

Erie County Legal Journal

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Commonwealth, et al. v. Paragon Promotions, Inc.

Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

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Erie County Bar Association

Calendar of Events and Seminars

WEDNESDAY, SEPTEMBER 30, 2009

Long Term Care Planning
Bayfront Convention Center
lunch & registration ~ 11:45 a.m. - 12:15 p.m.
seminar ~ 12:15 p.m. - 1:15 p.m.
\$12 (ECBA members)
\$39 (nonmembers)
1 hour substantive

THURSDAY, 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

FRIDAY, 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

THURSDAY, OCTOBER 15, 2009

Judicial Autonomy and Accountability - A Fine Line
PBI Groupcast Seminar
Bayfront Convention Center
12:00 p.m. - 2:00 p.m. LUNCH INCLUDED \$154
(member) \$134 (admitted after 1/1/05)
\$174 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:
\$129 (member) \$109 (admitted after 1/1/05) \$149 (nonmember)
2 hours substantive

FRIDAY, OCTOBER 16, 2009

Accounting & Finance for Lawyers
PBI Groupcast Seminar
Bayfront Convention Center
8:30 a.m. - 3:30 p.m. (Reg. 8:00 a.m.)
\$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)
6 hours substantive

2009 BOARD OF DIRECTORS

Mary Payton Jarvie, President
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**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

NOTICE

**APPOINTMENT OF JUDGE THOMAS P. AGRESTI
AS CHIEF BANKRUPTCY JUDGE
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

Judge Thomas P. Agresti has been appointed Chief Bankruptcy Judge for the Western District of Pennsylvania effective September 22, 2009. Judge Agresti succeeds Judge M. Bruce McCullough as Chief Bankruptcy Judge, who served since January 1, 2005. The Chief Bankruptcy Judge has overall responsibilities relating to the effective execution of all Bankruptcy Court business in the Western District of PA.

John J. Horner
Clerk of Court

Sept. 25

ECBA NOMINATING COMMITTEE TO MEET

In accordance with Article V, Section (2) of the Erie County Bar Association (ECBA) By-Laws, the membership is hereby notified that the Nominating Committee will meet on Wednesday, September 30, 2009 at 8:00 a.m. at the Bar Association office. Any association member wishing to nominate a candidate for any of the following offices may do so in writing to the ECBA office prior to the September 30th Nominating Committee meeting: Second Vice-President (1 year term); Treasurer (1 year term); 3 Board Members (3 year terms each).

It will be the duty of the Nominating Committee to place in nomination the names of one candidate for each seat to be filled by election. Nominations to be considered will come from the membership and from the Nominating Committee itself. No other nominations may be made from the floor at the election meeting.

Sept. 18, 25



Wednesday, September 30, 2009

Bayfront Convention Center

Time: Lunch ~ 11:45 a.m. - 12:15 p.m.
Seminar ~ 12:15 p.m. - 1:15 p.m.

Cost: \$12 for ECBA members*
\$39 for non-members

This seminar has been approved by the PA CLE
Board for **1 hour substantive law credit**.

What you really should know about

Long Term Care Planning...

and the earlier the better for you!

Everyone deserves long term care education and everyone needs to have a long term care plan. Whether or not insurance is part of that plan is an individual choice based on an informed decision. As with anything, the best way to make an intelligent decision is to look at the facts, and that is the purpose of this ECBA program - to provide you with just the facts. The topic of long term care insurance (LTCI) tends to generate both questions and anxiety. Making decisions related to this important topic can be so challenging that it is easier to just put it off until another day, but therein lies the problem. Education is the solution.

To educate our members - for their personal and professional benefit - The Erie County Bar Association has asked Loesel-Schaaf to present this lunch-n-learn program. They will discuss a specific product, one we feel will be worth your time to hear about.

The single biggest mistake you can make? Waiting. If LTCI is right for you, waiting can cost you a significant amount of money. Examples of why it's risky to wait will be provided at the program.

Speakers:

Edward C. Althof, CLU, CEBS
Loesel-Schaaf Insurance Agency, Inc.

Michael Ocilka, LTC Specialist
Long Term Care Financial Partners

** A special Thank You to Loesel-Schaaf Insurance in Erie, PA, who graciously agreed to underwrite the cost of lunch for this program, thus allowing us to offer it at a significantly reduced fee.*



ECBA Financial Hardship Policy:

Any lawyer for whom the cost of an ECBA Continuing Legal Education program is a financial hardship may petition the ECBA Executive Director for a reduced fee. For more information on the policy and how to apply, please contact the ECBA office at 459-3111. All requests will be confidential.



Cancellation Policy for ECBA Events/Seminars:

Cancellations received on or before the last reservation deadline will be fully refunded. Cancellations received after the deadline or non-attendance will not be refunded. If you register for an event without payment in advance and don't attend, it will be necessary for the ECBA to send you an invoice for the event.

Reservations due to the ECBA office no later than Friday, September 25, 2009.

COMMONWEALTH OF PENNSYLVANIA,
By THOMAS W. CORBETT, JR., ATTORNEY GENERAL,
Petitioner,
v.
PARAGON PROMOTIONS, INC., Respondent

TRADE REGULATION / STATUTES AND REGULATIONS

The purpose of the Charities Act is to protect the citizens of Pennsylvania by requiring full public disclosure of the identity of persons who solicit contributions from the public, the purposes for which such contributions are solicited and the manner in which they are actually used. 10 P.S. § 162.2.

TRADE REGULATION / STATUTES AND REGULATIONS

The Secretary of the Commonwealth can make or cause to be made an investigation of an applicant for registration under the Charities Act. 10 P.S. § 162.4. The Attorney General may also investigate any person and issue subpoenas under the Charities Act. 10 P.S. § 162.16.

TRADE REGULATION / STATUTES AND REGULATIONS

The Secretary of the Commonwealth can decide matters relating to the issuance, renewal, suspension or revocation of registrations and can take action to initiate any civil or criminal proceedings necessary to enforce the Charities Act. 10 P.S. § 162.4.

TRADE REGULATION / STATUTES AND REGULATIONS

The Charities Act requires a charitable organization to keep true fiscal records as to its activities in Pennsylvania in a form which will enable the charity to accurately provide information under the Charities Act. The records shall be made available for inspection upon demand by the Secretary of the Commonwealth or the Attorney General. 10 P.S. § 162.12.

TRADE REGULATION / STATUTES AND REGULATIONS

Under the Charities Act, a charitable organization may only solicit contributions for the charitable purpose expressed in its solicitation for contributions or the registration statement of the charitable organization and may only apply contributions in a manner substantially consistent with that purpose. 10 P.S. § 162.13(a).

TRADE REGULATION / STATUTES AND REGULATIONS

Regulation under the Charities Act is done by full and transparent disclosure of records. Failure to provide full and transparent disclosure of financial and solicitation records in violation of an administrative subpoena and a Court Order compelling disclosure subjects the non compliant party to a maximum civil penalty of \$5,000, attorneys fees incurred by the Commonwealth and an injunction prohibiting the charity from continuing its activities until it comes into full compliance of the subpoena and the Court Order.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,
PENNSYLVANIA CIVIL DIVISION No. 11358-2008

Appearances: Sandra Mackey Renwand, Esq., for Petitioner
Elliott J. Ehrenreich, Esq., for Respondent

OPINION

Connelly, J., April 3, 2009

This matter is before the Court pursuant to a Petition for Contempt and Civil Penalties filed by the Commonwealth of Pennsylvania (hereinafter "Petitioner"). Paragon Promotions, Inc. (hereinafter "Respondent") opposes. A hearing was held before this Court.

Statement of the Facts

Respondent is a registered charitable organization located in Erie County that has engaged in the solicitation of funds from citizens and businesses in Erie County. Petitioner began an investigation regarding Respondent's solicitation practices and charitable activities in October of 2006 after receiving complaints from Erie area residents and Erie law enforcement agencies. *Petitioner's Order to Compel Compliance*, ¶¶ 4-5. In order to determine if Respondent was complying with the Solicitation of Funds for Charitable Purposes Act (hereinafter "Charities Act") Petitioner served a demand letter on Respondent on November 13, 2006. *Id.* at ¶ 9. Petitioner argues that despite repeated attempts to obtain information Respondent failed to produce the requested information.¹ *Id.* at ¶¶ 9-14. In a final attempt to obtain the information, Petitioner served an administrative subpoena (hereinafter "the Subpoena") on Respondent on September 20, 2007.

The instant action was filed by Petitioner on March 18, 2008 after Respondent failed to comply with the Subpoena. *Id.* at ¶ 15. The Court issued an order dated April 14, 2008, directing Respondent to comply with the Subpoena within ten (10) days. *Order of Connelly, J.; April 14, 2008*. Respondent filed a Motion for Reconsideration with the Court on April 22, 2008 asking that the Court consider Respondent's pleading that had been timely filed on April 14, 2008. *Respondent's Motion for Reconsideration*, ¶ 9. The Court granted Respondent's Motion for Reconsideration on April 30, 2008 and rescinded its Order of April 14, 2008. *Order of Connelly, J., April 30, 2008*. The Court further ordered Respondent's compliance with the Subpoena within fourteen (14) days of the date of the Order. *Id.* The April 30, 2008 Order also mandated that Respondent pay all costs and expenses, including attorney fees,

¹ The only information Petitioner received in response to its demand letters was a three sentence letter from Respondent indicating when the solicitation campaign ran, the total revenue collected and a list of Respondent's employees. *Petitioner's Order to Compel Compliance, Exhibit C*.

incurred by Petitioner in connection with the Subpoena enforcement action. *Id.*

Respondent filed an appeal to this Court's Order with the Superior Court on April 13, 2008, which was docketed at 835 WDA 2008. The record was sent to the Superior Court on May 20, 2008. On June 6, 2008 Respondent filed a Motion with this Court asking for a Stay of the Order of April 30, 2008 pending appeal. *Respondent's Application for Stay of Order, p. 1.* Petitioner filed a Brief in Opposition to the Application for Stay of Order on June 16, 2008. *Petitioner's Brief in Opposition.* On June 27, 2008 this Court denied Respondent's Application for Stay of Order. *Order of Connelly, J., June 27, 2008.* Respondent then discontinued its appeal with the Superior Court on June 30, 2008.

On September 5, 2008, Petitioner filed a Petition for Contempt and Civil Penalties arguing that Respondent never produced the requested information and documents and was in general violation of the Charities Act. *Petition for Contempt and Civil Penalties.* Respondent filed an Answer to the Petition on September 18, 2008, asserting that it had complied with the Court's Order of June 16, 2008 and produced "full and complete information." *Respondent's Answer and New Matter.* On October 3, 2008, Petitioner filed a Reply to Respondent's New Matter noting that the Commonwealth did request documents in the Subpoena and Respondent, in direct violation of the law, intentionally withheld documents and information. *Petitioner's Reply to New Matter.* A hearing at which both parties presented argument was held before this Court on December 3, 2008.

The Court must decide these issues in light of the applicable Pennsylvania law.

Analysis of Law

The Charities Act, *10 P.S. §§ 162.1-162.23*, first promulgated in 1990, was intended to

protect the citizens of this Commonwealth by requiring full public disclosure of the identity of persons who solicit contributions from the public, the purposes for which such contributions are solicited and the manner in which they are actually used, ... by providing civil and criminal penalties for deception and dishonest statements and conduct in the solicitation and reporting of contributions for or in the name of charitable purposes and by publicizing matters relating to fraud, deception and misrepresentation perpetrated in the name of charity.

10 P.S. § 162.2

Under the Act, the Secretary of the Commonwealth can make or cause to be made an investigation of an applicant for registration under the Act. *10 P.S. §162.4; Commonwealth v. Pennsylvania Com'n on Charitable Organizations*, 579 F. Supp. 172 (M.D. Pa. 1984). The Secretary of the Commonwealth can also decide matters relating to the issuance, renewal, suspension or revocation of registrations and can take appropriate action to initiate any civil or criminal proceedings necessary to enforce the Charities Act. *10 P.S. §162.4*.

Under the Charities Act, a charitable organization is required to "keep true fiscal records as to its activities in this Commonwealth as may be covered under this Act, in such forms as will enable them to accurately provide information under this Act. Such records shall be made available for inspection upon demand by the department or the Attorney General." *10 P.S. §162.12*. Under the Act, a "charitable organization may only solicit contributions for the charitable purpose expressed in its solicitation for contributions or the registration statement of the charitable organization and may only apply contributions in a manner substantially consistent with that purpose." *10 P.S. §162.13(a)*. Moreover, *10 P.S. § 162.16* notes the Attorney General may make an investigation of any person as deemed necessary and such investigation can include the issuance of subpoenas, among other things. *10 P.S. § 162.16*.

There is no dispute that Respondent is classified as a charitable organization under the Act and as such must follow its guidance.

Here, Petitioner alleges Respondent failed to adequately comply with the Subpoena first issued on September 20, 2007 despite repeated attempts to obtain the requested information. Petitioner asserts that Respondent has failed to comply with this Court's order of April 30, 2008 directing that Respondent "shall comply with the Commonwealth's Subpoena ... and shall produce all documents and information requested therein within fourteen (14) days from the date of this Order." *Petitioner's Petition for Contempt*, p. 2, quoting *Order of Connelly, J., April 30, 2008*.

Respondent counters that at all times it believed it was in compliance with Petitioner's Subpoena and the Court's Order. *Respondent's Answer and New Matter to Petition for Civil Contempt and Penalties*, ¶ 12. Respondent argues it has provided full and accurate answers to all materials as itemized in Petitioner's Subpoena and notes it has provided the names of its campaigns, a record of revenues and expenses, all identifying information for all of the persons and businesses which have purchased advertising, and has provided full and complete records of all distributions of journals/guides. *Id.* at ¶ 29. Finally, Respondent argues that the relief requested by Petitioner is not proportionate to any harm it has allegedly suffered as Respondent has provided information covering

a larger time period than what was required under the Subpoena and the Court Order. *Id.* at ¶ 38.

Therefore, the instant dispute centers on whether Respondent provided all of the information ordered by the Court.

Petitioner's Subpoena asked for "[a] complete and accurate list of any and all campaigns conducted by [Respondent] from January 1, 2006 to the present"; "[c]omplete and accurate copies of books, ledgers, or record of revenues and expenses related to solicitations conducted by [Respondent]"; "[a] complete and accurate list of any and all businesses and/or consumers who purchased advertising from [Respondent] ... to include name, address, phone number of each contributor and indicate which Journal or Guide each contributed to"; and "[a] complete and accurate list of any and all schools and/or businesses which [Respondent] has distributed or plans to distribute a Journal or Guide."

On May 14, 2008, Respondent forwarded to Petitioner a single sheet listing Respondent's campaigns through December 31, 2007; a single sheet of financial records listing fifteen (15) line item expenses and total revenue for both 2007 and 2008; a list of persons and businesses that purchased advertising space seemingly between 2000 and 2008; and a list of schools and businesses where Respondent had already distributed a Journal or Guide. *Petition for Contempt and Civil Penalties*. On May 30, 2008, Petitioner wrote a letter to Respondent noting that it felt the submission fell short of what was ordered by the Court. *Id.* at *Exhibit 4*. Specifically, Petitioner argued that Respondent failed to mention a solicitation campaign, failed to submit true and accurate copies of financial records, provided an incomplete list of individuals and businesses who have purchased advertising and failed to include the requested phone numbers, and the listing of school and businesses that had received a Journal or Guide was cryptic and incomplete. *Id.*

Respondent replied on June 6, 2008 with a complete list of campaigns and a glossary of abbreviations used in the prior submission. *Id.* at *Exhibit 5*. Respondent also indicated that it believed the one-page financial record provided was sufficient to comply with the Court's Order. After more correspondence between the parties, Respondent submitted to Petitioner a one-page record of revenues listing line item expenses and revenue from January 1, 2008 and June 30, 2008. *Id.* Respondent also argued that with these additional financial records, it was in compliance with the Court's Order of April 30. *Id.*

Respondent asserts the information provided is in full compliance with the Subpoena and Court Order and in fact Respondent has provided more information than was required. *Respondent's Answer and New Matter*, ¶ 38. Respondent also argues that the Subpoena did

not request financial statements or reports. *Id.* at ¶ 33. At the hearing, Respondent, through its counsel, indicated it was doing its best to be transparent.

The Court finds Respondent in violation of its Order of April 30, 2008. Petitioner's Subpoena requests complete and accurate copies of books, ledgers, or record of revenues and expenses related to solicitations conducted by Paragon Promotions, Inc., from January 1, 2006 to the present. In response to this, Respondent submitted a very short listing of line item expenses and one lone figure listing revenue. This can certainly not be classified as transparent. The Subpoena and subsequent correspondence between the parties when read in conjunction with the Charities Act indicate Petitioner requested and was entitled to more than these conspicuously incomplete financial records. Specifically, in a letter dated July 1, 2008, Petitioner clearly indicated that the financial document submitted by Respondent was not sufficient.

Respondent argues that it provided all that was asked of it, however, the Court has difficulty reconciling this argument with the Subpoena, correspondence between the parties and the Charities Act. The Subpoena specifically asks for a "record of revenues and expenses related to the solicitations conducted by [Respondent]." The document submitted by Respondent does not appear to comply with the Subpoena or the Court Order. The submitted document appears merely to be a summary of a few line item expenses set against one single revenue number prepared by Respondent in response to the Subpoena. The financial records also give absolutely no inclination as to how the revenue was raised or during what specific solicitation campaign.

The Charities Act was intended to protect the citizens of the Commonwealth by regulating organizations that solicit contributions from the public. Such regulation is done by full and transparent disclosure of records. The Court finds that Respondent has failed to provide full and transparent disclosure of its financial and solicitation records. Petitioner's Subpoena and the subsequent correspondence between the parties made it clear that Petitioner was looking for more than a simple summary of Respondent's financial records. Petitioner is entitled under the Charities Act to request and receive these records, yet Respondent is trying to couch its noncompliance with the argument it did not understand what it was being asked to provide. Here, the Court finds there is little question that Petitioner was seeking more detailed financial records than those provided, therefore Respondent is in violation of the Subpoena and consequently the Court Order.

Therefore, because Respondent has been found to be in violation of the Court Order and the Charities Act, the Court must determine what if any sanctions should be imposed. Petitioner argues that Respondent's

conduct appears to be a calculated attempt to avoid disclosure of financial information, in direct contravention of the Charities Act. *Petitioner's Reply to New Matter*, ¶ 38. Moreover, Petitioner argues that the civil penalties it is asking for arose out of Respondent's pre-Petition refusal to comply with the Subpoena and subsequent demand letters. *Id.* at ¶ 39. Petitioner also avers that Respondent should be enjoined from continuing its Charities Act activities until it comes into compliance by making a full and complete disclosure of revenues and expenses related to each one of its more than fourteen (14) solicitation campaigns. *Id.*

10 P.S. § 162.16 (f) states

Any person upon whom a notice is served pursuant to this section shall comply with the terms thereof unless otherwise provided by an order of court. Any person who fails to appear or, with intent to avoid, evade or prevent compliance, in whole or in part with any civil investigation under this act, removes from any place, conceals, withholds or destroys, mutilates, alters or by any other means falsifies any documentary material in the possession, custody or control of any person subject to any notice, or knowingly conceals any relevant information, shall be assessed a civil penalty of not more than \$5,000. The Attorney General or the District Attorney may petition for an order of court for enforcement of this section.

10 P.S. §162.16(f).

Moreover, 10 P.S. §162.19 notes that whenever the Attorney General should have reason to believe that a person is operating in violation of the Charities Act the Attorney General may bring an action in the name of the Commonwealth to enjoin such person from continuing such violation and for other such relief as the court deems appropriate. *10 P.S. § 162.19(a).*

Here, it appears to the Court that Respondent is knowingly withholding information that Petitioner requested and is entitled to under the Charities Act. Therefore, 10 P.S. §162.16(f) applies. Respondent not only failed to comply with the Charities Act and the Subpoena, Respondent also blatantly failed to comply with an Order of this Court. Such noncompliance cannot be tolerated. Therefore, Respondent is hereby assessed the maximum civil penalty of \$5,000 in addition to the attorney fees which have already been ordered. Respondent is hereby enjoined from continuing its Charities Act activities until it comes into full compliance by making a full and complete disclosure of revenues and expenses related to each of its solicitation campaigns.

ORDER

AND NOW, TO-WIT, this 3rd day of April, 2009, it is hereby **ORDERED, ADJUDGED, and DECREED** that the Commonwealth's Petition for Sanctions is **GRANTED**. Respondent, Paragon Promotions, Inc., is hereby **ORDERED** to pay the Commonwealth civil penalties in the amount of five thousand dollars (\$5,000.00) and to comply with the Commonwealth's request for full financial disclosure within ten (10) days from the date of this Order. Paragon Promotions is hereby enjoined from continuing its Charities Act activities until it comes into full compliance by making a full and complete disclosure of revenues and expenses related to each of its solicitation campaigns. As previously Ordered, Paragon Promotions, Inc., shall pay all costs and expenses incurred by the Commonwealth in connection with the Commonwealth's Subpoena enforcement action.

BY THE COURT:

/s/ **SHAD CONNELLY, JUDGE**

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
NO. 14062-2009

In Re: Change of Name of
ALEXANDER CAESAR CARBO,
a minor

NOTICE

NOTICE is hereby given that, on
September 8, 2009, the Petition of
Alexander Caesar Carbo was filed
in the above-named Court praying
for an ORDER to change the name
of Alexander Caesar Carbo to
Caesar Alexander Carbo.

A hearing on the Petitioners' request
is set for October 26, 2009 at 10:45
a.m. in Courtroom No. B of the Erie
County Courthouse. All persons
interested may appear and show
cause, if any, why the relief requested
should not be granted.

Jennifer B. Hirneisen, Esq.
PA Supreme Court I.D. No. 93345
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, PA 16507-1459
(814) 870-7703
Attorneys for Petitioners

Sept. 25

INCORPORATION NOTICE

Commonwealth Safety Institute,
LLC has been formed in accordance
with 15 Pa.C.S. Section 8913.
Tina Fryling, Esq.
PO Box 1084
Erie, PA 16512-1084

Sept. 25

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
No. 12940 - 2009

THE MCDONALD GROUP,
L.L.P., Plaintiff
v.

MARY ANN KRAMER, Defendant
To: Mary Ann Kramer
Last known address: 606 East 6th
Street, Erie, Pennsylvania
Nature of Action: Revival of
Judgment Lien

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

John J. Estok, Esq.
The McDonald Group, L.L.P.
456 West Sixth Street
Erie, PA 16507-0757

Sept. 25

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY
CIVIL ACTION – LAW
NO. 11757-09

ACTION OF EJECTMENT

FANNIE MAE, PLAINTIFF
vs. KRISTY A. KINNEY, THE
UNKNOWN HEIRS OF BECKY
S. CATALFU, DECEASED, DAWN
SKINNER and OCCUPANTS,
DEFENDANTS
TO: KRISTY A. KINNEY, THE
UNKNOWN HEIRS OF BECKY
S. CATALFU, DECEASED, DAWN
SKINNER and OCCUPANTS,
DEFENDANTS, whose last known
addresses are 130 East Frederick St.,
Corry, PA 16407, 10 Parade Street,
Union City, PA 16438 and 76 E.
High St., Apt. 407, Union City, PA
16438.

Take notice that a Complaint in
Ejectment has been filed against you
in the above named Court. Plaintiff
became owner of premises of 130
East Frederick Street, Corry, PA
16407, by virtue of a Deed from the
Sheriff of Erie County recorded on
4/1/2009 at bk. 1552 pg. 1964. The
Defendants and OCCUPANTS are

occupying the said premises without
right, and so far as the Plaintiff is
informed, without claim of title.
Plaintiff has demanded possession
of the said premises from the said
Defendants, who have refused to
deliver up possession of the same.
WHEREFORE, Plaintiff requests
judgment for possession of premises.

NOTICE

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

You should take this paper to your
lawyer at once. If you do not have a
lawyer or cannot afford one, go to or
telephone the office set forth below.
This office can provide you with
information about hiring a lawyer.
If you cannot afford to hire a lawyer,
this office may be able to provide you
with information about agencies that
may offer legal services to eligible
persons at a reduced fee or no fee.

Erie County Bar Association
302 W. 9th St., Erie, PA 16502
814.459.4411
Northwestern Legal Services
1001 State Street, Ste. 700
Erie, PA 16501
814.452.6957

Michael T. McKeever,
Atty. for Plaintiff
Goldbeck McCafferty
& McKeever, P.C.
Suite 5000, Mellon Independence
Center, 701 Market St.
Philadelphia, PA 19106-1532
215-627-1322

Sept. 25

LEGAL NOTICE

ATTENTION: BEN ODUHO
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS

IN THE MATTER OF THE
ADOPTION OF MINOR MALE
AND FEMALE CHILDREN

(J.O.); DOB: 02/10/06

(E.O.); DOB: 12/21/04;

(W.O.); DOB: 07/27/00;

(A.O.); DOB: 06/03/08

#96, 96A, 96B, 96C IN ADOPTION,
2009

If you could be the parent of the above mentioned children, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Cunningham, Court Room No. C, City of Erie on November 2, 2009 at 1:15 p.m. and then and there show cause, if any you have, why your parental rights to the above children should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

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

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

Family/Orphan's

Court Administrator

Room 204 - 205

Erie County Court House

Erie, Pennsylvania 16501
(814) 451-6251

Sept. 25

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U.S. Court for the W. D. of PA at suit of the USA at Civil No. 1:09-cv-12-E, I shall expose to public sale the real property of Ted R. Hull and Karen L. Hull known as 224 Mark Drive, Seneca, PA 16346, being fully described in the Deed dated May 17, 1989 and recorded May 18, 1989 in Venango County Deed Book Volume 0914, Page 0751.

TIME AND LOCATION OF SALE: Monday, October 19, 2009 at 10:30 A.M. at the Venango County Courthouse, Front Steps, 1168 Liberty Street, Franklin, PA 16323.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of 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. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office 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. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Thomas M.

Fitzgerald, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Kimberly Williamson at 314-457-5513.

Sept. 25 and Oct. 2, 9, 16

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 4705 Cedar Drive, North East, PA 16428 being more fully described in Erie County Record Book 1281, Page 1364.

SAID SALE to be held at the ERIE COUNTY COURTHOUSE, ROOM 209, ERIE PA at 9:30 a.m. prevailing, standard time, on OCTOBER 13, 2009.

All those certain tracts of land, together with the buildings, and improvements erected thereon described in Erie Map No. (37) 41-88-160 as recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Michelle L. Battaglia a/k/a Michelle L. Whitford at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1:09-CV-73.

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

ISSUES FACING NONPROFIT ORGANIZATIONS IN 2009

Special thanks to
The Erie Community Foundation
for generously sponsoring this
seminar, allowing us to offer
registration at a significantly
reduced cost.



Tuesday, October 20, 2009

Bayfront Convention Center

Networking Breakfast & Registration: 7:45 a.m. - 8:30 a.m.

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

\$20 (ECBA members)

\$35 (nonmembers)

SPEAKER:

Carolyn D. Duronio, Esquire

Partner at Reed Smith LLP, Pittsburgh, Pennsylvania

THE SEMINAR HAS BEEN APPROVED
BY THE PA CLE BOARD FOR 2
HOURS SUBSTANTIVE LAW CREDIT.

— Don't miss this timely and definitive seminar of interest to both accountants and attorneys, two professions who not only counsel nonprofits but are routinely asked to serve on their boards. This presentation will focus on "best practices" for boards of nonprofit organizations. It will also address the revised Form 990 as well as the heightened scrutiny on nonprofits by the Internal Revenue Service and the Pennsylvania Attorney General.

Reservations due to the ECBA office by Wednesday, October 14, 2009.

CRIMINAL LAW UPDATE 2009

a Lunch -n- Learn

presented by the

Erie County Bar Association

in cooperation with its Criminal Law Section.

Monday, October 19, 2009

Bayfront Convention Center

Time: Lunch: 11:45 a.m. - 12:15 p.m.

Seminar: 12:15 p.m. - 1:15 p.m.

Cost: \$27 (ECBA members)

\$39 (nonmembers)

SPEAKER:

ROBERT A. SAMBROAK, JR., ESQ.

Erie County District Attorney's Office

If you practice in the area of Criminal Law, you won't want to miss this pragmatic program. Offered just once a year, it provides a comprehensive review of the latest case law developments.

Our authoritative speaker's presentation is accompanied by valuable materials that categorize the case law updates and reduce your research time.

ECBA Financial Hardship Policy:

Any lawyer for whom the cost of an ECBA Continuing Legal Education program is a financial hardship may petition the ECBA Executive Director for a reduced fee. For more information on the policy and how to apply, please contact the ECBA office at 459-3111. All requests will be confidential.

THIS SEMINAR
HAS BEEN APPROVED
BY THE PA CLE BOARD
FOR 1 HOUR SUBSTANTIVE
LAW CREDIT.

Reservations are due to the ECBA office no later than Wednesday, October 14, 2009.



DENNIS LAGAN & ASSOCIATES, INC

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.

Business Records Management can help you create a retention policy that can be used immediately. BRM can handle your needs with Document Storage, Certified Shredding and Email Archiving services.

Contact BRM and mention the *Erie County Legal Journal* for a free assessment of your office.

Verdict: Choose BRM!



BUSINESS RECORDS MANAGEMENT



823 East 8th Street, Erie, PA 16503

877-DIAL-BRM

www.businessrecords.com



the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information, please contact William Lambert at 314-457-5512.

Sept. 18, 25 and Oct. 2, 9

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the property located at 708 Aspen Way, Edinboro, PA 16412 being more fully described in Erie County Deed Volume 482 at Page 1240.

SAID SALE to be held at the **ERIE COUNTY COURTHOUSE, ROOM 209, ERIE PA** at 9:30 a.m. prevailing, standard time, on **OCTOBER 13, 2009.**

All those certain tracts of land, together with the buildings, and improvements erected thereon described in Erie County Assessment Index as No. 11-7-32-3.22. Seized and taken in execution as the property of Mary Zuck, individually and as surviving joint tenant, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1:09-CV-79.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post

Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information, please contact Kimberly Williamson at 314-457-5513.

Sept. 18, 25 and Oct. 2, 9

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 1/2 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

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

October 16, 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

Sept. 25, and Oct. 2, 9

SALE NO. 1

Ex. #12474 of 2009

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

v.

Clifford A. Cass

Patricia A. Cass, Defendant

LEGAL DESCRIPTION

All that certain unit in the property known, named and identified in the Declaration and Plat referred to below as Harbor Ridge Golf Community, located in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned

Community Act by the recording in the office of the Recorder of Deeds for Erie County, Pennsylvania, of a Declaration dated January 27, 2000, and recorded on January 28, 2000, at Record Book 685, Page 941, as amended, a "Master Site Plan for Planned Residential Development for Harbor Ridge" in Erie County as Map 2000-47 and 2000-49, and a Plat for Phase II recorded on November 27, 2000, as Map No. 2000-360, being and designated on said Plat as Unit No. S13.

Together with the undivided fractional interest in the Common Elements, as defined in such Declaration;

Being commonly known as 3706 Harbor Ridge Trail, Erie, PA 16510, and being part of Erie County Index No. (27) 64-211-7.

Being part of the same parcel conveyed to Grantor herein by deeds recorded at Erie County Record Book 693, Page 990, and Erie County Record Book 702, Page 2038.

BEING KNOWN AS: 3706 HARBOR RIDGE TRAIL (HARBORCREEK TWP.) ERIE, PA 16510

PROPERTY ID NO.: (27) 81-211-112
TITLE TO SAID PREMISES IS VESTED IN Clifford A. Cass and Patricia A. Cass, his wife, by deed from Woodberry Development, Inc. dated 12/5/00 recorded 12/6/00 in Deed Book 741 Page 1507.

Udren Law Offices, P.C.

Attorneys for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

(856) 669-5400

Sept. 25, and Oct. 2, 9

SALE NO. 2

Ex. #15799 of 2008

**National City Mortgage, a
division of National City Bank of
Indiana, Plaintiff**

v.

Sergio A. Cosio

Irma Leticia Cosio

United States of America,

Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel

of land situated in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, described as follows: Unit No. 32 (the "Unit") of Whispering Woods Estates, a Planned Community as depicted on the Plat of Whispering Woods Estates, a Planned Community (the "Plat"), as recorded on August 18, 1999, in the Office of the Recorder of Deeds of Erie County, Pennsylvania Map Book 1999 at Page 259.

This premises is commonly known as 5814 Forest Crossing, Erie, Pennsylvania 16506 and bears Erie County Tax Index Number (33) 174-565.1-114.

BEING KNOWN AS: 5814 FOREST CROSSING, ERIE, PA 16506

PROPERTY ID NO.: 33-174-565.1114

TITLE TO SAID PREMISES IS VESTED IN Sergio A. Cosio and Irma Leticia Cosio, husband and wife, by deed from Hewitt Associates, LLC, an Illinois, LLC, successor in interest to Hewitt Relocation Services, Inc., by assignment and assumption agreement dated October 1, 2005 Dated 10/20/05 recorded 11/04/05 in Deed Book 1284 page 1943.

Udren Law Offices, P.C.

Attorneys for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

(856) 669-5400

Sept. 25, and Oct. 2, 9

SALE NO. 3

Ex. #12125 of 2005

**Wachovia Bank of Delaware, NA,
f/k/a First Union National Bank
of Delaware, Plaintiff**

v.

Gerald E. Hepler, Defendant(s)

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Wayne, County of Erie and State of Pennsylvania, bounded and described as follows, to wit: COMMENCING at a point in the center line of Jackman or Spirit Hill Road leading from Corry, Pennsylvania, to Clymer, New

York, being the southwest corner of land conveyed to Gerald E. Hepler and Lorraine F. Hepler, his wife, grantees herein, by deed of Anthony Slava and Faye Slava, his wife, dated May 27, 1971; thence in an easterly direction along the southerly line of land of Gerald E. Hepler and Lorraine F. Hepler, his wife, aforementioned, three hundred twenty five (325) feet to a point; thence in a southerly direction parallel to the center line of the Jackman or Spirit Hill Road aforementioned, two hundred fifty (250) feet to a post; thence in a westerly direction parallel to the first described line three hundred twenty five (325) feet to a point in the center of the Jackman or Spirit Hill Road aforementioned; thence in a northerly direction along the center line of the Jackman or Spirit Hill Road, two hundred fifty (250) feet to the place of beginning. No improvements. The foregoing description is based on a survey made by Jack K. Booker, R.L.S. 52-54 E, in 1971.

Parcel #49-5-9-14.02
BEING KNOWN AS: 17113
SPIRIT HILL ROAD (WAYNE
TOWNSHIP) CORRY, PA 16407
PROPERTY ID NO.: (49) 5-9-14.02
TITLE TO SAID PREMISES IS
VESTED IN Gerald E. Hepler and
Lorraine F. Hepler, his wife, as
tenants by the entireties with the
right of survivorship by deed from
Anthony Slava and Faye Slava,
his wife, dated 7/14/72 recorded
7/19/72 in Deed Book 1073 page
570.

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

Sept. 25, and Oct. 2, 9

SALE NO. 5

Ex. #15810 of 2008
Erie School Employees Federal
Credit Union, now by change of
name Erie Federal Credit Union,
Plaintiff

v.

John W. Shade, III and

Christine D. Byham a/k/a
Christine Mongelia, Defendants
ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 15850-2008, Erie School Employees Federal Credit Union, now by change of name Erie Federal Credit Union, owner of the following properties identified below:

1) Situate in the Borough of Mill Village, County of Erie, and Commonwealth of Pennsylvania at 14469 Depot Street, Mill Village, PA 16427:

Assessment Map No.:
34-0003-007.0-006.00

Assessed Value Figure: \$50,070.00
Improvement Thereon : Residential
Dwelling House

Michael S. Jan Janin, Esquire
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Sept. 25, and Oct. 2, 9

SALE NO. 6

Ex. #15715 of 2008
Washington Mutual Bank
v.

Michael W. Snow
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 15715-08 Washington Mutual Bank vs. Michael W. Snow, owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 825 Ash Street, Erie, PA 16503

Assessment Map Number:
15-2031-219

Assessed Value figure: \$50,400.00
Improvement thereon: Single
Family Dwelling

Zucker, Goldberg
& Ackerman, LLC
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500

Sept. 25, and Oct. 2, 9

SALE NO. 7

Ex. #12273 of 2009
First Horizon Home Loans, a
Division of First Tennessee
Bank, NA

v.

Daniel S. Tolciu as

administrator of the Estate of
Josephina D'Annunzio
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 12273-09 First Horizon Home Loans, a Division of First Tennessee Bank, NA vs. Daniel S. Tolciu as administrator of the Estate of Josephina D'Annunzio owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 225 Illinois Avenue, Erie, PA 16505

Assessment Map Number:
17-4126-211

Assessed Value figure: \$160,140.00
Improvement thereon: Single
Family Dwelling

Zucker, Goldberg
& Ackerman, LLC
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500

Sept. 25, and Oct. 2, 9

SALE NO. 8

Ex. #14261 of 2008
First National Bank of
Pennsylvania, Plaintiff
v.

Galen Varish and
Cheryl Varish, Defendants
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in City of Erie, County of Erie, and Commonwealth of Pennsylvania, bearing Erie County Tax ID No. (15) 2045-201, having erected thereon a two-story dwelling known and numbered as 828 Pennsylvania Avenue, Erie, Pennsylvania 16503.

Susan Fuhrer Reiter
Pa. Supreme Court ID No. 43581
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7760

Attorneys for Plaintiff

Sept. 25, and Oct. 2, 9

SALE NO. 9

Ex. #10622 of 2009
Deutsche Bank National Trust
Company, as Trustee
v.

Shirley A. Gaines
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10622-09, Deutsche Bank National Trust Company, as Trustee vs. Shirley A. Gaines
Shirley A. Gaines, owner of property situated in Borough of Union City, Erie County, Pennsylvania being 66 Market Street, Union City, PA 16438.

Dimensions of parcel: 65 X 247.5
Acreage: 0.3701
Assessment Map number: 41011042000300
Assessed Value figure: \$57,650.00
Improvement thereon: Two Story Single Family Residential Dwelling
M. Troy Freedman, Esquire
Attorney for Plaintiff
Richard M. Squire
& Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790

Sept. 25, and Oct. 2, 9

SALE NO. 10

Ex. #14398 of 2008
JP Morgan as Trustee
by Residential Funding
Corporation, Attorney-in-Fact,
Plaintiff,
v.
Anita Briska a/k/a
Anita Koniecko
Kymberly L. Briska
Amanda A. Briska a/k/a
Amanda Cabero, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14398-08 JP Morgan as Trustee by Residential Funding Corporation, Attorney-in-Fact vs. Anita Briska a/k/a Anita Koniecko and Kymberly L. Briska and Amanda A. Briska a/k/a Amanda Cabero.

Anita Briska a/k/a Anita Koniecko and Kymberly L. Briska and Amanda A. Briska a/k/a Amanda Cabero, owner(s) of property situated in the Township of Harborcreek, Erie County, Pennsylvania being 507 WALBRIDGE ROAD, ERIE, PA 16511.

Dimensions: 100 X 240
Acreage: 0.6199
Assessment Map number: 27-008-071.0-007.00

Assessed Value: \$77,170.00
Improvement thereon: residential
Daniel G. Schmieg, Esquire
Attorney for Plaintiff
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 11

Ex. # 12297 of 2009
U.S. Bank National Association,
as Trustee for Asset Backed Pass
Through Certificates Series 2006-
HE1, Plaintiff,
v.

Marlene S. Burick a/k/a
Marlene S. Laska, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12297-09 U.S. Bank National Association, as Trustee for Asset Backed Pass Through Certificates Series 2006-HE1 vs. Marlene S. Burick a/k/a Marlene S. Laska.

Marlene S. Burick a/k/a Marlene S. Laska, owner(s) of property situated in the Village of Lowville, Township of Venago, Erie County, Pennsylvania being 13426 ROUTE 8, WATTSBURG, PA 16442-1408.
Dimensions: 99 X 330
Acreage: 0.7500
Assessment Map number: 44-015-036.0-026.00

Assessed Value: \$57,400.00
Improvement thereon: residential
Daniel G. Schmieg, Esquire
Attorney for Plaintiff
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 12

Ex. #12230 of 2009
Deutsche Bank National Trust
Company, as Trustee for
Soundview Home Loan Trust
2006-WF2, Plaintiff,
v.

Amy Cline
Jeremy Cline, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12230-09 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2 vs. Amy Cline and Jeremy Cline

Amy Cline and Jeremy Cline, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 2840 HOMER AVENUE, ERIE, PA 16506-2630.

Dimensions: 60 X 138
Acreage: 0.1901
Assessment Map number: 33-070-276.0-007.00
Assessed Value: \$109,920.00
Improvement thereon: residential
Daniel G. Schmieg, Esquire
Attorney for Plaintiff
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 13

Ex. #10366 of 2009
Sovereign Bank, Plaintiff,
v.
Ronald J. Demchak
Juanita Demchak, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10366-09 Sovereign Bank vs. Ronald J. Demchak and Juanita Demchak
Ronald J. Demchak and Juanita Demchak, owner(s) of property situated in Third Ward of the City of Corry, Erie County, Pennsylvania being 136 WEST BOND STREET, CORRY, PA 16407-1104.

Dimensions: 88.66 X 258.75 IRR
Acreage: 0.4963
Assessment Map number: 07-014-040.0-004.00

Assessed Value: \$56,540.00
Improvement thereon: residential
Daniel G. Schmieg, Esquire
Attorney for Plaintiff
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 14

Ex. #12296 of 2009

**Suntrust Mortgage, Inc.,
Plaintiff,
v.**

Robert W. Dunlap, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12296-09 Suntrust Mortgage, Inc. vs. Robert W. Dunlap

Robert W. Dunlap, owner(s) of property situated in Fourth Ward of the City of Erie, Erie County, Pennsylvania being 808 WEST 4TH STREET, ERIE, PA 16507-1106.

Assessment Map number:
17-040-027.0-101.00

Dimensions: 41.25 X 122

Acreage: 0.1148

Assessed Value: \$25,380.00

Assessment Map number:
17-040-027.0-120.00

Dimensions: 41.25 X 157

Acreage: 0.1478

Assessed Value: \$6,000.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

One Penn Center at Suburban
Station, Suite 1400

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

Sept. 25, and Oct. 2, 9

SALE NO. 15

Ex. #12277 of 2009

**Citimortgage, Inc., Plaintiff,
v.**

Huey D. Gillett

Michelle L. Gillett, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12277-09 Citimortgage, Inc. vs. Huey D. Gillett and Michelle L. Gillett

Huey D. Gillett and Michelle L. Gillett, owner(s) of property situated in Township of Springfield, Erie County, Pennsylvania being 5200 ROUTE 215, EAST SPRINGFIELD, PA 16411.

Dimensions: 146.91 X 140.29 IRR
Acreage: 0.4130

Assessment Map number:
39-046-018.0-016.00

Assessed Value: 66,530.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 16

Ex. #12185 of 2009

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

The Estate of

Thomas R. Groh a/k/a

Thomas R. Groh, Sr.

John H. Groh, Executor and

Devisee of The Estate of

Thomas R. Groh a/k/a

Thomas R. Groh, Sr.;

Thomas R. Groh, Jr., Devisee of

The Estate of Thomas R. Groh

a/k/a Thomas R. Groh, Sr.;

Christina M. Wentz, Devisee of

The Estate of Thomas R. Groh

a/k/a Thomas R. Groh, Sr.,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12185-09, Citifinancial Services, Inc., Plaintiff, v. The Estate of Thomas R. Groh a/k/a

Thomas R. Groh, Sr., John H. Groh, Executor and Devisee of the Estate of Thomas R. Groh a/k/a

Thomas R. Groh, Sr.; Thomas R. Groh, Jr., Devisee of the Estate of Thomas R. Groh a/k/a Thomas R. Groh, Sr.; Christina M. Wentz, Devisee of the Estate of Thomas R. Groh a/k/a Thomas R. Groh, Sr., owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 1803 Cole Drive, Erie, PA 16505-2817.

Dimensions: 100 x 140

Acreage: 0.3214

Assessment Map number:

33-040-137.0-001.00

Assessed Value: 70,680.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 17

Ex. #11101 of 2008

**Citimortgage, Inc., Plaintiff,
v.**

Odis Hamilton, Jr.

Lamar Hamilton,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11101-08 Citimortgage, Inc. vs. Odis Hamilton, Jr. and Lamar Hamilton

Odis Hamilton, Jr. and Lamar Hamilton, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2765 EAST 29TH STREET, ERIE, PA 16510.

Dimensions: 14 X 22

Acreage: 0.1581

Assessment Map number:

180-51-049.0-105.00

Assessed Value: 57,220.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 18

Ex. #12576 of 2009

**US Bank National Association as
Trustee, Plaintiff,
v.**

James Haney

Jennifer Haney, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 208031 US Bank National Association as Trustee vs. James Haney and Jennifer Haney

James Haney and Jennifer Haney, owner(s) of property situated in 1ST Ward, City of Corry, Erie County, Pennsylvania being 357 EAST PLEASANT STREET, CORRY, PA 16407-2241.

Dimensions: 20 X 24
Acreage: 0.1591

Assessment Map number:
05-028-182.0-017.00

Assessed Value: 50,200.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

One Penn Center at Suburban

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

Sept. 25, and Oct. 2, 9

SALE NO. 19

Ex. #15510 of 2008

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

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

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15510-08 BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Paul C. Hanson and Kathleen L. Maisner Paul C. Hanson and Kathleen L. Maisner, owner(s) of property situated in Township of Franklin, Erie County, Pennsylvania being 11151 EUREKA ROAD, EDINBORO, PA 16412-3727.

Acreage: 13.45 ACRES

Assessment Map number:
22-012-022.0-015.01

Assessed Value: 97,000.00

Improvement thereon: residential
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

One Penn Center at Suburban
Station, Suite 1400

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

Sept. 25, and Oct. 2, 9

SALE NO. 20

Ex. #12278 of 2009

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

**Kimberly G. Herron
Scott T. Herron, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12278-09 PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation vs. Kimberly G. Herron and Scott T. Herron

Kimberly G. Herron and Scott T. Herron, owner(s) of property

situated in CITY OF ERIE, Erie County, Pennsylvania being 2725 ELMWOOD AVENUE, ERIE, PA 16508-1422.

Dimensions: 35 X 120

Acreage: 0.0964

Assessment Map number:
19-062-020.0-211.00

Assessed Value: 58,220.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

One Penn Center at Suburban
Station, Suite 1400

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

Sept. 25, and Oct. 2, 9

SALE NO. 21

Ex. #12187 of 2009

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

Thomas E. Mayo, Defendant(s).

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12187-09 Wells Fargo Bank, NA vs. Thomas E. Mayo Thomas E. Mayo, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 9 KELLOGG STREET, ERIE, PA 16508-2721.

Dimensions: 35 X 120

Acreage: 0.1102

Assessment Map number:
18-053-031.0-121.00

Assessed Value: 53,590.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

One Penn Center at Suburban
Station, Suite 1400

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

Sept. 25, and Oct. 2, 9

SALE NO. 23

Ex. #12369 of 2009

**Bank of America, N.A., Plaintiff,
v.**

**Scott H. McGrath
Marlene Lewis, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12369-09 Bank Of America, N.A. vs. Scott H. McGrath and Marlene Lewis
Scott H. McGrath and Marlene

Lewis, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 812 WEST 7TH STREET, ERIE, PA 16502-1205.

Dimensions: 37.5 X 82.5

Acreage: 0.0710

Assessment Map number:
17-040-025.0-218.00

Assessed Value: 60,990.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

One Penn Center at Suburban
Station, Suite 1400

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

Sept. 25, and Oct. 2, 9

SALE NO. 24

Ex. #10065 of 2009

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

Vladmir M. Solop, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10065-09 Huntington National Bank, s/b/m to Sky Bank vs. Vladmir M. Solop

Vladmir M. Solop, owner(s) of property situated in Township of Summit, Erie County, Pennsylvania being 2435 GLORY DRIVE, WATERFORD, PA 16441

Dimensions: 95 x 182.58 IRR

Acreage: 0.3970

Assessment Map number:
40-016-072.0-043.11

Assessed Value: 27,400.00

Improvement thereon:
Condominium

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

One Penn Center at Suburban
Station, Suite 1400

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

Sept. 25, and Oct. 2, 9

SALE NO. 25

Ex. #11631 of 2009

**Wells Fargo Bank, N.A., s/b/m
Wells Fargo Home Mortgage,
Inc., Plaintiff,
v.**

**Kenneth H. Stepherson, Jr.
Kathie J. Stepherson,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11631-09 Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. vs. Kenneth H. Stepherson, Jr. and Kathie J. Stepherson
Kenneth H. Stepherson, Jr. and Kathie J. Stepherson, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 3917 BEECH AVENUE, ERIE, PA 16508-3114.

Dimensions: 75 X 115

Acreage: 0.1980

Assessment Map number: 18-053-048.0-209.00

Assessed Value: 129,130.00

Improvement thereon: residential

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Sept. 25, and Oct. 2, 9

SALE NO. 26

Ex. #12341 of 2009

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

v.

Dawn J. Barnes, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12341-09 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Dawn J. Barnes, Defendants

Real Estate: 1301 GERMAN STREET, ERIE, PA

Municipality: City of Erie,

Erie County, Pennsylvania

Dimensions: 126.38 x 38.50

See Deed Book 1202, Page 172

Tax I.D. (15) 2018- 21

Assessment: \$ 6,200. (Land)

\$42,900. (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

Sept. 25, and Oct. 2, 9

SALE NO. 27

Ex. #10170 of 2008

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

v.

Diann M. Buterbaugh,

Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 10170-08 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Diann M. Buterbaugh, Defendants

Real Estate: 909 EAST 24TH STREET, ERIE, PA

Municipality: CITY OF ERIE,

Erie County, Pennsylvania

Dimensions: 24 x 57

See Deed Book 1342 Page 1276

Tax I.D. (18) 5039-220

Assessment: \$5200 (Land)

\$38010 (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Sept. 25, and Oct. 2, 9

SALE NO. 28

Ex. #12632 of 2009

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

v.

Jay M. Kramer, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12632-2009 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Jay M. Kramer, Defendants

Real Estate: 3407 OLD FRENCH ROAD, ERIE, PA

Municipality: City of Erie,

Erie County, Pennsylvania

See Deed Book 851, Page 2102

Tax I.D. (18) 5364-102

Assessment: \$15,000. (Land)

\$30,000. (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

Sept. 25, and Oct. 2, 9

SALE NO. 29

Ex. #12599 of 2009

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

v.

Carol L. Landis

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12599-09, Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Carol L. Landis, owners of property situated in Township of Summit, Erie County, Pennsylvania being 7501 Tampa Boulevard, Erie, PA 16509

Assessment Map number: 40-1-16-46

Assessed Value figure: \$61,390.00

Improvement thereon: Residential Dwelling

Mary L. Harbert-Bell, Esquire

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Sept. 25, and Oct. 2, 9

SALE NO. 30

Ex. #12294 of 2009

**Deutsche Bank National Trust
Company, as Trustee for the
registered holders of GSRPM
Trust 2006-2, Mortgage Pass-
Through Certificates, Series
2006-2**

v.

Paul L. Ciotti

Joan E. Ciotti

**United States of America, Attn:
Felicia Lansford
SHERIFFS SALE**

By virtue of a Writ of Execution filed to No. 12294-2009 Deutsche Bank National Trust Company, as Trustee for the registered holders of GSRPM Trust 2006-2. Mortgage Pass-Through Certificates, Series 2006-2 vs. Paul L. Ciotti; Joan E. Ciotti; United States of America, Attn: Felicia Lansford, owner(s) of property situated in Borough

of Lake City, Erie County, Pennsylvania being 1838 Miles Grove Avenue, Lake City, PA 16423 0.1563 acres

Assessment Map number: 28-9-9-19

Assessed Value figure: \$88,900.00
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

Sept. 25, and Oct. 2, 9

SALE NO. 31

Ex. #12683 of 2009

**Elizon Credit 1 (USA), Inc
v.**

**Luz E. Corrales
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12683-09 Elizon Credit 1 (USA), Inc vs. Luz E. Corrales, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 802 Oregon Avenue, Erie, PA 16505 0.2893 acres

Assessment Map number: 33-17-72-64

Assessed Value figure: \$101,480.00
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

Sept. 25, and Oct. 2, 9

SALE NO. 33

Ex. #11119 of 2006

**Deutsche Bank National Trust
Company Formerly Known
as Bankers Trust Company of
California, N.A. as Trustee for
the Holders of AAMES MT
2001-4, Plaintiff**

v.

John Csir

**Florence M. Csir, Defendant(s)
DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Greens, County of Erie and

Commonwealth of Pennsylvania, being part of Tract number 227, and bounded and described as follows, to wit:

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

TAX PARCEL #: 25-16-42-10
BEING KNOWN AS 9456 Wattsburg Road, Erie, PA 16509
PROPERTY ADDRESS: 9456 Wattsburg Road Erie, PA 16509-6038

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

Sept. 25, and Oct. 2, 9

SALE NO. 34

Ex. # 14757 of 2008

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

v.

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

All that certain piece or parcel of land situate in the Township of Girard, County of Erie and Commonwealth of Pennsylvania, being part of Tract No. 525,

bounded and described as follows to-wit:

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

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

Thence, in a southerly direction on a line parallel to the centerline of the Lexington Road, to a point in the centerline of the Lockport Road;

Thence, North 62 degrees 11 minutes West, along the centerline of the Lockport Road to a spike at its intersection with centerline of the Lexington Road;

Thence, North 41 degrees 30 minutes East, along the centerline of the Lexington Road, one hundred thirty-five and ninety-five hundredths (135.95) feet to the place of beginning.

Containing one-half acre of land, more or less and having erected thereon a one-story cement block dwelling.

Said premises are further identified by Erie County Assessment Index No. (24) 19-80-6, and are commonly known as 10990 Springfield Road, Girard, Pennsylvania.

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

BEING KNOWN AS: 1990 Springfield Road, Girard, PA 16417
PROPERTY ADDRESS: 10990 Springfield Road, Girard, PA 16417
Michael T. McKeever, Esquire
Attorney for Plaintiff

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

Sept. 25, and Oct. 2, 9

SALE NO. 35

Ex. #11133 of 2009

HSBC Mortgage Services, Inc.

v.

Karen M. Conway

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2009-11133 HSBC Mortgage Services, Inc. v. Karen M. Conway, owners of property situate in the Township of Fairview, Erie County, Pennsylvania being 5470 Millfair Road, Fairview, Pennsylvania 16415.

Tax I.D. No. 21-061-087.3-008.00

Assessment: \$173,098.46

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Board Street, Suite 2080

Philadelphia, PA 19109

Sept. 25, and Oct. 2, 9

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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, September 28, 2009** and confirmed Nisi.

October 22, 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>
251.	Ann L. Pfadt	Elizabeth Soety, Exrx.	Carney & Good
252.	Elizabeth R. Burch	Catherine M. McClure & Douglas J. Burch, Exrs.	Knox McLaughlin Gornall & Sennett PC
253.	Audrey C. Hirt	National City Bank, Exr.	" " " " "
254.	Ethelda C. Kienholz	Mark A. Kienholz, Exr.	" " " " "
255.	Ann M. Kukla	Andrew M. Kukla, Admr.	MacDonald Illig Jones & Britton LLP
256.	Robert B. Jenks	David M. Jenks, Exr.	David J. Mack
257.	Kathryn P. Zatynski	James R. Steadman, Esq., Admr., dbncta	Steadman Law Offices
258.	James Davie Mozur	Lisa Grassi, Admr.	The Family Law Group Inc.
259.	Goldie Mae Kreider	Larry C. Kreider, Admr.	J. David Ungerman
260.	Gilda C. Beck aka Jill C. Beck	Richard G. Beck, Exr.	Williams & Adair
261.	Mary Ethel Hauser	Matthew J. Hauser, Exr.	Yochim & Nash

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

Sept. 25 and Oct. 2

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**COCHRAN, KENNETH R.,
deceased**

Late of the City of Erie
Administratrix: Denise E. Cochran, c/o Jerome C. Wegley, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DeMARCO, DOROTHY H. a/k/a
DOROTHY HAMMER
DeMARCO,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executors: David J. DeMarco, 320 Nevada Drive, Erie, PA 16505-2130 and Patrick A. DeMarco, 312 Cherokee Drive, Erie, PA 16505-2408
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**DUDZINSKI, SOPHIE W., a/k/a
SOPHIE DUDZINSKI,
deceased**

Late of the Township of Washington, County of Erie, Commonwealth of Pennsylvania
Executrix: Cynthia B. Dudzinski, 2721 McLaughlin Road, Waterford, PA 16441
Attorney: Jeffrey G. Herman, Esq., Herman & Herman, 412 High Street, Waterford, PA 16441

**EBISCH, CARL,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Co-Administrators: Fred Ebisch and David Ebisch, c/o Joseph A. Yochim, Esq., Estate Attorney, Yochim & Nash, 345 West 6th Street, Erie, PA 16507
Attorney: Joseph A. Yochim, Esq., Yochim & Nash, 345 West 6th Street, Erie, PA 16507

**ELLETSON, GERALDINE N.,
deceased**

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

**ENGEL, GLORIA S.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Karen M. Bootes
Attorney: James H. Richardson, Jr., Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**ENGLISH, DORIS E., a/k/a
DORIS ENGLISH,
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania
Executor: Duane M. English, 303 Templeton Avenue, Girard, Pennsylvania 16417
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**FINIGAN, RITA L.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: PNC Bank, National Association, Attention: Vickie L. Harbaugh, Estate Settlement Manager, 901 State Street, P.O. Box 8480, Erie, PA 16553-0001
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**KOSOBUCKI, EVELYN A.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: David M. Kosobucki, c/o Joseph A. Yochim, Esq., Estate Attorney, Yochim & Nash, 345 West 6th Street, Erie, PA 16507
Attorney: Joseph A. Yochim, Esq., Yochim & Nash, 345 West 6th Street, Erie, PA 16507

**MCARTHUR, SAMUEL F.,
deceased**

Late of the Township of Elk Creek, County of Erie and Commonwealth of Pennsylvania
Executor: Mark R. Baughman
Attorney: Edward P. Wittmann, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**REID, PATRICIA D.,
deceased**

Late of North East Township
Executor: Clinton D. Reid, c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428
Attorney: James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**SELTZER, NELAN E., a/k/a
NELAN SELTZER,
deceased**

Late of Amity Township, Erie County, Pennsylvania
Administrator: Darrell Lozier, c/o Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438
Attorney: Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

**SESSIONS, MARIE H.,
deceased**

Late of North East Township
Executor: John K. Hallenburg, Jr., c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428
Attorney: James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**SHAFER, ALVIN E., SR., a/k/a
AL SHAFER,
deceased**

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania
Executor: Alvin E. Shafer, Jr., c/o Ritchie T. Marsh, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Ritchie T. Marsh, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**SZUMIGALA, BERNARD P., JR.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Co-Executors: Teresa M. Szumigala and Bernard P. Szumigala, III, c/o Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505
Attorney: Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505

SECOND PUBLICATION

**BROWN, THELMA T.,
deceased**

Late of Erie County, Pennsylvania
Executrix: Bonnie Brown, c/o James A. Pitonyak, Esquire, 1001 State Street, Suite 303, Erie, PA 16501
Attorney: James A. Pitonyak, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

**CANFIELD, KENNETH A.,
deceased**

Late of Venango Township, Erie County, Wattsburg, Pennsylvania
Executor: Edward Orton, 33 East Main Street, North East, Pennsylvania 16428
Attorney: Edward Orton, Esquire, Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**FIORELLI, THERESA A.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Co-Executors: Paul Fiorelli and Jessica Fiorelli, 1108 Liberty Street, Erie, PA 16502
Attorney: Kevin W. Barron, Esquire, 821 State Street, Erie, PA 16501

**MERCER, MARGERY,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Beth Ann Bunce and Edward A. Mercer, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**ROGERS, VINCENT P.,
deceased**

Late of the Township of Girard, County of Erie, Commonwealth of Pennsylvania
Executrix: Laura J. Rogers, 5724 Daggett Road, Girard, PA 16417-8880
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**ROWE, DONALD R., a/k/a
DONALD ROWE,
deceased**

Late of the Township of Millcreek
Executrices: Rita D. Masi and Gina Brown
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**WISE, GENEVA M.,
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania
Executrix: Thora J. Scott, 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

THIRD PUBLICATION

**BURKHARDT, ELAINE K.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Executor: Dennis K. Burkhardt, c/o 2580 West 8th Street, Erie, Pennsylvania 16505
Attorney: Ralph R. Riehl, III, Esq., 2580 West 8th Street, Erie, Pennsylvania 16505

**HILLS, GARY R.,
deceased**

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

**JACK, JOSEPH E.,
deceased**

Late of the City of Erie, Erie
County, Pennsylvania
Executrix: Carolyn M. Jack, 240
Beverly Drive, Erie, PA 16505
Attorney: Thomas A. Tupitza,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**KENT, KATHRYN L., a/k/a
KATHRYN LORETA KENT,
deceased**

Late of the City of Erie
Executrix: Dixie K. (Kent) York
Attorney: Michael G. Nelson,
Esquire, Marsh, Spaeder, Baur,
Spaeder & Schaaf, LLP, 300
State Street, Suite 300, Erie,
Pennsylvania 16507

**LAURITO, ROCCO A.,
deceased**

Late of the Township of Northeast
Executor: Gerard P. Laurito
Attorney: Joseph M. Walsh, III,
Esq., Shapira, Hutzelman, Berlin,
Ely, Smith and Walsh, 305 West
6th Street, Erie, PA 16507

**LYTLE, LEATHA M.,
deceased**

Late of the Township of
Millcreek, Commonwealth of
Pennsylvania
Executrix: Anita L. Marsh,
c/o Joseph B. Spero, Esquire,
3213 West 26th Street, Erie,
Pennsylvania 16506
Attorney: Joseph B. Spero, Esq.,
3213 West 26th Street, Erie,
Pennsylvania 16506

**MAKAROWSKY, NONA,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executrix: Tamara Makarowsky,
c/o James E. Marsh, Jr., Esq.,
Suite 300, 300 State Street, Erie,
PA 16507
Attorney: James E. Marsh,
Jr., Esq., Marsh, Spaeder,
Baur, Spaeder & Schaaf, LLP,
Attorneys-at-Law, Suite 300, 300
State Street, Erie, PA 16507

**MYERS, HELEN L.,
deceased**

Late of Greene Township, Erie
County, Pennsylvania
Co-Executors: Joseph E.
Gausman, 12233 Donation
Road, Waterford, PA 16441 and
Larry D. Gafner, 2065 Strong
Road, Waterford, PA 16441
Attorney: Thomas C. Hoffman, II,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**OSTERBERG, RICHARD M.,
deceased**

Late of the Borough of Albion,
County of Erie, State of
Pennsylvania
Executrix: Eleanor J. Heim,
8366 Sun Lake Drive, Girard,
Pennsylvania 16417
Attorney: James R. Steadman,
Esq., 24 Main St. E., Girard,
Pennsylvania 16417

**SCHMIDT, DAVID C.,
deceased**

Late of Millcreek Township, Erie
County, Pennsylvania
Executrix: Patricia A. Schmidt,
4701 Glen Crest Drive, Erie, PA
16509
Attorney: Thomas C. Hoffman, II,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**SEABERG, ROBERT E.,
deceased**

Late of the City of Erie
Administratrix: Ruth M. Seaberg
Attorney: Norman A. Stark,
Esquire, The Stark Law Firm,
100 State Street, Suite 210, Erie,
PA 16507

**SZKODA, ALOIS FRANK, a/k/a
ALOIS F. SZKODA,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: Anthony J. Erdley,
1010 Hartt Road, Erie, PA 16505
Attorney: John E. Gomolchak,
Esq., 3854 Walker Blvd., Erie,
PA 16509

**WASHINGTON, WILLIE JOE,
deceased**

Late of the City of Erie
Executor: Gordon M. Mitchell,
4425 E. Lake Road, Erie, PA
16511
Attorney: Larry D. Meredith,
Esq., 2021 E. 20th St., Erie, PA
16510

**WIEST, GERALDINE G.,
deceased**

Late of Lawrence Park Township
Executrix: Beth A. Jones, c/o
332 East 6th Street, Erie, PA
16507-1610
Attorney: Evan E. Adair, Esq.,
Williams and Adair, 332 East 6th
Street, Erie, PA 16507-1610

**WOTUS, MARIE J.,
deceased**

Late of the City of Corry, County
of Erie, Commonwealth of
Pennsylvania
Executor: Patrick Wotus, 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

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

Valerie H. Kuntz ----- (814) 833-2222
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc. ----- (f) (814) 833-6753
2222 West Grandview Blvd.
Erie, PA 16506 ----- vkuntz@quinnfirm.com

New Phone Number

*Recent issues of the Legal Journal advertised a change with the **incorrect** phone number*
John H. Moore ----- (814) 790-4866

New Email Address

Elizabeth Walbridge ----- elizabethwalbridge@gmail.com

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.

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OR ADMIN@ERIEBAR.COM. THANK YOU.

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