and divorce. Our training includes:

- ▶ Introduction to Collaborative Practice
- ▶ How to begin a Collaborative Case
- ▶ Stages of a Collaborative Case
- ▶ Working with Conflict
- ▶ Understanding Conflict Dynamics and Resolution
- ▶ Ethical Considerations
- ▶ Integrating the roles of the “the neutral” Facilitator, Mental Health Professionals and Financial Specialists
- ▶ Building Your Collaborative Community

What is “Collaborative Law”?

Resolving marital issues through collaboration, not conflict, is a new approach to family law based upon the commitment that neither the attorneys nor their clients will see the inside of a courtroom. Instead of positional bargaining, the attorneys help clients identify and communicate their financial, emotional, and family interests and needs so that the end result is the best possible result. All negotiations take place in four-way conferences between the parties and their attorneys. Each client has built-in legal advice and advocacy during negotiations. Settlement is the only agenda and all involved rely upon an atmosphere of cooperation and professionalism.

- By Suzanne L. Brunsting, Esq.

Suzanne L. Brunsting has been a matrimonial lawyer since 1982, dedicated to Collaborative Law since 2001 and a past member of the IACP Board of Directors. Since 1993, she has been a Fellow of the American Academy of Matrimonial Lawyers. She was the first president of the Collaborative Association of the Rochester Area; past President of the Rochester Inns of Court; New York State Bar Executive Committee - Collaborative Law Chair, has been named one of the “Best Lawyers in America” for the past fourteen years, named an Upstate New York Superlawyer in 2008 and 2009 and is AV rated by her peers for Martindale-Hubbell.

With guidance for caring and experienced collaborative professionals, couples can divorce intelligently and creatively, considerate of one another and of their children. Sue has been learning and teaching about Collaborative Practice since 2002.

Reservations due to the ECBA office no later than Friday, September 11, 2009.

BANKRUPTCY NOTICE

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

IN RE: CAROL Z. FULTON,
 Debtor

Case No. 07-10963 - WWB
 (Chapter 13)

Judge Thomas P. Agresti

NOTICE OF SALE HEARING

You are hereby notified that the above Debtor seeks court authorization to sell real estate located at 20.63 acres of unimproved land, identified as Parcel "B" of Carol Zoe Bloss-Fulton Subdivision No. 2009-1, part of Tract 151, O'Neil Road, Union Township, Erie County, PA bearing Erie County Tax Index No. (43) 14-41-8.04 for \$30,000.00 (a cash deposit of \$1,000.00 is required at the time of hearing with the balance due to closing).

A hearing will be held on **September 25, 2009 at 11:00 A.M.** before Judge Thomas P. Agresti in the United States Bankruptcy Court, United States Courthouse, 17 South Park Row, Erie, PA 16501. The Bankruptcy Court will entertain higher offers at the hearing.

Closing shall take place within thirty (30) days of the date of the Order Confirming Sale. "As Is". Examination of the property or further information can be obtained from the undersigned.

Michael J. Graml, Esq.
 Attorney for Debtor
 714 Sassafras Street
 Erie, PA 16501
 (814) 459-8288
 PA I.D. No. 50220

Sept. 4

ACTION TO QUIET TITLE

To: David E. Saeger
Please take notice that Eddie Bizzarro, plaintiff, has filed a complaint to quiet title against David E. Saeger, defendant, in the Court of Common Pleas of Erie County, Pennsylvania, Civil Division, No. 13619-2009. Plaintiff has filed this action regarding real property located at 8525 Skinner Road, McKean, Pennsylvania 16426, Erie County Tax Index No. (31) 10-23-2.01.

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 notice to a lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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

Lawyer Referral &
Information Service
PO Box 1792
Erie, PA 16507
(814) 459-4411

David E. Holland, Esquire
100 State Street, Suite 700
Erie, PA 16507-1459
(814) 870-7775

Attorneys for Eddie Bizzarro

Sept. 4

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA 13845-2009

IN RE: Jessica Louise Bryant
Notice is hereby given that on August 14, 2009, the Petition of Jessica Louise Bryant was filed in the above named Court, requesting an Order to change her name to Aimee Vianna Fernando.

The Court has fixed the 28th day of September, 2009 at 8:45 a.m. in Courtroom H of the Erie County Courthouse, Erie, Pennsylvania as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Sept. 4

INCORPORATION NOTICE

Papa Directory Service, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Brian Glowacki, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501

Sept. 4

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS, ERIE COUNTY, PENNSYLVANIA

PA GRANGE FEDERAL CREDIT UNION, Plaintiff
v.

ROBERT J. MORGAN and COLLEEN A. MORGAN, Defendants

CIVIL ACTION - LAW No. 2009-12465

WRIT OF REVIVAL

To: Robert J. Morgan and Colleen A. Morgan

(1) You are notified that the plaintiff has commenced a proceeding to revive the lien of judgment entered at the Erie County Court of Common Pleas No. 11871-2003.

(2) The plaintiff claims the amount due and unpaid is \$17,376.23 with interest from September 20, 2004.

(3) You are required within twenty (20) days after service of this writ

to file an answer or otherwise plead to this writ. If you fail to do so judgment of revival in the amount claimed by the plaintiff may be entered without a hearing and you may lose your property or other important rights.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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

Lawyer Referral &
Information Service
PO Box 1792, Erie, PA 16507
(814) 459-4411

Sept. 4

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

JOYCE WILHELM and WILLIAM C. WILHELM, Plaintiff
v.

BETTY WEBER, Defendant
CIVIL ACTION

NO. 11750-2009

This action arises out of a motor vehicle accident which occurred at or near the intersection of Sassafras Street and West 6th Street in the City of Erie, Erie County, Pennsylvania, on June 5, 2007.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you

fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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

Lawyer Referral Service
 P.O. Box 1792
 Erie, PA 16507
 (814) 459-4411

Peter W. Yoars, Jr., Esquire
 Knox McLaughlin Gornall
 & Sennett, P.C.
 120 West Tenth Street
 Erie, PA 16501
 (814) 459-2800
 Attorneys for Plaintiffs,
 Joyce Wilhelm and William C.
 Wilhelm

Sept. 4

LEGAL NOTICE

MARSHALS SALE: By virtue of a Writ of Execution issued on June 23, 2009, out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose the following real property to public sale AT THE JEFFERSON COUNTY COURTHOUSE, temporarily located at 98 SERVICE CENTER ROAD, BROOKVILLE PA 15825 ON September 28, 2009, at 10:30 a.m., local time. Said hereinafter described property is located 202 ½ Marion Avenue, Punxsutawney, Jefferson County, Pennsylvania 15767, being more fully described as follows:

All those certain tracts of land, together with the buildings, and improvements erected thereon, described in Mortgage Book 92, Page 477, recorded in the Recorder's Office of Jefferson County, Pennsylvania, seized and

taken in execution as the property of Sally Anderson at the suit of The United States of America v. Sally Anderson, to be sold on Writ of Execution at Case No. 2:08-cv-1753 filed in the United States District court for the Western District of Pennsylvania. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check to be tendered immediately at the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. 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. Marshals' costs, fees and commissions will be the responsibility of the seller. On behalf of the U.S. Marshals Service, we are allowing the highest bidder to secure, by official bank check or money order, ten percent (10%) of the highest bid amount within one hour of the conclusion of the sale. Additional information can be obtained through the USDA's property foreclosure website at www.resales.usda.gov.

Sept. 4, 11, 18, 25

LEGAL NOTICE

MARSHALS SALE: By virtue of a Writ of Execution issued on June 19, 2009, out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose the following real property to public sale AT THE ERIE COUNTY COURTHOUSE, 140 WEST SIXTH STREET, ERIE, PENNSYLVANIA 16501 ON SEPTEMBER 14, 2009, at 10:00 a.m., local time. Said hereinafter described property is located 475 Manistee Avenue, Erie County, Pennsylvania 16511, being more

fully described as follows:

All those certain tracts of land, together with the buildings, and improvements erected thereon, described in Mortgage Book 1200, Page 1944, recorded in the Office of the Recorder of Deeds, Erie County, Pennsylvania, seized and taken in execution as the property of William R. Martin and Renee C. Martin at the suit of The United States of America v. William R. Martin and Renee C. Martin, to be sold on Writ of Execution at Case No. 1:08-cv-274 filed in the United States District court for the Western District of Pennsylvania. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check to be tendered immediately at the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. 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. Marshals' costs, fees and commissions will be the responsibility of the seller. On behalf of the U.S. Marshals Service, we are allowing the highest bidder to secure, by official bank check or money order, ten percent (10%) of the highest bid amount within one hour of the conclusion of the sale. Additional information can be obtained through the USDA's property foreclosure website at www.resales.usda.gov.

Aug. 21, 28 and Sept. 4, 11

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

**September 18, 2009
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they **MUST** possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

Bob Merski

Sheriff of Erie County

Aug. 28 and Sept. 4, 11

SALE NO. 2

Ex. #11770 of 2007

**LaSalle Bank NA, as trustee for
Securitized Asset Investment
Loan Trust Mortgage Pass-
Through Certificates Series
2004-8, Plaintiff**

v.

**Mary Beth Cimino
Lindsay C. Cimino**

Vincent F. Cimino, Defendant(s)

LEGAL DESCRIPTION

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

BEGINNING at a point in the northerly line of Walnut Street, now

Martin Avenue, at the southwesterly line of land conveyed to William P. Maher, et ux, on January 13, 1950, said point also being twenty (20) feet westerly from the southeast corner of Lot No. 25 in the redivision of part of subdivision of farm of James Sampson, recorded at Erie County Map Book 1, page 335; thence westerly along the northerly line of Martin Avenue, eighty (80) feet to the southeast corner of land conveyed to Margaret M. Rose by Deed dated February 10, 1949; thence northerly along the east line of land now or formerly of Margaret M. Rose, one hundred seventeen and one-half (117 ½) feet to the northeast corner of said land; thence westerly along the northerly line of said land, twenty (20) feet to the westerly line of Lot No. 26; thence northerly along the westerly line of said Lot No. 26, one hundred (100) feet to the northwesterly corner of Lot No. 26; thence easterly along the northerly line of Lot No. 26 and Lot No. 25, one hundred (100) feet to the northwest corner of land conveyed to William P. Maher, et ux; thence southerly along the westerly line of land now or formerly of William P. Maher, et ux, two hundred seventeen and one-half (217 ½) feet to the point of beginning. Being a part of Lot No. 25 and part of Lot No. 26 as shown in the redivision of part of subdivision of farm of James Sampson as recorded at Erie County Map Book 1, page 335; having erected thereon a dwelling commonly known as 10066 Martin Avenue, Lake City, PA and are further identified by Erie County Index No. (28) 15-26-25.

BEING KNOWN AS: 10066 MARTIN AVENUE, LAKE CITY, PA 16423

PROPERTY ID NO.: 28015026002500

TITLE TO SAID PREMISES IS VESTED IN Mary Beth Cimino, Vincent F. Cimino and Lindsay C. Cimino, her children, as joint tenants with the right of survivorship and not as tenants in common by Deed from Mary E. Cimino, individually and as executrix of the Estate of

Betty R. Gregory, deceased, and David Cimino, her husband; and David R. Gregory and Jennifer Gregory, his wife, and Joseph Gregory and Debra Gregory, his wife dated 3/12/04 recorded 4/20/04 in Deed Book 1126 page 1837.

Udren Law Offices, P.C.

Attorneys for Plaintiff

Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Aug. 28 and Sept. 4, 11

SALE NO. 3

Ex. #12343 of 2009

**Deutsche Bank Trust Company
Americas, as Trustee for Saxon
Asset Securities Trust 2003-3,
Plaintiff**

v.

Diane L. Crowl, Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Conneaut, County of Erie and State of Pennsylvania, bounded and described as follow, to-wit: BEGINNING at an iron spike located in the centerline of Knapp Road (L.R. 25079), said point being distant due south 1204.76 feet and then south 00 degrees, 10 minutes, 00 seconds west, 1694.85 feet from the intersection of the centerlines of Knapp Road and U.S. Rt. 6N, said spike also being the southeast corner of lands of Kenneth & Beverly Wilson, thence from said point of beginning the following courses;

BEARING south 00 degrees, 10 minutes, 00 seconds west along the centerline of Knapp Road, a total distance of 175.00 feet to an iron spike; thence,

BEARING south 87 degrees, 37 minutes, 30 seconds west, along the residue of lands of Teresa Heaton, passing over an iron survey pin at a distance of 25.00 feet, a total distance of 275.00 feet to an iron survey pin; thence,

BEARING north 00 degrees, 10 minutes, 00 seconds east, along the same, a total distance of 175.00 feet to an iron survey pin located in the south line of lands of Kenneth &

Beverly Wilson; thence, BEARING north 87 degrees, 37 minutes, 30 seconds east, along the south line of lands of Kenneth & Beverly Wilson, passing over iron survey pins at distances of 119.40 feet and 250.00 feet, a total distance of 275.00 feet to the point of beginning.
 SAID parcel containing 1.003 net acres (excluding road r/w), and having erected thereon a one story frame house and a two car garage. Said legal description is based on a survey of Robert L. Rabell performed on October 25, 1983.
 BEING KNOWN AS: 10230 KNAPP ROAD (CONNEAUT TOWNSHIP) ALBION, PA 16401
 PROPERTY ID NO.: 4-16-42-15.01
 TITLE TO SAID PREMISES IS VESTED IN William R. Crowl and Diane L. Crowl, his wife, as tenants by the entireties with the right of survivorship in the survivor herein by deed from Teresa Heaton, a widow dated 10/14/85 recorded 10/15/85 in Deed Book 1601 page 473.

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

Aug. 28 and Sept. 4, 11

SALE NO. 4

Ex. #10378 of 2009
U.S. Bank National Association,
as Trustee for the Structured
Asset Investment Loan Trust
2005-4, Plaintiff

v.

Michael F. Malinowski,
Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. 1 of Akerly Subdivision No. 1, per plot thereof made by Terry O. Darnofall, R.S., on September 19, 1977 and recorded in Erie County Map Book 16 at page 45, and containing 10.066 acres of land, more or less, bearing Erie County Index No.

(27) 73-226-58.04 and more commonly known as 6418 Harborgreene Road, Erie, Pennsylvania 16510
 BEING KNOWN AS: 6418 HARBORGREENE ROAD, ERIE, PA 16510
 PROPERTY ID NO.: 27-73-226-58.04
 TITLE TO SAID PREMISES IS VESTED IN Michael F. Malinowski, single by Deed from Michael F. Malinowski and Dianna K. Malinowski, his wife, as tenants by the entireties with the right of survivorship dated 12/7/04 recorded 1/19/05 in Deed Book 1205 page 1122.
 Udren Law Offices, P.C.
 Attorneys for Plaintiff
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Aug. 28 and Sept. 4, 11

SALE NO. 5

Ex. #10087 of 2009
Citizens Bank of Pennsylvania,
Plaintiff,

v.

Richard J. Kopcznski, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10087-09 Citizens Bank of Pennsylvania vs. Richard J. Kopcznski
 Richard J. Kopcznski, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 3932 McClelland Avenue, Erie, PA 16510:
 BEING lot number seven (7) of Garden Heights Subdivision No. 1, part of tract number fifty-eight (58) as shown upon a plot of said subdivision recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book No. 4, Pages 250 and 251.
 Assessment Map Number: 18052046010100
 Assessed Value figure: \$71,310.00
 Improvement thereon: Residential Property
 Lauren Berschler Karl, Esquire
 Wilentz Goldman & Spitzer
 355 Fifth Avenue, Suite 400
 Pittsburgh, PA 15222
 412-232-0808

Aug. 28 and Sept. 4, 11

SALE NO. 6

Ex. #15910 of 2008
Citizens Bank of Pennsylvania,
Plaintiff,

v.

Donald E. Wienczkowski, Jr.
and Tina M. Wienczkowski,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15910-08 Citizens Bank of Pennsylvania vs. Donald E. Wienczkowski, Jr. and Tina M. Wienczkowski
 Donald E. Wienczkowski, Jr. and Tina M. Wienczkowski, owner(s) of property situated in Erie, Erie County, Pennsylvania being 3013 Rose Avenue, Erie, PA 16510:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Wesleyville, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the South line of Rose Avenue, formerly Maple Street, one hundred twenty (120) feet East of the point of intersection of the South line of Rose Avenue with the East line of Taggart Street; thence Southwardly on a line parallel with the East line of Taggart Street, ninety-one (91) feet to a point; thence Eastwardly, on a line parallel with the South line of Rose Avenue thirty (30) feet to a point; thence Northwardly, on a line parallel with the East line of Taggart Street, ninety-one (91) feet to the South line of Rose Avenue; thence Westwardly, along the South line of Rose Avenue, thirty (30) feet to the place of beginning.

Assessment Map Number: 50-004-044.0-005.00
 Assessed Value figure: \$42,930.00
 Improvement thereon: Residential Property
 Lauren Berschler Karl, Esquire
 Wilentz Goldman & Spitzer
 355 Fifth Avenue, Suite 400
 Pittsburgh, PA 15222
 412-232-0808

Aug. 28 and Sept. 4, 11

SALE NO. 7

Ex. #11428 of 2009
Northwest Savings Bank,
Plaintiff

v.

**Charles F. Morgan and
Sandra L. Morgan, Defendants
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point located at the intersection of the northerly right-of-way line of Buffalo Road (U.S. Route 20) with the center line of Sevenmile Creek; thence North 66° 26' 38" West along the centerline of Sevenmile Creek 33.52 feet to a point; thence North 72° 20' 47" West along the centerline of Sevenmile Creek 34.98 feet to a point on the southerly right-of-way line of the one New York, Chicago and St. Louis Railroad (now Norfolk Southern Railroad); thence North 66° 4' 0" East along the southerly right-of-way line of said railroad passing over three iron pins at 35 feet, 195 feet and 227 feet, in all 281.80 feet to an iron pin; thence North 51° 46' 0" West, along said railroad right-of-way 23.27 feet to the iron pin; thence along the non-tangent curve of the said railroad southerly right-of-way line, having an arc of 142.75 feet, a radius of 5,759.65 feet, a central angle of 1° 24' 12" and a chord of North 67° 3' 23" East 142.73 feet to an iron pin in the northerly right-of-way line of Buffalo Road (U.S. Route 20); thence southwesterly along the non-tangent curve of the northerly right-of-way line of Buffalo Road (U.S. Route 20) having a radius of 122.03 feet, an arc of 210.22 feet, a central angle of 98° 42' 5" and a chord of South 30° 13' 1" West 185.17 feet to an iron pin at the point of curve; thence South 77° 6' 41" West along the northerly right-of-way line of Buffalo Road, (U.S. Route 20) passing over an iron pin at 188.45 feet, in all 223.45 feet to the place of beginning, said parcel containing 0.680 acres of land, more or less. This description is consistent with a survey map prepared by Northwest Engineering on February 9, 1981. Commonly known as 6484 Buffalo Road, Harborcreek, Pennsylvania,

bearing Erie County Tax Index Number (27) 36-130-1. BEING the same premises conveyed to Charles F. Morgan and Sandra L. Morgan by deed recorded March 13, 1997 in Erie County Record Book 487 at Page 1523. Mark G. Claypool, Esquire Knox McLaughlin Gornall & Sennett, P.C. Attorneys for Plaintiff 120 West Tenth Street Erie, Pennsylvania 16501-1461 (814) 459-2800

Aug. 28 and Sept. 4, 11

SALE NO. 8

**Ex. #11843 of 2009
Citibank N.A. As Trustee under
the Pooling and Servicing
Agreement dated as of
November 30, 2001 Series 2001-1**

v.

**Esther M. Clinton
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No 11843-2009 Citizens N.A. As Trustee under the Pooling and Servicing Agreement dated as of November 30, 2001 Series 2001-1 vs. Esther M. Clinton, owners of property situated in City of Erie, Erie County, Pennsylvania being 948 East 24th Street, Erie, PA 16503
Assessment Map number: 18-5038-131
Assessed Value figure: \$40,330.00
Improvement thereon: Residential Dwelling
Mary L. Harbert-Bell, Esquire 220 Lake Drive East, Suite 301 Cherry Hill, NJ 08002 (856) 482-1400

Aug. 28 and Sept. 4, 11

SALE NO. 9

**Ex. #12232 of 2009
John W. Waterhouse and
Mary A. Waterhouse, Plaintiffs**

v.

**Henry S. Chapman and
Carole L. Chapman, Defendants
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 12232-2009, John W. Waterhouse and Mary A. Waterhouse v. Henry S. Chapman and Carole L. Chapman, owner of

the following properties identified below:

1) Situate in the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania at Ruhl Road a/k/a Townline Road, Harborcreek Township, Erie County, PA:
Assessment Map Nos. (27) 30-27-6 and (27) 30-27-6.01
Assessed Value Figures: (27) 30-27-6: \$27,200.00 and (27) 30-27-6.01: \$52,900.00
Improvements Thereon: (27) 30-27-6: 0.9134 Acres; Vacant Lot and (27) 30-27-6.01 5.9780 Acres; Outbuildings Only; No Living Units
Michael S. Jan Janin, Esquire Pa. I.D. No. 38880
The Quinn Law Firm 2222 West Grandview Boulevard Erie, PA 16506 (814) 833-2222

Aug. 28 and Sept. 4, 11

SALE NO. 10

**Ex. #10976 of 2009
National City Bank, Plaintiff
v.
Rollin E. Peterson and
Cheryl Peterson, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10976-09 National City Bank vs. Rollin E. Peterson and Cheryl Peterson
Rollin E. Peterson and Cheryl Peterson, owner(s) of property situated in North East Township, Erie County, Pennsylvania being 9525 Findley Lake Road 60' x 330.41'
Assessment Map number: (37) 35-136-15.01
Assessed Value figure: \$55,400.00
Improvement thereon: single family dwelling
Patrick Thomas Woodman, Esq. 436 Seventh Ave., 1400 Koppers Bldg. Pittsburgh, PA 15219 (412) 434-7955

Aug. 28 and Sept. 4, 11

SALE NO. 11

**Ex. #11563 of 2009
Provident Funding Group, Inc.,
et al., Plaintiff
v.**

**David A. Phillips and
Kelly Phillips, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11563-09 Provident Funding Group, Inc., et al. vs. David A Phillips and Kelly Phillips, owner(s) of property situated in Harborcreek Township, Erie County, Pennsylvania being 3926 Markwood Drive, Erie, PA 16510 120' x 85'
Assessment Map number: (27) 41-140-4
Assessed Value figure: \$60,290.00
Improvement thereon: single family dwelling
Patrick Thomas Woodman, Esq.
436 Seventh Ave., 1400 Koppers Bldg.
Pittsburgh, PA 15219
(412) 434-7955

Aug. 28 and Sept. 4, 11

**SALE NO. 12
Ex. #11328 of 2009
PNC Bank, NA, Plaintiff
v.**

**James W. Szympruch, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11328-09 PNC Bank, NA vs. James W. Szympruch James W. Szympruch, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2503 Raspberry St., Erie, PA 16502 82 1/2' x 30'
Assessment Map number: 19-6032-120
Assessed Value figure: \$45,160.00
Improvement thereon: single family dwelling
Patrick Thomas Woodman, Esq.
436 Seventh Ave., 1400 Koppers Bldg.
Pittsburgh, PA 15219
(412) 434-7955

Aug. 28 and Sept. 4, 11

**SALE NO. 13
Ex. #11148 of 2009
Citizens Bank of Pennsylvania,
Plaintiff
v.**

**Gary C. Porsch, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11148 of 2009 Citizens Bank of Pennsylvania vs. Gary C.

Porsch
Gary C. Porsch, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 2506 Loveland Avenue, Erie, PA 16506 0.2634 acreage
Assessment Map Number: 33-53-224-12
Assessed Value figure: 81,750.00
Improvement thereon: building
Paul David Burke, Esq.
28th Floor, Two PNC Plaza
Pittsburgh, PA 15222
(412) 355-0200

Aug. 28 and Sept. 4, 11

**SALE NO. 14
Ex. #12053 of 2009
First Horizon Home Loans a
division of First Tennessee Bank,
N.A., Plaintiff
v.**

**Harold E. Corey, II
Eileen A. Corey and
The United States of America,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12053-09 First Horizon Home Loans a division of First Tennessee Bank, N.A. vs. Harold E. Corey, II, Eileen A. Corey and The United States of America, owner(s) of property situated in Harborcreek Township, Erie County, Pennsylvania being 1865 Davison Road
Assessment Map number: 27-32-125-10.04
Assessed Value figure: \$206,560.00
Improvement thereon: single family dwelling
Scott A. Dietterick, Esquire
James Smith Dietterick & Connelly LLP
PO Box 650
Hershey, PA 17033
(717) 533-3280

Aug. 28 and Sept. 4, 11

**SALE NO. 15
Ex. #11209 of 2009
Northwest Consumer Discount
Company, d/b/a Erie Consumer
Discount Company, Plaintiff
v.**

**Noel Vega, Defendant
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed to No. 11209-2009 Northwest Consumer Discount Company, d/b/a Erie Consumer Discount Company vs. Noel Vega, owners of the property situate in City of Erie, Erie County, as follows:
Address: 345 East 27th Street, Erie, PA and 341 East 27th Street, Erie, PA
Assessment Map No.: (18) 5078-106 and (18) 5078-108
Assessed Value Figure: \$38,630.00 and \$38,190.00 respectively
Improvement Thereon: Two Story Frame Building on each
Stephen H. Hutzelman, Esq.
305 West Sixth Street
Erie, PA 16507
(814) 452-6800
PA ID# 06541

Aug. 28 and Sept. 4, 11

**SALE NO. 16
Ex. #12024 of 2009
Joy W. Milne, Plaintiff
v.**

**Brian Turner, also known as
Paul Brian Turner, Defendant
SHORT DESCRIPTION**
ALL that certain piece or parcel of land situate in the Township of Union, County of Erie, and Commonwealth of Pennsylvania, containing 13.542 acres of land, more or less, and a single family dwelling known and numbered as 14819 Kimball Hill Road, Union City, Pennsylvania 16438-7527 and bearing Erie County Tax ID No. (43) 001-005.0-0-012.03
Susan Fuhrer Reiter
Supreme Court ID No. 43581
MacDonald, Illig, Jones & Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7760
Attorneys for Plaintiff

Aug. 28 and Sept. 4, 11

**SALE NO. 17
Ex. #18018 of 2008
First National Bank of
Pennsylvania, Plaintiff
v.**

**John P. Watt and
Carol A. Watt, Defendants
SHORT DESCRIPTION**



DENNIS & ASSOCIATES, INC

LAGAN

INVESTIGATORS AND CONSULTANTS

- ✦ DOMESTIC, CIVIL, CRIMINAL
- ✦ WRITTEN STATEMENTS
- ✦ SURVEILLANCE
- ✦ WIRETAP/"BUG" DETECTION
- ✦ POLYGRAPH

814-455-7007
ERIE, PENNSYLVANIA

877-99-LAGAN
(TOLL-FREE)

Dennis Lagan
27 Years- PSP

Gerald Nichols
30 Years - FBI

Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM

Case #10: Legal Records vs. Record Retention

"Keep it all forever" should not define your records retention program. The legal industry has unique needs, and all retention schedules are not created equal.

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ALL that certain piece or parcel of land situate in Township of Summit, County of Erie, and Commonwealth of Pennsylvania, bearing Erie County Tax ID No. (40) 32-83.3-07, having erected thereon a two-story single family dwelling, with detached garage, known and numbered as 8820 Evelyn Way, Erie, Pennsylvania 16509.

Supreme Court ID No. 43581

Susan Fuhrer Reiter

MacDonald, Illig, Jones

& Britton LLP

100 State Street, Suite 700

Erie, Pennsylvania 16507-1459

(814) 870-7760

Attorneys for Plaintiff

Aug. 28 and Sept. 4, 11

SALE NO. 18

Ex. #11397 of 2009

**Lehman Brothers Bank, FSB,
Plaintiff,**

v.

Todd M. Alcorn, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2009-11397 Lehman Brothers Bank, FSB vs. Todd M. Alcorn

Todd M. Alcorn, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2118 HARRISON STREET, ERIE, PA 16510-1406.

Dimensions: 20 X 16

Acreage: 0.2133

Assessment Map number:

18-051-036.0-101.00

Assessed Value: 61,770.00

Improvement thereon: residential

Daniel G. Schmiege, Esquire

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 19

Ex. #11890 of 2007

**Bank of New York as Trustee for
the Certificateholders of CWABS
2004-08, Plaintiff,**

v.

Yvonne M. Bolash a/k/a

Yvonne M. Fall

Eric A. Bolash, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11890-07 Bank of New York as Trustee for the Certificateholders of CWABS 2004-08 vs. Yvonne M. Bolash a/k/a Yvonne M. Fall and Eric A. Bolash

Yvonne M. Bolash a/k/a Yvonne M. Fall and Eric A. Bolash, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 418 EAST 33RD STREET, ERIE, PA 16504-1604.

Dimensions: 34 X 135

Acreage: 0.1054

Assessment Map number:

18-053-070.0-403.00

Assessed Value: 54,340.00

Improvement thereon: residential

Daniel G. Schmiege, Esquire

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 20

Ex. #11830 of 2009

**BAC Home Loans Servicing, LP,
f/k/a Countrywide Home Loans
Servicing, LP, Plaintiff,**

v.

Barry A. Brumett

Melissa Brumett, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No 11830-09 BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP vs. Barry A. Brumett and Melissa Brumett

Barry A. Brumett and Melissa Brumett, owner(s) of property situated in Township of Venango, Erie County, Pennsylvania being 14091 ROUTE 8/89, WATTSBURG, PA 16442-2921.

Acreage: 2.15 ACRES

Assessment Map number:

44-021-033.0-015.01

Assessed Value: 89,610.00

Improvement thereon: residential

Daniel G. Schmiege, Esquire

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 21

Ex. #11733 of 2009

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

v.

Wayne R. Delp, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11733-09 PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation vs. Wayne R. Delp

Wayne R. Delp and, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 3224 REED STREET, ERIE, PA 16504-1249.

Dimensions: 24X28

Acreage: 0.0930

Assessment Map number:

18-050-067.0-100.00

Assessed Value: 68,140.00

Improvement thereon: residential

Daniel G. Schmiege, Esquire

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 22

Ex. #12047 of 2009

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

v.

Randy L. Dingle, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2009-12047 Taylor, Bean & Whitaker Mortgage Corporation vs. Randy L. Dingle

Randy L. Dingle, owner(s) of property situated in FIRST WARD OF THE BOROUGH OF UNION CITY, Erie County, Pennsylvania being 52 1/2 WARDEN STREET a/k/a 52 WARDEN STREET, UNION CITY, PA 16438-1041.

Acreage: 4.6000

Assessment Map number:

41-003-004.0-002.00

Assessed Value: 91,440.00

Improvement thereon: residential

Daniel G. Schmiege, Esquire

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814
(215) 563-7000
Aug. 28 and Sept. 4, 11

SALE NO. 23
Ex. #14754 of 2008
Deutsche Bank Trust Company Americas as Trustee for 2007QS5 RALI, Plaintiff,
v.
Debra A. Euliano a/k/a
Debra A. Euliano, Defendant(s)

SHERIFF'S SALE
By virtue of a Writ of Execution filed to No. 14754-08 Deutsche Bank Trust Company Americas as Trustee for 2007QS5 RALI vs. Debra A. Euliano a/k/a Debra A. Euliano
Debra A. Euliano a/k/a Debra A. Euliano, owner(s) of property situated in Township of Millcreek Erie County, Pennsylvania being 5820 FOREST CROSSING, ERIE, PA 16506-7004.

Dimensions: 60.00 X 174.88
Acreage: 0.2800
Assessment Map number: 33-174-565.1-116.00
Assessed Value: \$197,900.00
Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 24
Ex. #10160 of 2009
Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation, Plaintiff,
v.
David Getz, Defendant(s)

SHERIFF'S SALE
By virtue of a Writ of Execution filed to No. 10160-09 Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation vs. David Getz
David Getz, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 441/443 WEST 9th STREET, ERIE, PA 16502-1346.

Dimensions: 41.25 X 165
Acreage: 0.1562

Assessment Map number: 16-030-025.0-117.00
Assessed Value: 66,320.00
Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 25
Ex. #10363 of 2009
Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation, Plaintiff,
v.
David B. Getz, Defendant(s)

SHERIFF'S SALE
By virtue of a Writ of Execution filed to No. 10363-09 Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation vs. David B. Getz
David B. Getz, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 612 STRATHMORE AVENUE a/k/a 612-614 STRATHMORE AVE., ERIE, PA 16505-1758.

Dimensions: 12 x 10
Acreage: 0.2044
Assessment Map number: 33-018-015.0-008.00
Assessed Value: 135,000.00
Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 26
Ex. #11516 of 2009
Deutsche Bank National Trust Company, as Trustee, for Soundview Home Loan Trust Asset-Backed Certificates Series 2006-2, Plaintiff,
v.
Rosa Guzman Enrique Guzman Mignali Mendoza, Defendant(s)

SHERIFF'S SALE
By virtue of a Writ of Execution filed to No. 11516-09 Deutsche Bank National Trust Company, as Trustee, for Soundview Home Loan Trust Asset-Backed Certificates Series 2006-2 vs. Rosa Guzman, Enrique Guzman and Mignali Mendoza
Rosa Guzman, Enrique Guzman and Mignali Mendoza, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 617 BROWN AVENUE, ERIE, PA 16502-2530.

Dimensions: 35 X IRREGULAR
Acreage: 0.0960
Assessment Map number: 19-060-017.0-207.00
Assessed Value: 49,370.00
Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Aug. 28 and Sept. 4, 11

Bank National Trust Company, as Trustee, for Soundview Home Loan Trust Asset-Backed Certificates Series 2006-2 vs. Rosa Guzman, Enrique Guzman and Mignali Mendoza
Rosa Guzman, Enrique Guzman and Mignali Mendoza, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 617 BROWN AVENUE, ERIE, PA 16502-2530.

Dimensions: 35 X IRREGULAR
Acreage: 0.0960
Assessment Map number: 19-060-017.0-207.00
Assessed Value: 49,370.00
Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 27
Ex. #11758 of 2009
Citimortgage, Inc., Plaintiff,
v.
Tamara Hershelman a/k/a Tamara M. Hershelman, Defendant(s)

SHERIFF'S SALE
By virtue of a Writ of Execution filed to No. 11758-09 Citimortgage, Inc. vs. Tamara Hershelman a/k/a Tamara M. Hershelman
Tamara Hershelman a/k/a Tamara M. Hershelman, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 4007 ELMWOOD AVENUE, ERIE, PA 16509-1348.

Dimensions: 57.5 X 137.855
Acreage: 0.1820
Assessment Map number: 19-061-030.0-217.00
Assessed Value: 82,790.00
Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 28
Ex. #14745 of 2008
GMAC Corporation, LLC,
Plaintiff,
 v.
Gina C. Hines, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 14745-08 GMAC Corporation, LLC vs. Gina C. Hines Gina C. Hines, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1699 WEST 45TH STREET, ERIE, PA 16509-1155.
 Assessment Map number: 19-061-079.0-206.50
 Assessed Value; 75,750.00
 Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000
 Aug. 28 and Sept. 4, 11

SALE NO. 29
Ex. #14003 of 2008
Huntington National Bank, s/b/m to Sky Bank, Plaintiff,
 v.
Laura M. Huff
Burnel J. Huff, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 14003-08 Huntington National Bank, s/b/m to Sky Bank vs. Laura M. Huff and Burnel J. Huff
 Laura M. Huff and Burnel J. Huff, owner(s) of property situated in Township of Union, Erie County, Pennsylvania being 17629 ONEIL ROAD, UNION CITY, PA 16438-7913.
 Acreage: 1.0670 ACRES
 Assessment Map number: 43-015-045.0-001.01
 Assessed Value: 50,370.00
 Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000
 Aug. 28 and Sept. 4, 11

SALE NO. 30
Ex. #10743 of 2009
Wells Fargo Bank, NA, Plaintiff,
 v.
Fred Jones, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 10743-09 Wells Fargo Bank, NA vs. Fred Jones Fred Jones, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 705 EAST 5TH STREET, ERIE, PA 16507-1727.
 Dimensions: 31 X 85
 Acreage: 0.0605
 Assessment Map number: 14-010-023.0-124.00
 Assessed Value: 17,790.00
 Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000
 Aug. 28 and Sept. 4, 11

SALE NO. 32
Ex. #12862 of 2008
Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14, Plaintiff,
 v.
Bonnie S. Laurin
Mark L. Laurin, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 12862-08 Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 vs. Bonnie S. Laurin and Mark L. Laurin
 Bonnie S. Laurin and Mark L. Laurin, owner(s) of property situated in City of Corry, Erie County, Pennsylvania being 416 EAST STREET, CORRY, PA 16407- 2235.
 Dimensions: 16 X 24
 Acreage: 0.3316
 Assessment Map number: 05-028-183.0-008.00
 Assessed Value: 43,900.00
 Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000
 Aug. 28 and Sept. 4, 11

SALE NO. 33
Ex. #15416 of 2008
RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to Citizens Mortgage Corp., Plaintiff,
 v.
Mathew R. Marshall
Keilani A. Marshall, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 15416-08 RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to Citizens Mortgage Corp. vs. Mathew R. Marshall and Keilani A. Marshall
 Mathew R. Marshall and Keilani A. Marshall, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 303 EAST AVENUE, ERIE, PA 16507.
 Dimensions: 27.5 X 112
 Acreage: 0.0707
 Assessment Map number: 14-010-037.0-114.00
 Assessed Value: 35,580.00
 Improvement thereon: residential Daniel G. Schmieg, Esquire One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000
 Aug. 28 and Sept. 4, 11

SALE NO. 34
Ex. #12849 of 2003
Wells Fargo Home Mortgage, Inc., Plaintiff,
 v.
Eric J. Mehok
Kerry Mehok, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 12849-03 Wells Fargo Home Mortgage, Inc. vs. Eric J. Mehok and Kerry Mehok
 Eric J. Mehok and Kerry Mehok, owner(s) of property situated in BOROUGH OF GIRARD, Erie County, Pennsylvania being 100 PENN AVENUE, GIRARD, PA 16417.
 Dimensions: 100 X 65

Acreage: 0.1492
 Assessment Map number:
 23012032001300
 Assessed Value: 66,270.00
 Improvement thereon: residential
 Daniel G. Schmiege, Esquire
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Aug. 28 and Sept. 4, 11

SALE NO. 35

Ex. #11661 of 2009
PHH Mortgage Corporation,
f/k/a Cendant Mortgage
Corporation, Plaintiff,

v.

Sherman G. Moore, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution
 filed to No. 11661-09 PHH
 Mortgage Corporation, f/k/a
 Cendant Mortgage Corporation vs.
 Sherman G. Moore

Sherman G. Moore, owner(s) of
 property situated in City of Erie,
 Erie County, Pennsylvania being
 1247 EAST 21ST STREET, ERIE,
 PA 16503-2503.

Dimensions: 40 X 105

Acreage: 0.0964

Assessment Map number:
 18-051-001.00-111-00

Assessed Value: 17,930.00

Improvement thereon: residential
 Daniel G. Schmiege, Esquire
 One Penn Center at Suburban
 Station, Suite 1400

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

Aug. 28 and Sept. 4, 11

SALE NO. 36

Ex. #11849 of 2009
PHH Mortgage Corporation,
f/k/a Cendant Mortgage
Corporation, Plaintiff,

v.

Michael R. Peterson,
Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution
 filed to No. 09-11849 PHH
 Mortgage Corporation, f/k/a
 Cendant Mortgage Corporation vs.
 Michael R. Peterson

Michael R. Peterson, owner(s) of
 property situated in City of Erie,
 Erie County, Pennsylvania being
 1247 EAST 19TH STREET, ERIE,
 PA 16503-2402.

Dimensions: 78 X 105

Acreage: 0.01880

Assessment Map number:
 15-021-006.0-206.00

Assessed Value: 41,100.00

Improvement thereon: residential
 Daniel G. Schmiege, Esquire
 One Penn Center at Suburban
 Station, Suite 1400

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

Aug. 28 and Sept. 4, 11

SALE NO. 37

Ex. #10491 of 2009
Wells Fargo Bank, N.A., Plaintiff,
 v.
Adam M. Rubin
Betty L. Rubin, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 10491-09 Wells Fargo
 Bank, N.A. vs. Adam M. Rubin and
 Betty L. Rubin

Adam M. Rubin and Betty L. Rubin,
 owner(s) of property situated in
 TOWNSHIP OF GREENE, Erie
 County, Pennsylvania being 10168
 JONES ROAD, ERIE, PA 16510-
 5324.

Dimensions: 20 X 30

Acreage: 4.6000

Assessment Map number:
 25-005-020.0-010.02

Assessed Value: 187,360.00

Improvement thereon: residential
 Daniel G. Schmiege, Esquire
 One Penn Center at Suburban
 Station, Suite 1400

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

Aug. 28 and Sept. 4, 11

SALE NO. 38

Ex. #11847 of 2009
Flagstar Bank, FSB, Plaintiff,
 v.
Diane E. Rupp
Stephen J. Nichols, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 11847-09 Flagstar

Bank, FSB vs. Diane E. Rupp and
 Stephen J. Nichols

Diane E. Rupp and Stephen J.
 Nichols, owner(s) of property
 situated in City of Erie, Erie County,
 Pennsylvania being 2214 WAGNER
 AVENUE, ERIE, PA 16510-1532.

Dimensions: 78 X 138.4

Acreage: 0.2415

Assessment Map number:
 18-051-040.0-303.00

Assessed Value: 49,360.00

Improvement thereon: residential
 Daniel G. Schmiege, Esquire
 One Penn Center at Suburban
 Station, Suite 1400

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

Aug. 28 and Sept. 4, 11

SALE NO. 40

Ex. #13230 of 2006
Wells Fargo Bank, N.A., Plaintiff,
 v.
Germal A. Smith a/k/a
Germal Armon Smith,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 13230-06 Wells Fargo
 Bank, N.A. vs. Germal A. Smith
 a/k/a Germal Armon Smith

Germal A. Smith a/k/a Germal
 Armon Smith, owner(s) of property
 situated in Fifth Ward of the City
 of Erie, Erie County, Pennsylvania
 being 258 EAST 26th STREET,
 ERIE, PA 16504.

Dimensions: 18 X 20

Acreage: 0.0671

Assessment Map number:
 18-050-011.0-135.00

Assessed Value: 31,880.00

Improvement thereon: residential
 Daniel G. Schmiege, Esquire
 One Penn Center at Suburban
 Station, Suite 1400

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

Aug. 28 and Sept. 4, 11

SALE NO. 41

Ex. #11734 of 2009
Branch Banking and Trust
Company, Plaintiff,
 v.
Kathleen M. Wilcox
Mark A. Wilcox, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11734-09 Branch Banking and Trust Company vs. Kathleen M. Wilcox and Mark A. Wilcox
 Kathleen M. Wilcox and Mark A. Wilcox, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1209 EAST 42ND STREET, ERIE, PA 16504-2418.
 Dimensions: 157.5 X IRREGULAR Acreage: 0.6304
 Assessment Map number: 18-052-008.0-108.00
 Assessed Value: 103,000.00
 Improvement thereon: residential
 Daniel G. Schmieg, Esquire
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000
 Aug. 28 and Sept. 4, 11

SALE NO. 42

Ex. #11831 of 2009
BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, L.P., Plaintiff,
v.

Christopher S. Work
Aimee C. Work, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11831-09 BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, L.P. vs. Christopher S. Work and Aimee C. Work
 Christopher S. Work and Aimee C. Work, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1212 EAST 7TH STREET, ERIE, PA 16503-1614.
 Dimensions: 40 X 110
 Acreage: 0.1010
 Assessment Map number: 14-010-042.0-212.00
 Assessed Value: 35,000.00
 Improvement thereon: residential
 Daniel G. Schmieg, Esquire
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000
 Aug. 28 and Sept. 4, 11

SALE NO. 43

Ex. #14890 of 2007
Deutsche Bank National Trust
Company as Trustee, Plaintiff
v.

Karen L. Tuszynski and
Kenneth R. Tuszynski, Jr.,
Defendants

SHORT PROPERTY
DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Wayne, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows to-wit: Commencing at the point of intersection of the centerline of Donation Road a distance of 702.53 feet to a point.
 DWELLING KNOWN AS 16843 DONATION ROAD, CORRY, PA 16407
 IDENTIFIED as TAX/PARCEL ID#: (49) 8-22-1.06 in the Deed Registry Office of Erie County, Pennsylvania
 Daniel J. Mancini, Esquire
 Attorney for Plaintiff
 201A Fairview Drive
 Monaca, PA 15061
 Aug. 28 and Sept. 4, 11

SALE NO. 45

Ex. #10489 of 2009
EMC Mortgage Corporation,
Attorney-in-Fact for Wells Fargo
Bank Minnesota, N.A., as Trustee
for Certificateholders of Bear
Stearns Asset Backed Securities,
Inc., Asset-Backed Certificates,
Series 2000-2
v.

Charles A.J. Halpin, III, Esquire
Administrator of the Estate of
Inge Smith, deceased
Charlotte S. English, f/k/a
Charlotte S. Drummond
Paul G. English
LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Springfield, in the County of Erie and Commonwealth of Pennsylvania, being described as follows: 1.636 net acres more or less. Being more fully described in a Deed dated 12/24/96 and recorded 12/27/96, among land records of the County and State set forth above, in

Deed Volume 477 and Page 1616.
 ALSO DESCRIBED AS FOLLOWS:
 ALL THAT CERTAIN piece or parcel of land situate in the Township of Springfield, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:
 BEGINNING at a point in the centerline of PA Route 5 (S.R. 0005), at northwest corner of lands herein described, said point being the original northwest corner of lands of Forest E. and Inge Smith as described in Deed Book 936 at page 88, and said point also being the northeast corner of lands of Arthur L. and Joyce E. Siders as described in Deed Book 900 at page 597, thence from said point of beginning the following courses:
 1) Along the centerline of PA Route 5, along the arc of a curve to the left having a delta of 2° 41' 34" and a radius of 1,432.40 feet, an arc distance of 67.32 feet to the PT of the curve; thence,
 2) North 49° 29' East, continuing along said center line, a distance of 72.00 feet to a point, said point being the northeast corner of lands herein described; thence
 3) South 40° 31' East, passing over an iron survey pin at a distance of 25.00 feet, a total distance of 60.00 feet to an iron survey pin; thence,
 4) South 4° 29' West a distance of 30.58 feet to an iron survey pin; thence
 5) South 35° 28' 15" East a distance of 441.08 feet to an iron survey pin located on the north right-of-way line of the Conrail Railroad, said point being the southeast corner of lands herein described; thence
 6) South 71° 42' West along said north right-of-way line, a distance of 180.86 feet to an iron pin, said point being the southwest corner of lands herein described, and also the southeast corner of the aforementioned lands of Siders; thence
 7) North 29° 29' West along the east line of said lands of Siders, passing over an iron survey pin at a distance of 437.48 feet, a total distance of 462.74 feet to the point

of beginning.
Said parcel containing 1.636 net acres (excluding road right-of-way), having erected thereon a one story frame house, a wood shed and a mobile home/wood shed, and said parcel being shown as Lot #1 on the Forest E. and Inge Smith Subdivision Map dated June 11, 1990, as recorded in Erie County Map Book 36 at page 45.

BEING known as 13185 WEST LAKE ROAD, EAST SPRINGFIELD, PA 16411 BEING THE SAME PREMISES which Inge Smith, Life Tenant, and Charlotte S. Drummond, remainderman, by Indenture dated January 25, 1999 and recorded February 4, 1999 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 616, Page 271, granted and conveyed unto Inge Smith, mother and Charlotte S. Drummond, daughter.

ALSO BEING THE SAME PREMISES which Paul G. English by Quit Claim Deed dated February 28, 2006 and recorded March 7, 2006 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1311, Page 535, granted and conveyed unto Charlotte S. English, formerly Charlotte S. Drummond and Inge Smith, life tenant. Inge Smith departed this life on January 18, 2007. On November 7, 2008 Certificate of Grant of Letters of Administration were granted to Charles A.J. Halpin, III, Esquire. PARCEL No. 39-009-030.0-006.01 Gregory Javardian, Esquire Attorney for Plaintiff 1310 Industrial Boulevard 1st Floor, Suite 101 Southampton, PA 18966 (215) 942-9690

Aug. 28 and Sept. 4, 11

SALE NO. 47

Ex. #11595 of 2009
Midfirst Bank, Plaintiff
v.

William G. Crawford,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 11595-09 Midfirst Bank,

Plaintiff vs. William G. Crawford, Defendants
Real Estate: 442 EAST EIGHTH STREET, ERIE, PA
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 44 1/4 x 110
See Deed Book 519, Page 1119
Tax I.D. (14) 1013-113
Assessment: \$ 6,900. (Land)

\$31,390. (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

Aug. 28 and Sept. 4, 11

SALE NO. 48

Ex. #11458 of 2009
U.S. Bank National Association
Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff
v.

Margaret A. Davis, Deceased
John E. Davis, Jr., Administrator
of the Estate of, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 11458-09 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Margaret A. Davis, Deceased John E. Davis, Jr., Administrator of the Estate of, Defendants

Real Estate: 410 REED STREET, ERIE, PA
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 30 x 94
See Deed Book 143, Page 1097
Tax I.D. (14) 1020-204
Assessment: \$ 6,100. (Land)
\$19,290. (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

Aug. 28 and Sept. 4, 11

SALE NO. 49
Ex. #11755 of 2009
U.S. Bank National Association
Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff

v.
Tracey Colleen Krause,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 11755-2009 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Tracey Colleen Krause, Defendants

Real Estate: 909 EAST 30TH STREET, ERIE, PA
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 65 x 35
See Deed Book 696, Page 1228
Tax I.D. (18) 5054-221
Assessment: \$13,900. (Land)
\$32,580. (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

Aug. 28 and Sept. 4, 11

SALE NO. 50

Ex. #11594 of 2009
U.S. Bank National Association
Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff

v.
Lisa M. Swift, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 11594-09 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Lisa M. Swift, Defendants

Real Estate: 501 POWELL AVENUE, ERIE, PA
Municipality: Township of Millcreek, Erie County, Pennsylvania
Dimensions: 60 x 120
See Deed Book 1023, Page 1279
Tax I.D. (33) 5-11-20
Assessment: \$17,200. (Land)
\$46,440. (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

Aug. 28 and Sept. 4, 11

SALE NO. 51

Ex. #12688 of 2008
U.S. Bank National Association
Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff

v.

Brian S. Tripp, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2008-12688 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Brian S. Tripp, Defendants

Real Estate: 32 WATTSBURG STREET, UNION CITY, PA Municipality: Borough of Union City, Erie County, Pennsylvania See Deed Book 745/691 Tax I.D. (41) 5-9-21 Assessment: \$13,600. (Land) \$30,270. (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

Aug. 28 and Sept. 4, 11

SALE NO. 52

Ex. #12103 of 2008
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Pursuant to a Trust Indenture
dated as of April 1, 1982,
Plaintiff,

v.

Daniel Hanks, individually and
as Administrator of the Estate
of David Hanks, Deceased,
Elise Hanks, Robert Hanks and
Michael Hanks, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12103-08, U.S. Bank National Association, et al vs. Daniel Hanks, individually and as

Administrator for David Hanks, Elsie Hanks, Robert Hanks and Michael Hanks, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 3004 Auburn Street, Erie, PA 16508.

Dimensions: .16 acres
 Assessment Map Number: (19) 6269-109
 Assess Value figure: \$51,060.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 Attorney for Plaintiff
 916 Fifth Avenue
 Pittsburgh, PA 15219
 (412) 281-1725

Aug. 28 and Sept. 4, 11

SALE NO. 53

Ex. #10585 of 2009
U.S. Bank National
Association, (Trustee for
the Pennsylvania Housing
Finance Agency, Pursuant to
a Trust Indenture dated as of
April 1, 1982) assignee of
Pennsylvania Housing Finance
Agency, assignee of Mellon
Bank, NA (trustee for the
Pennsylvania Housing Finance
Agency Pursuant to a Trust dated
as of April 1, 1982, as amended
from time to time) assignee of
Corestates Bank, NA as trustee
under a certain trust indenture
dated as of April 1, 1982 with
Pennsylvania Housing Finance
Agency, assignee of Liberty
Mortgage Corporation, Plaintiff,

v.

John H. Irwin, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10585-09, U.S. Bank National Association, et al vs. John H. Irwin, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 740 East 26th Street, Erie PA 16504.

Dimensions: 31 X 150
 Assessment Map Number: 18-5031-134
 Assess Value figure: \$33,350.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 Attorney for Plaintiff
 916 Fifth Avenue
 Pittsburgh, PA 15219
 (412) 281-1725

Aug. 28 and Sept. 4, 11

SALE NO. 55

Ex. #11664 of 2009
Deutsche Bank National Trust
Company as Trustee for the
MLMI Trust Series 2005-NC1,
Plaintiff

v.

Tekeeysha Keys, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11664-09 Deutsche Bank National Trust Company as Trustee for the MLMI Trust Series 2005-NC1 v. Tekeeysha Keys, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 2126 Downing Avenue, Erie, PA 16510

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being Lot No. 16 in Block 2 as shown in Riblet's Subdivision of part of Reserve Tract No. 53, on plot recorded in Erie County Map Book No. 1, pages 96 and 97.

BEING commonly known as 2126 Downing Avenue, Erie, Pennsylvania 16510 and bearing Erie County Tax Index No. (18) 5118-100.

Assessment Map number: (18) 5118-100
 Assessed Value figure: \$57,030.00
 Improvement thereon: Residential Dwelling
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit #6
 P.O. Box 822
 Secane, PA 19018
 (610) 328-2887

Aug. 28 and Sept. 4, 11

SALE NO. 56

Ex. #13480 of 2006
Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Home Mortgage, Inc.,
Plaintiff

v.

Brian R. Weber, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13480-06 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. vs. Brian R. Weber, Owner(s) of property situated in First Ward

of the Borough of Union City, Erie County, Pennsylvania, being 34 Warden Street, Union City, PA 16438

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

BOUNDED on the North by North Street;

BOUNDED on the South by land now or formerly occupied by Mrs. J.C. Cafilisch; BOUNDED on the East by Warden Street; and

BOUNDED on the West by lands now or formerly of Mary Burns and having erected thereon a frame dwelling house. The above described premises being municipally known as No. 34 Warden Street, Union City, Erie County, Pennsylvania and having Municipal Assessment No. (41) 6-14-8.

Assessment Map number: (41) 6-14-8

Assessed Value figure: \$47,550.00
Improvement thereon: Residential Dwelling

Martha E. Von Rosenstiel Esquire
649 South Avenue, Unit #6
P.O. Box 822
Secane, PA 19018
(610) 328-2887

Aug. 28 and Sept. 4, 11

SALE NO. 57

Ex. #12342 of 2009
HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-1, Plaintiff

v.

Nancy R. Adams and Roy R. Adams, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12342-09 HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-1 vs. Nancy R. Adams and Roy R. Adams, owner(s) of property situated in 60th Ward of the City of Erie, Erie County, Pennsylvania being 631 West 25th Street, Erie, PA 16502

0.0860 acres

Assessment Map number: 19-60-19-112

Assessed Value figure: \$48,030.00
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

Aug. 28 and Sept. 4, 11

SALE NO. 58

Ex. #12319 of 2009
HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Trust 2006-1, Plaintiff

v.

Robert S. Cleaver and Bonnie W. Cleaver, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 09-12319 HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Trust 2006-1 vs. Robert S. Cleaver and Bonnie W. Cleaver, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1158 West 5th Street, Erie, PA 16507

0.0689 acres

Assessment Map number: 17040035022700

Assessed Value figure: \$46,750.00
Improvement thereon: A residential dwelling

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

Aug. 28 and Sept. 4, 11

SALE NO. 59

Ex. #11987 of 2009
HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-1, Plaintiff

v.

Robert Teixeira; Monica B. Teixeira, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11987-09 HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 vs. Robert Teixeira; Monica B. Teixeira, owner(s) of property situated in Township Millcreek, Erie County, Pennsylvania being 2562 West 25th Street, Erie, PA 16506

.2482 acres

Assessment Map number: (33) 51-195-33

Assessed Value figure: \$85,600.00
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

Aug. 28 and Sept. 4, 11

SALE NO. 60

Ex. #11196 of 2009
Countrywide Home Loans Servicing, L.P., Plaintiff

v.

David L. Ellsworth Theresa L. Ellsworth

Walter Tarwacki, Defendant(s)

DESCRIPTION

BEGINNING at a point in the West line of Brandes Street, said point being Forty-Two and one-half (42 ½) feet Northwardly along the West line of Brandes Street from the Southeast corner of Lot Number One (1); thence Westwardly and parallel with the South line of East 25th Street, Eighty (80) feet to a point; thence Southwardly and parallel with the West line of Brandes Street, Forty-two and one-half (42 ½) feet to a point in the north line of a ten-foot alley; thence Eastwardly along the north line of said alley and parallel with the South line of East 25th Street, Eighty (80) feet to a point in the West line of Brandes Street; thence Northwardly, along the West line of Brandes Street, forty-two and one-half (42 ½) feet to the place of beginning; and being the South part of Lot No. One (1) and Lot No. Two

(2) of Block J of the Jacob Warfel Addition in Erie County Map Book 1, at page 41. Having erected thereon a one and one-half story frame dwelling house and garage known as 2514 Brandes Street, Erie, PA and being tax index number (18) 50-43-103.

PROPERTY ADDRESS: 2514 Brandes Street, Erie, PA 16503
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center , 701 Market Street Philadelphia, PA 19106
 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 61

Ex. #11910 of 2009

Wells Fargo Bank, N.A. in Trust for the Benefit of the Certificateholders of Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2005-HE6, Plaintiff

v.

Joseph Fendone, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Lakeside Park Extension Revised, Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania, known as and recorded in Erie County Map Book No. 4 on Pages 368 and 369 as Lot No. 42 of Block YM. Excepting and reserving therefrom the east one-half of Lot 42 conveyed in Record Book 95, Page 1979.

ALSO, all that certain piece or parcel of land situate in Lakeside Park Extension Revised, Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania, known as and recorded in Erie County Map Book No. 4 on Pages 368 and 369 as Lot No. 44 of Block YM. This lot is located on the south side of Pine Street and is forty (40) feet wide and one hundred (100) feet deep.

SUBJECT to restrictions recorded in Erie County Deed Book 681 at page 52.

SUBJECT to the following restrictions running with the land no building shall be erected on or

allowed to remain on said lot, that is not considered by a majority of the neighbors to be a decent, substantial and respectable looking building. No building shall be erected on said lot nearer to the south margin of Pine Street than 10 feet therefrom. No nuisance, hogpen, coop, or semblance of the same, shall be erected on or allowed to remain on said lot.

Said premises having erected thereon a single family dwelling with an integral one-car garage and being more commonly known as 219 Pine Street, Edinboro, Pennsylvania 16412, and bearing Erie County Tax Index No. (11) 2-15-1

PROPERTY ADDRESS: 219 Pine Street, Edinboro, PA 16412
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106
 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 62

Ex. #12282 of 2009

Act Properties LLC, Plaintiff

v.

Jane M. Mallin

Donald S. Mallin, Defendant(s)

DESCRIPTION

Land referred to in this commitment is described as all that certain property situated in City of Erie in the County of Erie, and State of PA and being described in a Deed dated 05/05/1992 and recorded 05/05/1992 in Book 210 Page 437 among the land records of the County and State set forth above and referenced as follows:

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lots, Nos. 415 and 416 of the Eastholme Subdivision, being part of Reserve Tract No. 52, as shown upon a map of said subdivision recorded in Erie County Map Book 1, at page 401 and having erected thereon a one story ranch dwelling known as 3411 Brandes St., Erie, PA 16504. Also: all that certain piece or parcel of land

situate in the City of Erie, County of Erie and State of Pennsylvania, being Lots, No. 413 and 414 of Eastholme Subdivision, being part of Reserve Tract No. 62 as shown upon a map of said subdivisions recorded in Erie County Map Book 1, at page 401.

BEING the same premises conveyed to first party by Deed dated and recorded on October 29, 1991 in Erie County Record Book 182 at Page 714.

PARCEL NO. (18) 5212-123 & 125 & 128

PROPERTY ADDRESS: 3411 Brandes Street, Erie, PA 16504
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106
 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 63

Ex. #12137 of 2009

JPMorgan Chase Bank, N.A., as Acquirer of certain assets and liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation acting as Receiver f/k/a Washington Mutual Bank FA, Plaintiff

v.

Randy Mazzo

Karen M. Sisk, 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 a 1.84 acre parcel of land as shown on a subdivision map entitled Callahan Subdivision replotted dated March 25, 1998 and prepared by Ralph Allan Heidler, Registered Land Surveyor. Said subdivision map was recorded April 28, 1998 in Map Book 1998-115.

Having erected thereon a frame barn and outbuildings and being commonly known as 7006 Van Camp Road, Girard, Pennsylvania 16417. Erie County Tax Index No. (21) 71-125-9.

PROPERTY ADDRESS: 7006 Van

Camp Road, Girard, PA 16417
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center , 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 64

Ex. #11230 of 2009
Wells Fargo Bank, N.A. as
Trustee for Option One Mortgage
Loan Trust 2004-2 Asset-Backed
Certificates, Series 2004-2,
Plaintiff

v.

Michael A. Mokhriby,
Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Albion, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the intersection of East State Street and Elk Street in the Borough of Albion, said beginning point also being the southeast corner of the parcel herein conveyed; THENCE North, along Elk Street one hundred fifteen (115) feet to a point; THENCE Westerly, parallel with East State Street sixty-nine and sixty-four one hundredths (69.64) feet to a point; THENCE Southerly, parallel with Elk Street one hundred fifteen (115) feet to a point; THENCE Easterly, along East State Street sixty-nine and sixty-four one hundredths (69.64) feet to the place of beginning, said premises being the southerly one hundred fifteen (115) feet of Lot 5 in Block 28 in the Borough of Albion, according to a plot and survey of said Borough made by E. G. Wheeler and recorded in the Recorder's Office of Erie County, Pennsylvania on February 20, 1885 in Deed Book 80 (erroneously referred to as Map Book in that deed recorded in Erie County Record Book 360, at Page 1213), at page 734. HAVING erected thereon a frame dwelling house known as 154 East

State Street, Albion, Pennsylvania, and bearing Erie County Tax Index No. (1) 4-26-7.

BEING the same premises conveyed to Mortgagor hereto by deed dated June 23, 2003 and intended to be recorded in the office of the Recorder of Deeds in and for Erie County, Pennsylvania contemporaneously herewith. PROPERTY ADDRESS: 154 East State Street, Albion, PA 16401 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 66

Ex. #11629 of 2009
Citimortgage Inc., Plaintiff
 v.

Ralph J. Wagner
Patricia Wagner a/k/a
Patricia A. Diluzio, 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 known as Lot No. 3 in Quail Hollow Estates Subdivision No. 1, as recorded in the Recorder's Office of Erie County in County Map Book 16, Page 214, having erected thereon a dwelling and being more commonly known as 2062 Asheboro Drive, Erie, Pennsylvania 16510, and bearing Erie County Tax Index number: (33) 107-480-36.04. PROPERTY ADDRESS: 2062 Asheboro Drive, Millcreek, PA 16510 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 67

Ex. #10258 of 2008
National City Mortgage Co.,
f/k/a National City Mortgage, a
Division of National City Bank,
Plaintiff

v.

Veronica L. Walker
Ashley M. Walker, Defendant(s)
DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, being part of Tract 437, bounded and described as follows, to wit: BEGINNING at a point in the center line of Pennsylvania Highway Route 99, distant southwardly two hundred eighty three (283) feet from the point of intersection of the center line of Pennsylvania Highway Route 99 with the center line of a road running generally in an eastwest direction, commonly known as East Stancliffe Road, also known as Township Route T481; thence eastwardly at a 90 degree angle Pennsylvania Highway Route 99 two hundred fifty (250) feet to a point; thence southerly and parallel to said Pennsylvania Highway Route 99 eighty-four 84 feet to a point; thence westerly two hundred fifty (250) feet to a point in the center line of Pennsylvania Highway Route 99; thence northerly along the center line of Pennsylvania Highway Route 99 eighty-four (84) feet to the place of BEGINNING. AND having erected a one-story frame dwelling having an address of 10231 Old Rt. 99, McKean, PA and bearing IDENTIFIED as TAX/PARCEL ID#: (31) 21-73-1-1 in the Deed Registry Office of Erie County, Pennsylvania. PROPERTY ADDRESS: 10231 Old Route 99, McKean, PA 16426 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Aug. 28 and Sept. 4, 11

SALE NO. 68

Ex. #13729 of 2008
Citifinancial Services Inc.,
Plaintiff
 v.
Felix A. Wozniak, Jr.,

Defendant(s)

DESCRIPTION

ALL THAT CERTAIN tracts or parcels of land, situate in McKean Township, Erie County, Pennsylvania, bounded and described as follows:

Parcel 1: BEGINNING in the south line of Tract 36 at the Northwest corner of land formerly of Timothy Stancliff; running thence along the West line of said land south 816 perches, more or less, to the center of Stancliff Road, so-called; thence along the center of Stancliff Road West 59.8 perches to the Southwest corner of Parcel II herein; thence along the Easterly line of Parcel II herein North 816 perches, more or less, to the South line of Tract 36; and thence along the South line of Tract 36 East 59.8 perches to the point or place of beginning; containing 60 acres, more or less.

PARCEL II; BEGINNING in the center of Stancliff Road and in the South line of Tract 415; running thence along the center of a public road North 816 perches, more or less; thence East 39.5 perches to the Northwest corner of Parcel I herein; thence along the Westerly line of Parcel I herein; thence along the Westerly line of Parcel I herein South 816 perches, more or less, to the center of Stancliff Road; and thence along the center thereof West 59.5 perches to the point or place of beginning; containing 80 acres, more or less.

SAID THE PARCEL, taken together, containing 100 acres, more or less

BEING all of the same premises which John Bejarald and Alexandria Bejarald, his wife, by Deed dated February 16, 1948, and recorded in the Recorder's Office of Erie County, Pennsylvania, in Deed Book 416, at page 145, conveyed to Stove Wornick and Mary J. Wornick, his wife, the Grantors herein.

PROPERTY ADDRESS: 3450 East Stancliff Road, McKean, PA 16426
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street

Philadelphia, PA 19106
 (215) 627-1322
 Aug. 28 and Sept. 4, 11

SALE NO. 69

Ex. #11633 of 2009
Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania

v.

Arlene M. Bebko

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11633-09 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Arlene M. Bebko Arlene M. Bebko, owners of property situated in the City of Erie, Erie County, Pennsylvania being 4044 Marion Street, Erie, Pennsylvania 16510.
 Tax I.D. No. 18-5250-116
 Assessment: \$ 130,911.73
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Aug. 28 and Sept. 4, 11

SALE NO. 71

Ex. #18012 of 2008
BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing LP

v.

Stephen M. Fitzsimmons, a/k/a Stephen Fitzsimmons and Ann Marie Fitzsimmons a/k/a Ann M. Fitzsimmons
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 18012-08 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing LP v. Stephen M. Fitzsimmons a/k/a Stephen Fitzsimmons and Ann Marie Fitzsimmons a/k/a Ann M. Fitzsimmons Stephen M. Fitzsimmons a/k/a Stephen Fitzsimmons and Ann Marie Fitzsimmons a/k/a Ann M. Fitzsimmons, owners of property situated in the Township of Waterford, Erie County, Pennsylvania being 12696 Plank Road, Waterford, Pennsylvania 16441.

Tax I.D. No. 47-030-063.0-006.00
 Assessment: \$ 132,059.21
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109
 Aug. 28 and Sept. 4, 11

SALE NO. 72

Ex. #14273 of 2008
U.S. Bank National Association as Successor Corporate Trustee to Wachovia Bank, N.A. as aforesaid and not individually

v.

Kimberly S. Raup and Vaughn L. Raup
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 2008-14273 U.S. Bank National Association as Successor Corporate Trustee to Wachovia Bank, N.A. as aforesaid and not individually v. Kimberly S. Raup and Vaughn L. Raup Kimberly S. Raup and Vaughn L. Raup, owners of property situated in the Township of Washington, Erie County, Pennsylvania being 5448-5450 Linden Avenue, Edinboro, Pennsylvania 16412.
 Tax I.D. No. (45) 16-29-3
 Assessment: \$ 150,227.78
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Aug. 28 and Sept. 4, 11

SALE NO. 73

Ex. #12106 of 2009
BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, LP.

v.

Barbara W. Shuttle
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12106-09 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. v. Barbara W. Shuttle Barbara W. Shuttle, owners of property situated in the City of Erie, Erie County, Pennsylvania being 511 Cranch Avenue, Erie, Pennsylvania 16511.
 Tax I.D. No. 14-1111-219
 Assessment: \$ 64,445.72

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
Aug. 28 and Sept. 4, 11

SALE NO. 74

Ex. #11213 of 2007

**Citibank, N.A. as Trustee for
Chase Manhattan Mortgage
2003-C1**

v.

**Gerald P. Smith and
Michelle Smith**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11213-07 Citibank, N.A. as Trustee for Chase Manhattan Mortgage 2003-C1 v. Gerald P. Smith and Michelle Smith
Gerald P. Smith and Michelle Smith, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 2220 W. 32nd Street, Erie, Pennsylvania 16506.

Tax I.D. .No. (33) 73-307-17

Assessment: \$ 82,353.50

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

Aug. 28 and Sept. 4, 11

SALE NO. 75

Ex. #11659 of 2009

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

v.

**Matthew Socash and
Karen L. Socash**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11659 of 2009 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Matthew Socash and Karen L. Socash

Matthew Socash and Karen L. Socash, owners of property situated in the City of Erie, Erie County, Pennsylvania being 640 Marne Road, Erie, Pennsylvania 16511.

Tax I.D. No. 14-011-016.0307.00

Assessment: \$ 91,581.11

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Aug. 28 and Sept. 4, 11

SALE NO. 76

Ex. #15403 of 2008

**BAC Home Loans Servicing, L.P.
fka Countrywide Home Loans
Servicing, L.P. s/i/i/t Countrywide
Home Loans, Inc.**

v.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 15403-08 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. s/i/i/t Countrywide Home Loans, Inc. v. Ronald R. Spinelli a/k/a Ronald R. Spinelli, Jr. Ronald R. Spinelli a/k/a Ronald R. Spinelli, Jr., owners of property situated in the City of Erie, Erie County, Pennsylvania being 1403 East 37th Street, Erie, Pennsylvania 16504.

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

Assessment: \$ 78,005.84

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

Aug. 28 and Sept. 4, 11

SALE NO. 77

Ex. #11593 of 2009

**BAC Home Loans Servicing, L.P.
fka Countrywide Home Loans
Servicing, L.P.**

v.

**Kenneth S. Treiber,
Edith T. Treiber and
Stephen E. Treiber**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11593-09 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. v. Kenneth S. Treiber, Edith T. Treiber and Stephen E. Treiber

Kenneth S. Treiber, Edith T. Treiber and Stephen E. Treiber owners of property situated in the 2nd Ward of the City of Erie, Erie County, Pennsylvania being 506 East 14th Street, Erie, Pennsylvania 16503.

Tax I.D. No. (15) 2028-221

Assessment: \$ 19,089.43

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

Aug. 28 and Sept. 4, 11

**AUDIT LIST
NOTICE BY
PATRICK L. FETZNER**

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, August 31, 2009** and confirmed Nisi.

September 24, 2009 is the last day on which Objections may be filed to any of these accounts.

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

<u>2009</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
224.	Hobart L. Geer	PNC Bank National Association & Kevin A. Geer, Trs.	Elderkin Martin Kelly & Messina
225.	Audrey C. Hirt	National City Bank, Co-Tr.	Knox McLaughlin Gornall & Sennett PC & Tucker Arensberg P.C.
226.	Edward H. Wojtkielewicz aka Edward Wojtkielewicz aka Edward H. Ward aka Edward Ward	Cathy M. Lojewski, Exrx.	Cathy M. Lojewski
227.	Patricia A. Harper	Cleo Short, Exrx.	McCarthy Martone & Peasley
228.	Anna S. Lemock	George J. Lemock, Exr.	Scott E. Miller
229.	David L. Arnold	Carol S. Arnold, Tr.	Quinn Buseck Leemhuis Toohey & Kroto Inc
230.	Helen McCann Behr	Francis F. McCann, Exr.	The McDonald Group LLP
231.	Agnes R. Trocki	Darlene M. Vlahos, Esq., Admrx.	Darlene M. Vlahos
232.	Shirley Ann Salamone	Lynette M. Whitney, Exrx.	Yochim & Nash

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

Aug. 28 and Sept. 4

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**BOWERS, ROBERT J.,
deceased**

Late of the City of Erie
Executrix: Julie Johnson
Attorney: Will J. Schaaf, Esquire, Marsh Spaeder Baur Spaeder & Schaaf, LLP, Attorneys at Law, Suite 300, 300 State Street, Erie, PA 16507

**CLAYTON, JOHN F.,
deceased**

Late of the Township of Concord, County of Erie, Commonwealth of Pennsylvania
Executor: Gary W. Clayton, 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

**COOK, ROBERT W.,
deceased**

Late of Summit Township, Erie County, Pennsylvania
Executrix: Sandra Cashdollar, c/o 2580 West 8th Street, Erie, Pennsylvania 16505
Attorney: Ralph R. Riehl, III, Esq., 2580 West 8th Street, Erie, Pennsylvania 16505

**JERIOSKI, MARY,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executor: Frank J. Jerioski, Jr., c/o Taggart Law Office, 1400 Renaissance Centre, 1001 State Street, Erie, Pennsylvania 16501.
Attorney: William Taggart, Esq., 1400 Renaissance Centre, 1001 State Street, Erie, Pennsylvania 16501

**LORANGER, RICHARD G.,
deceased**

Late of the Township of Greenfield, County of Erie, State of Pennsylvania
Executrix: Charise A. Loranger, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**MUTH, BERNICE M., a/k/a
BERNICE J. MUTH, a/k/a
BERNICE MUTH,
deceased**

Late of the City of Erie
Executor: Sherman D. Kohler, c/o 731 French Street, Erie, PA 16510
Attorney: M. Kathryn Karn, Esquire, Aduini, Jewell and Karn, 731 French Street, Erie, PA 16501

**OSTERBERG, HELEN A.
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: David L. Osterberg, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Scott L. Wallen, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**WARNER, BLANCHE,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Lisa Warner, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

**WHITE, LAURENCE A., a/k/a
LAURENCE WHITE,
deceased**

Late of Millcreek Township, County of Erie and State of Pennsylvania
Executrix: Margaret White, 4322 Lauriston Street, Philadelphia, PA 19128
Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**WYKOFF, THELMA J.,
deceased**

Late of the Township of North East, County of Erie and Commonwealth of Pennsylvania
Administrator: William Wykoff, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kevin M. Monahan, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

SECOND PUBLICATION**DOWD, GEORGE MICHAEL,
deceased**

Late of the City of Erie, County of Erie
Administrator: George J. Dowd, 1177 Southview Drive, Erie, PA 16509
Attorney: Donald J. Rogala, Esq., 246 West Tenth Street, Erie, PA 16501

**GAMMIERO, ANTHONY D.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Dorothy Ducato
Attorney: William T. Morton, Esquire, 3213 West 26th Street, Erie, PA 16506

**HANES, ROBERT P.,
deceased**

Late of the City of Erie
Executrix: Marion Samick Hanes
Attorney: Lawrence L. Kinter, Esquire, 3820 Liberty Street, Erie, PA 16509

**HONARD, KENNETH J., a/k/a
KENNETH JOHN HONARD,
deceased**

Late of the City of Erie, Pennsylvania
Executor: James J. Honard, c/o Jerome C. Wegley, Esq., 120 West 10th Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MADAR, AGNES,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Gary M. Madar
Attorney: James H. Richardson, Jr., Esq., Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**NOTARANGELO, NELLA M.,
a/k/a NELLA MARIE
NOTARANGELO,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Carmella Marie Tellers, c/o Raymond A. Pagliari, Esq., 307 French Street, Erie, Pennsylvania 16507-1542
Attorney: Raymond A. Pagliari, Esq., 307 French Street, Erie, Pennsylvania 16507-1542

**ORLANDO, VIOLA F.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Diane M. Nucерino, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**PRUEADENTI, FRANK JR.,
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania
Executor: James A. Prueadenti, c/o 900 State Street, Suite 215, Erie, PA 16501
Attorney: Gregory L. Heidt, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**ROWANE, WILLIAM A.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executors: Joyce E. Rowane, 5029 Westbury Farms Drive, Erie, PA 16506-6119 and Christopher M. Rowane, 6685 Deerview Drive, Loveland, OH 45140-5920
Attorney: James D. Cullen, Esquire, MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**ROZELLE, SUSAN ELIZABETH,
a/k/a SUSAN E. ROZELLE,
deceased**

Late of Fairview Township
Executor: Jay T. Rozelle, 368 Mooreheadville Road, North East, PA 16428
Attorney: None

**ZUBER, RITA C.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Co-Administratrices: Anna Marie Rembert, 1029 W. 34th St., Erie, PA 16508; Jane Marie Durovchic, 3003 Hampton Road, Erie, PA 16508; Kathleen Ann Lane, 503 Dunn Blvd., Erie, PA 16507
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

THIRD PUBLICATION

**BERINGER, KARL H.,
deceased**

Late of Harborcreek Township, Erie County, Erie, Pennsylvania
Executrix: Margaret L. McGarvey, 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

**COLLINS, CONSTANCE L.,
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania
Executors: Lydia C. Bailey and W. John Collins, III, c/o Edward J. Niebauer, Esquire, 558 West 6th Street, Erie, Pennsylvania 16507
Attorney: Edward J. Niebauer, Esquire, Talarico & Niebauer, 558 West 6th Street, Erie, Pennsylvania 16507

**COTE, ROGER J., a/k/a
ROGER COTE,
deceased**

Late of the Township of Waterford
Executrix: Genevieve C. Cote, c/o 731 French Street, Erie, PA 16501
Attorney: Jeffrey J. Jewell, Esquire, Arduini, Jewell and Karn, 731 French Street, Erie, PA 16501

**FIORAVANTI, RUTH,
deceased**

Late of the City of Erie, County of Erie
Executor: Susan Fioravanti-Weaver, 6186 Sterrettania Road, Fairview, Pennsylvania 16415
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**FOSTER, GERTRUDE S.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: James D. Foster, c/o Denis W. Krill, Esquire, 309 French Street, Pennsylvania 16507
Attorney: Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**GIERKE, BETTY H.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Executor: Linda H. Schroder, 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

**GLEBA, HATTIE R., a/k/a
HEDWIG R. GLEBA,
deceased**

Late of the County of Erie, Commonwealth of Pennsylvania
Executor: Sandra M. Wiczorek, 2114 Harrison Street, Erie, PA 16510
Attorney: John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**GOLDSMITH, JEAN B.,
deceased**

Late of the City of Erie, County of Erie
Administrator: Mary L. Beckman, 6170 Old State Road, Edinboro, PA 16412
Attorney: Donald J. Rogala, Esq., 246 West Tenth Street, Erie, PA 16501

**GRAFF, PAUL H.,
deceased**

Late of Fairview Township
Executrix: Darla F. Graff, 6833 Rockport Lane, Mentor, OH 44060
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HEIDLER, DONALD K.,
deceased**

Late of the Township of Girard, County of Erie and State of Pennsylvania
Executrix: Kay L. Gering, 23273 Hemenway Ave, Port Charlotte, FL 33980
Attorney: David M. Keck, Esq., 7728 Main Street, P.O. Drawer S, Fairview, PA 16415

**JOSLIN, HARRY a/k/a
HARRY L. JOSLIN,
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania
Executrix: Zella L. Joslin, 436 Hillcrest Drive, Girard, PA 16417
Attorney: None

**LEARN, VIOLA M.,
deceased**

Late of Wesleyville Boro, Erie County, Erie, Pennsylvania
Co-Executors: Nancy E. Mularz and Thomas M. Learn, 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

**LUKE, FRANCES M.,
deceased**

Late of Harborcreek Township, Erie County, Erie, Pennsylvania
Administratrix: Susan Zello, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428
Attorney: Edward Orton, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania

**MITCHELL, CLANCY EARL,
a/k/a CLANCY E. MITCHELL,
a/k/a CLANCY MITCHELL,
deceased**

Late of the Borough of Platea, County of Erie, State of Pennsylvania
Executrix: Joyce Bartlett, 4165 Gore Road, Conneaut, Ohio 44030
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**MITCHELL, DAVID R.,
deceased**

Late of Greene Township, County of Erie, and Commonwealth of Pennsylvania
Executor: Jennifer Wozniak, 8573 Kirsch Road, Erie, PA 16510
Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**PETRUSKY, PAUL E., a/k/a
PAUL E. PETRUSKA,
deceased**

Late of the Borough of Edinboro
Executor: Paul E. Petrusky, II, c/o 731 French Street, Erie, PA 16501
Attorney: Angelo P. Arduini, Esquire, Arduini, Jewell & Karn, 731 French Street, Erie, PA 16501

**SCHELOSKE, NORBERT J.,
deceased**

Late of Millcreek, Twp, Erie County, PA
Administrator c.t.a.: Anna P. Foster, 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

**SHATTUCK, ALAN RICHARD,
a/k/a ALAN R. SHATTUCK,
deceased**

Late of Millcreek Township, Erie County
Executrix: Maudine H. Shattuck, 5333 Lake Pleasant Road, Erie, PA 16509
Attorney: None

**TROYER, DUANE D.,
deceased**

Late of the Township of Wayne
Administratrix: Tracy L. Short,
13483 Turnpike Road, Corry, PA
16407

Attorney: Michael A. Fetzner,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**WEITHMAN, ESTHER L., a/k/a
ESTHER P. WEITHMAN,
deceased**

Late of the Borough of Girard,
County of Erie, State of
Pennsylvania

Executor: David R. Weithman,
227 Templeton Avenue, Girard,
Pennsylvania 16417

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

**YOUNG, LEATHA L., a/k/a
ALEATHA L. YOUNG, a/k/a
ALEATHA LILLIAN YOUNG,
deceased**

Late of the City of Erie,
Commonwealth of Pennsylvania
Executor: William H. Young,
4432 West Fairmount Avenue,
Lakewood, New York 14750

Attorney: C. James Vendetti,
Esq., Vendetti & Vendetti, 3820
Liberty Street, Erie, Pennsylvania
16509

**ZUKOWSKI, EDWARD J.,
deceased**

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

Executor: Jerome B. Zukowski
Attorney: David J. Rhodes,
Esquire, Elderkin, Martin, Kelly
& Messina, 150 East 8th Street,
Erie, PA 16501

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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

Eric G. Carr ----- (814) 452-4451
402 West Sixth Street ----- (f) (814) 452-6527
Erie, PA 16507 ----- *unitylaw@gmail.com*

New Email Address

Ted G. Miller ----- *mlrconsult@verizon.net*

New Address

Francis J. Constantine

32 West 8th Street, 400 Masonic Temple
Erie, PA 16501

Telephone and fax numbers will remain the same.

IF THERE ARE ANY NEW ATTORNEYS IN ERIE INTERESTED IN JOINING
THE ERIE COUNTY BAR ASSOCIATION, PLEASE
CALL 459-3111 AND AN APPLICATION WILL BE MAILED TO YOU OR GO TO OUR
WEBSITE AT WWW.ERIEBAR.COM AND FILL OUT THE ONLINE APPLICATION.

IF YOU KNOW OF ANY ADDRESS CHANGES
PLEASE CONTACT THE LEGAL JOURNAL OFFICE AT 459-3111
OR ADMIN@ERIEBAR.COM. THANK YOU.

The Erie County Bar Foundation and its Justice Samuel J. Roberts Scholarship Fund
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