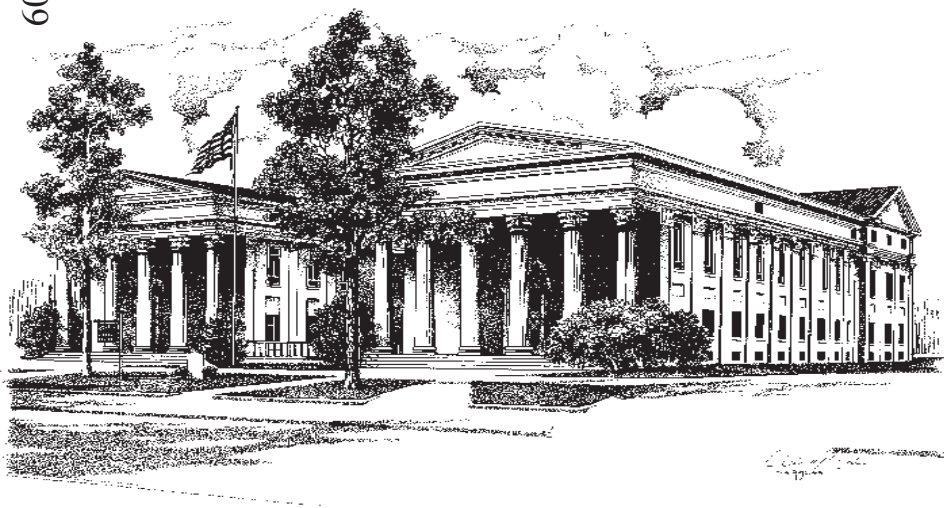


*Erie  
County  
Legal  
Journal*

December 25, 2009

Vol. 92 No. 52

USPS 178-360



# 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 LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$55 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2009©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

# Erie County Bar Association Calendar of Events and Seminars

**WEDNESDAY, DECEMBER 30, 2009**

*Ethics Potpourri: Overcoming Depression*  
PBI Video Seminar  
Bayfront Convention Center  
9:00 a.m. - 10:00 a.m. (8:30 a.m. reg.)  
\$39 (member) \$49 (nonmember)  
1 hour ethics

**TUESDAY, JANUARY 12, 2009**

*Hot Topics in Oil and Gas Law*  
PBI Groupcast Seminar  
Erie County Bar Association  
9:00 a.m. - 1:15 p.m. (8:30 reg.)  
\$244 (member) \$224 (admitted after 1/1/06)  
\$264 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$219 (member) \$199 (admitted after 1/1/05) \$249 (nonmember) 4 hours substantive*

**THURSDAY, FEBRUARY 4, 2009**

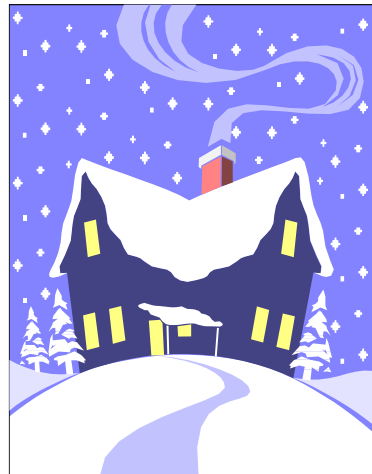
*Means Testing*  
PBI Video Conference Seminar  
Erie County Bar Association  
12:00 p.m. - 3:15 p.m. (11:10 a.m. reg.)  
*lunch is included*  
\$224 (member) \$204 (admitted after 1/1/05)  
\$244 (nonmember)

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

**THURSDAY, FEBRUARY 4, 2009**

*Fundamentals of Civil Practice & Procedure*  
PBI Groupcast Seminar  
Manufacturers Association Conference Center  
9:00 a.m. - 1:15 p.m. (8:30 a.m. reg.)  
\$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*



**2009 BOARD OF DIRECTORS** ————— Mary Payton Jarvie, President

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**CERTIFICATE OF AUTHORITY**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on October 27, 2009, by Select Unit Management, Inc., a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 1209 Orange St., Wilmington, DE 19801, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania is 4714 Gettysburg Road, Mechanicsburg, PA 17055.

Dec. 25

**FICTITIOUS NAME NOTICE**

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

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Eriesistable Imprints
2. Principal business address: 1747 Garloch Drive, Erie, PA 16505
3. Name and address of the persons who are party to the registration: Denise R. Snyder, 1747 Garloch Drive, Erie, PA 16505.
4. An application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act on or about December 4, 2009.

Dec. 25

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Northern Copper
2. Principal business address: 668 Silliman Avenue, Erie, Pennsylvania 16511
3. Name and address of the entity who is a party to the registration: BBB Industries, Inc., 668 Silliman Avenue, Erie, Pennsylvania 16511.
4. An application for registration of the fictitious name was filed with the Department of State under the

Fictitious Names Act on or about December 7, 2009.  
Darlene M. Vlahos, Esq., P.C.  
3305 Pittsburgh Avenue  
Erie, PA 16508

Dec. 25

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: Renier Consulting Services
2. Principal business address: 6270 Meadowland Circle, Erie, Pennsylvania 16509
3. Name and address of the person who is party to the registration: Cynthia A. Dean, 6270 Meadowland Circle, Erie, Pennsylvania 16509
4. An application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act on or about December 7, 2009.

Darlene M. Vlahos, Esq., P.C.  
3305 Pittsburgh Avenue  
Erie, PA 16508

Dec. 25

**INCORPORATION NOTICE**

A. Caplan Company has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501

Dec. 25

**INCORPORATION NOTICE**

Compass Reading Center has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501

Dec. 25

**INCORPORATION NOTICE**

Notice is hereby given that DTF Enterprises, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Michael A. Agresti, Esquire  
4934 Peach Street  
Erie, PA 16509

Dec. 25

**INCORPORATION NOTICE**

Notice is hereby given that Heritage Homes of Erie, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Michael A. Agresti, Esquire  
4934 Peach Street  
Erie, PA 16509

Dec. 25

**INCORPORATION NOTICE**

Notice is hereby given that Mallan, Inc., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Kenneth A. Bickel, Esq.  
Vendetti & Vendetti  
3820 Liberty Street  
Erie, PA 16509

Dec. 25

**INCORPORATION NOTICE**

Notice is hereby given that Matrix Biomedical Services, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Michael A. Agresti, Esquire  
4934 Peach Street  
Erie, PA 16509

Dec. 25

**LEGAL NOTICE**

**NOTICE OF HEARING**

A Petition for Reinstatement to the active practice of law has been filed by DAN W. SUSI and will be the subject of a hearing on February 16, 2010 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District IV Office of the Disciplinary Board of the Supreme Court of Pennsylvania, Suite 1300, Frick Building, 437 Grant Street, Pittsburgh, PA 15219, phone: 412-565-3173, on or before

**February 5, 2010.**

Elaine M. Bixler  
Secretary of the Board  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

Dec. 25

**LEGAL NOTICE**

THE SCHOOL DISTRICT  
CITY OF ERIE, PA

Administration Office Building  
148 West 21st Street  
Erie, PA 16502

**NOTICE TO BIDDERS**

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for One Hundred Forty Four (144) Wolfe CFL Educational Microscopes with Mechanical Stage #590955 or Frey Scientific #563287016 or approved equal, up to Thursday, January 7, 2010, at 1:30 p.m., Eastern Standard Time, and will be opened in the Board Room in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith  
Secretary

Dec. 18, 25 and Jan. 1

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**LEGAL NOTICE**

In re: : IN THE COURT OF COMMON PLEAS  
 : OF ERIE COUNTY, PENNSYLVANIA  
 :  
 PETITION OF THE ERIE COUNTY TAX :  
 CLAIM BUREAU FOR SALE OF REAL :  
 ESTATE AT PUBLIC SALE FREE AND :  
 CLEAR OF CLAIMS, LIENS, MORTGAGES, :  
 TAX CLAIMS, CHARGES, AND ESTATES :  
 EXCEPT SEPARATELY TAXED GROUND :  
 RENTS IN ACCORDANCE WITH THE : CIVIL ACTION - LAW  
 PROVISIONS OF THE REAL ESTATE TAX :  
 SALE LAW, :  
 Petitioner :  
 v. : NO. 14711-2009  
 :  
 COUNTY OF ERIE, et al, :

**NOTICE OF JUDICIAL TAX SALE TO PROPERTY OWNERS,  
 MORTGAGE HOLDERS and LIENHOLDERS**

PUBLIC NOTICE IS HEREBY GIVEN TO CERTAIN INDIVIDUALS AND ENTITIES WHO MAY HAVE AN INTEREST IN REAL PROPERTY TO BE SOLD AT A JUDICIAL TAX SALE TO BE HELD PURSUANT TO THE PENNSYLVANIA REAL ESTATE TAX SALE LAW, 72 P.S. 5860.101 ET SEQ., PURSUANT TO THE ORDER OF THE COURT OF COMMON PLEAS OF ERIE COUNTY AT CIVIL NO. 14711-2009.

1. On or about October 19, 2009, at the above term and number, the Erie County Court of Common Pleas issued a Rule to Show Cause upon all those with a potential interest in property to be sold at a proposed judicial tax sale to be held pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. 5860.101.
2. Petitioner attempted to serve all interested parties, but despite due diligence, certain individuals and entities could not be found or service on them could not otherwise be obtained.
3. On November 25, 2009, the Court of Common Pleas of Erie County conducted a hearing on the Rule to Show Cause and issued an Order and Decree which schedules a judicial tax sale, as requested by Petitioner, to be held at Hirt Auditorium located at the Blasco Memorial Erie County Public Library, 160 East Front Street, Erie, Pennsylvania 16507 on December 30, 2009 beginning at 10:00 A.M.
4. On or about November 25, 2009, the Court granted the Petitioner’s Motion to serve certain individuals and entities identified by Petitioner as set forth below for the reason that their whereabouts were unknown or service could not otherwise be obtained.
5. The individuals and entities which the Court ruled may be served by publication and the properties to be involved in the judicial tax sale in which they may have an interest are as follows:

**PROPERTY OWNERS**

<u>Auction Number</u>	<u>Owners Name</u>	<u>Parcel Number</u>	<u>Property Description</u>
	OAK RIDGE LEASING	33-117-470.0-025.00	WEST GORE ROAD 80 X 50 X 60
9004	GEE SAMUEL L	02-006-019.0-004.50	TRAILER
9009	APPS REXFORD N ET APPS JON-MICHAEL	05-028-189.0-020.00	411 E PLEASANT ST 65 X 140
9011	MIGLIACCIO ROBERT D UX KATHIE	05-032-161.0-046.02	316 6TH ST LOT 1 200 X 210
9014	SMITH CHARLES W	06-022-097.0-007.00	155 WRIGHT ST TR 52 25X100
9016	SARNICKI VALENTINE AND MARY	07-025-052.0-003.00	W/S WARREN ST TR 51 160X126
9018	CZECH SHAWN	07-025-067.0-018.00	MARION ST 106 X 64
9019	HASLETT JAMES L UX 0 GLADYS M	7-026-074.0-010.00	315 DELAWARE ST TR 51

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT
9020	PETERS RICHARD	07-035-050.1-001.61
9022	PLOSS BURTON L	08-034-124.0-003.00
9024	BEMIS BENNETT J UX BARBARA A	08-034-130.0-007.00
9025	MORROW LOUIS E ET MARGARET	08-034-136.0-015.00
9027	MALONEY JOHN M	08-037-127.0-015.00
9028	GOODWILL RICHARD H	12-010-004.0-004.00
9031	BUJAN EUGENE	14-010-008.0-134.00
9032	MILLER JOHN R UX CATHERINE A	14-010-010.0-126.00
9033	GAINES DANIEL UX MADELINE	14-010-012.0-232.00
9034	BIGLEY ANTHONY L	14-010-013.0-311.00
9037	CURTIS KATHY JO	14-010-016.0-138.00
9040	LYONS GEORGE E	14-010-016.0-231.00
9041	LARKINS PATRICK ET CHRISTOPHER	14-010-017.0-228.00
9046	JOHNSON DARLEEN	14-010-021.0-127.00
9047	RC MARKETING, INC.	14-10-22-107
9048	DUNLAP DORIS E.	14-010-022.0-343.00
9049	FINLEY KEVIN J. UX STACI J.	14-010-023.0-140.00
9050	BALDWIN G O	14-010-023.0-148.00
9051	FINLEY KEVIN J. UX STACI J	14-010-023.0-154.00
9054	DARBY JAMES UX LINDA ET	14-010-028.0-208.00
9056	OWEN NOAH D UX AGNES V	14-010-030.0-213.00
9063	BALDWIN G D	14-010-053.0-225.00
9066	MOORE ALFREDO & STEVENS MARY	15-020-017.0-112.00
9067	CYPARSKI JAMES T UX MARY D	15-020-018.0-118.00
9068	HORTON DONNA J	15-020-018.0-136.00
9072	GLEN A. HOLLINGSWORTH	15-020-021.0-105.00
9073	CONSLA CALVIN UX THERESA	15-020-022.0-111.00
9078	HODAS DORIS E	15-20-26-107
9079	BALOS THOMAS J.	15-020-026.0-200.00
9081	LEGG PATTY JEAN	15-020-032.0-119.00
9082	KOWALSKI JENNIFER	15-020-032.0-232.00
9083	JACKMAN PATRICIA MARIE	15-020-034.0-238.00
9085	HODAS DORIS E	15-20-36-210
9087	MANN MARTIN T	15-020-039.0-213.00
9088	BROOKS DAVID UX DEA	15-020-043.0-113.00
9089	BRUCE LOREN P.	15-020-043.0-119.00
9090	SIMMERS HERBERT JR	15-020-043.0-231.00
9091	STRAUB LINDA ANNE	15-020-043.0-237.00
9094	ALLEN CHARLES F UX JOYCE M	15-020-054.0-220.00
9095	SIX STAR HOMES	15-021-006.0-123.00
9096	WILFORD SHIRLEY ANN	15-021-006.0-208.00
9098	GRIFFIN EARLEANE	15-021-006.0-228.00
9100	DIXON JAMES F	15-021-007.0-129.00
9102	CLARK LAVON	15-021-010.0-124.00
9103	AYERS ALICIA	15-021-024.0-333.00
9104	DENNING RICHARD E	15-021-024.0-337.00
9105	KUCHARSKI STANLEY M	15-021-024.0-506.00
9107	SIMORA FELIZ S M D UX JUDY	16-030-001.1-380.00
9109	HORN MICHAEL R UX PAULA J	16-030-011.0-321.00

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT
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9110	DIPASQUALE VINCENT UX EILEEN T	16-030-012.0-108.00	248 WEST 16TH STREET
9111	FINNEY GREGORY M	16-030-016.0-100.00	302 04 WEST 18TH STREET
9112	LICATO JOSEPH C	16-30-21-205	1608 CHESTNUT STREET
9129	STRAUB LINDA A	18-050-003.0-211.00	2418 STATE ST 27 X 165
9132	JORDAN EVANGELINE ET LAVETE	18-050-009.0-221.00	260 E 21 ST 41.5 X 70
9145	CUMENTO ALMA M	18-050-021.0-120.00	501 E 21 ST 26.67 X 80
9146	LEWIS JOHN	18-050-022.0-123.00	504 EAST 24TH STREET
9147	RIVAS ALICE L	18-050-023.0-229.00	550 EAST 25TH STREET
9151	FRASE AARON C	18-050-027.0-200.00	658 E 25 ST 24 X 58
9153	HANSBREW GEORGE A UX VIRGINIA	18-050-028.0-303.00	721 E 19 ST 40 X 135
9155	COOLEY GENTLE J. SR, ET. GENTLE R	18-050-029.0-212.00	742 EAST 21ST STREET
9156	COOLEY GENTLE JR. SR, ET. RUSSELL H	18-050-029.0-213.00	744 EAST 21ST STREET
9157	GORKA JULIE ANN ET DANIELS DAVID M	18-050-030.0-217.00	707 E 22 ST 30 X 128
9160	DANILOV DOUGLAS L SR	18-050-031.0-219.00	713 E 24 ST 33 X 135
9161	SIMS JOSEPH M SR UX SOPHIA A	18-050-033.0-204.00	2002 PERRY ST 33 X 85
9162	MEALY KENNETH	18-050-033.0-228.00	836 EAST 21ST STREET
9165	VELEZ NEFTALI AND LISA MARIE	18-050-035.0-237.00	844 EAST 25TH STREET
9167	BELIEVERS INTERNATIONAL WORSHIP CEN	18-050-037.0-226.00	942 E 21 ST 30 X 80
9168	GAERTTNER EUGENE P. UX DIANE	18-050-039.0-116.00	921 East 25th Street 32 x 150
9169	SCHLEY TONIA Y	18-050-039.0-216.00	919 E 24 ST 30 X 135
9170	JORDAN CHARLES JR	18-050-039.0-224.00	902 04 E 25 ST 68.94 X 84.91
9171	MILSAP DARLENE	18-050-053.0-104.00	2912 EAST AVE 33.5 X IRR
9172	MITCHELL MARY	18-050-068.0-108.00	505 East 27th Street 38 x 135
9173	MULL, JOHN & HOLLY	18-5078-222	313 EAST 26TH STREET
9174	COOLEY SYLVESTER UX ADELE	18-050-078.0-231.00	2627 GERMAN ST 31.5 X 56
9175	ORTH JOHN A UX ELIZABETH A	18-050-079.0-212.00	329 E 28 ST 40 X 140
9183	VECTOR DAVID	18-051-040.0-210.00	W A WAGNER SUB LOT 58 40X125
9184	KRAYESKI JAMES A UX CAROL	18-051-064.0-430.00	ROSELLE PARK SUB 18.54 X IRR
9185	CRABLE WILLIAM UX JEANNE	18-052-009.0-120.00	1127 E 40 ST 62.47 X 128
9189	BARBER GEORGE C	18-053-063.0-309.00	261 E 33 ST 40 X 135
9192	BORST RAYMOND A ETAL	19-060-004.0-130.00	136 W 26 ST 40X140
9193	OLLIE MARY KING C/O M HOLMAN	19-060-005.0-233.00	236.5 WEST 19TH STREET
9194	FELIX NOEL & GONZALEZ YOLANDA	19-60-6-210	229 WEST 20TH STREET
9202	SIMON ANNA & JACOB	19-60-30-239	REAR OF 2008 CASCADE
9204	SAUNDERS NANCY J	19-060-034.0-208.00	1113 W 20 ST 28 X 130
9205	BALDWIN G DANIEL	19-060-040.0-146.00	3109 CASCADE B L 25X2
9206	LANDIS S W	19-060-040.0-147.00	W 31ST ST B L 30X1
9208	SCHNELLER THOMAS AND BOBBIE	19-60-50-124	317 WEST 26TH STREET
9215	FRIEZE HARRY F UX TWILA J	19-062-034.0-115.00	PT LT8 BLK G 45 X 119.055
9216	SCALZITTI ANTHONY	19-062-039.0-206.00	OFF I-79 40 X IRR
9217	SCALZITTI ANTHONY	19-062-039.0-207.00	OFF I-79 60 X IRR
9218	CALLISTA JAMES S. & AUDREY M	19-62-44-102	2045 WEST 26TH STREET



**ERIE COUNTY LEGAL JOURNAL**

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9224	BAINBRIDGE ROBERT	21-054-092.2-001.74
9231	WEBER JASON & PATRICIA	24-4-7.2-12.93
9237	VIETH WILLIAM	24-012-036.6-074.42
9238	RICHARD S. GRAVER	24-012-036.7-074.23
9243	GIBBS BERTHA	26-014-038.0-003.51
9250	DLUBAK JANICE L	27-030-026.0-038.54
9253	EDGETT CHARLES D JR UX KIMBERLY	27-052-157.0-002.62
9254	STALEY EDWARD B	27-053-213.0-001.19
9257	BRUCE LOREN P	27-067-217.0-017.00
9258	BRUCE LOREN P	27-069-221.0-005.00
9302	LENCL RYAN	28-002-002.0-005.34
9305	MCCORMICK ISAAC K	28-002-002.1-005.86
9306	MAYORGA MIKE ET SHERRI	28-002-002.2-005.56
9308	HULSINGER CHRISTINE ET CHASE B	28-002-002.3-005.26
9309	COOL AIMEE E	28-002-002.4-005.54
9311	CORELLA MIKE	30-015-065.0-007.00
9313	BEHRENDT FRED UX ELZADA M	31-004-034.0-002.00
9315	DANIEL K. SWANSON	31-009-016.0-001.00
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9319	KINZIG PATRICK	31-009-017.2-003.17
9323	WILLIAMS JEFFERY	31-19-71-11
9325	CARNEY MARK A.	33-016-019.0-268.24
9326	VINCENT KENNETH UX MARY ELLEN	33-016-019.0-268.35
9327	DRAUER RALPH C	33-016-019.0-268.37
9328	BALKOVIC SALLY	33-016-019.0-268.44
9329	ECKARD GEORGE	33-016-019.0-268.89
9330	OHMER JACK	33-16-19.1-264.63
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9332	STOVALL CHRISTINE A	33-16-32-2.91
9333	GOODMOTE GARY	33-016-034.2-003.92
9335	MARTIN DOROTHY A	33-026-159.0-017.55
9347	HESS RICHARD M.	33-053-225.0-001.55
9349	RUSCELLO MARIAN	33-055-247.0-009.84
9350	VARGO ANDREW ET STRIGHT LISA AND KEMICK DAVID	33-055-247.0-009.85
9351	PETTINATO CAROL J	33-056-242.0-099.81
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9355	COOPER EMMA JEAN	33-071-209.0-013.60
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9357	CLARK, BRIAN	33-071-209.0-013.71
9358	ROGER THOMAS	33-71-209-13.74
9359	SIMPSON BARBARA ET STEWART JOE	33-071-209.0-013.76
9368	CLAYPOOL DONALD G	37-025-087.0-008.00
9378	ENSTROM RINO E UX L	40-003-011.0-004.00
9380	CASSADY, SOPHIE & LEE	40-3-15-2
9382	HODAS DAVID	40-010-056.0-027.00

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9384	SPENCER WENDY ET EGGLESTON JOE	40-014-088.0-001.50	1 ROSE WOOD LANE	
9385	DILLER JAMES	40-014-088.1-005.98	8515 DEER DRIVE	
9386	MENDOZA WILLIAM	40-14-88.2-1.92	86 APPLEWOOD LANE	
9389	VARGO JOHN & JOLENE	40-14-88.5-1.10	109 SPRUCEWOOD LANE	
9395	GRABOWSKI MARK D UX DEBRA	41-005-010.0-009.00	79 PUTNAM ST 140X165	
9397	POGNANT ALBERT D UX CANELLA M	41-014-057.0-001.00	68 CONCORD ST 199X219X93 TRI	
9399	FULLER ELMER C.	41-16-87-6	17 KILBURN STREET	
9400	CLODAGH P LILLEY	42-007-023.0-020.00	8 S MAIN ST 21.79 X 100.5 IRR	
9401	MIDDLETON JOSEPH J UX LORRAINE	42-015-076.0-006.00	41 PARADE ST 46 X 108	
9404	CROSS RICHARD	44-015-037.1-002.80		
9407	HAIGHT SHAYNA	46-008-061.0-001.38	301 E 1ST ST LOT 34 TR	
9408	LANAGAN JOHN J	46-009-047.0-008.00	250 E FIRST ST 165 X 155	
9409	SMITHEY JENNIFER	47-009-025.0-010.91	11682 RT 97N LOT 31 TRL	
9410	OBRIEN MICHAEL	47-009-025.3-010.38	11682 RT 97 N LOT 43 TRL	
9411	MURPHY CHARLES	47-10-26-3.53	11422 RT. 19	
9417	CHAPMAN WM L UX CONSTANCE L	47-026-084.0-086.01	COTTAGE DR LTS 19-22 200X53 IR	
9423	STEINER SCOTT	47-26-84-95.50	12803 RT. 19	
9424	AMOROSO SHIRLEY A	48-001-001.0-009.00	MAIN ST 115.5X460 IRR	
9425	AMOROSO SHIRLEY A	48-1-1-11	14416 MAIN STREET 82.5 X IRR	
9426	ROBINSON RICHARD UX GLORIA	48-002-008.0-014.00	WEST SIDE MAIN 309 X 310 IRR	
9433	MCGRAW WM T	50-001-006.0-001.10	3204 VENTURA DR TRL	
9434	HOOVER RACHAEL VIR EDMUND	50-001-006.0-001.24	3293 VENTURA DR TRL	
9435	WHEELER THOMAS	50-001-006.0-001.83	3223 VENTURA DR TRL	
9436	HAGLOCK JIM	50-001-006.0-001.92	3273 FLEETWOOD DR TRL	
9437	GARDINER JOSEPH W SR	50-001-006.0-002.52	3313 PEARL AVE TRL	
9438	HOLLOWAY WANDA	50-001-006.0-006.59	3303 VENTOURA DR TRL	
9439	BRANDT JERRY ALLEN	50-001-006.1-001.19	3314 CIRCLE CT TRL	
9440	FULLER KANDI	50-001-006.1-001.36	3213 FLEETWOOD DR TRL	
9445	WIENCZKOWSKI DONALD E JR UX TINA M	50-004-044.0-005.00	3013 ROSE AVE 30 X 91	
9446	LAUGHARY JENNIFER	50-006-071.0-012.68	40 RENA AVE TRL	
9448	JOHNSON CHERIE	50-006-072.0-001.62	8 RENA AVE TRL	

**MORTGAGE HOLDERS AND LIEN HOLDERS**

<u>LENDER'S NAME</u>	<u>AUCTION NO.</u>	<u>PROPERTY INDEX NO.</u>	<u>PROPERTY DESCRIPTION</u>
Greenpoint Credit, LLC	9373	(39) 6-7.2-7.56	2947 Happy Valley Road, Lot 15
Conseco Bank, Inc.	9060	(14) 10-43-401	617 Hess Avenue
Eward Tarkowski	9041	(14) 10-17-228	510 East 5th Street
Guy T. Amala	9066	(15) 2017-112	353 East 11th Street
Michelle Tanner	9076	(15) 2022-205	457-59 East 10th Street
Nancy E. Wagner	9045	(14) 10-19-232	648 East 7th Street
Mill Village Family Restaurant	9310	(30) 11-54-6	3100 Rte. 6N
Nina C. Meyers	9066	(15) 2017-112	353 East 11th Street
Alla A. Amato	9066	(15) 2017-112	353 East 11th Street
Greenpoint Credit, LLC	9006	(03) 18-26-1.01	19331 South Road

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
Security Pacific CDC	9185	(18) 5209-120	1127 East 40th Street
Natavia Sanders	9137	(18) 5016-213	415 East 18th Street
Natavia Sanders	9140	(18) 5016-219	NS E 19th Street
Rotesha Silvers	9140	(18) 5016-219	NS E 19th Street
United States Small Business Administration	9242	(26) 14-37-7	11399 Wilson Road
Gunther Gerken	9070	(15) 2020-225	360 East 17th Street
Associates CDC	9151	(18) 5027-200	658 East 25th Street
Rotesha Silveus	9137	(18) 5016-213	415 East 18th Street
Borough of Wesleyville	9442	(50) 3-25-3	2713 Buffalo Road
Suzanne Boates	9246 & 9247	(27) 17-37-5 & 6.01	1141 Villa Sites Road Lot 77 & Pt. 78
Heritage Hills Community Association, Inc.	9443	(50) 3-25-26	2051 Bird Drive
Green Tree CDC	9129	(18) 5003-211	2418 State Street
Green Tree CDC	9128	(18) 5003-208	2428 State Street
Olympus Servicing LP	9061	(14) 1044-117	417 Hess Avenue
Curtis Homes	9018	(07) 25-67-18	Marion Street
Western Pennsylvania Development Credit Corp.	9184	(18) 5164-430	Roselle Park Subdivision
Rent-Way	9115	(16) 3043-120	1703 Cascade Street
Summit Mortgage Division of Shenandoah Valley National Bank	9024	(08) 34-130-7	227 Northwest Street
Sandra L. Sickert	9352	(33) 58-232-1.01	2922 Hemlock Drive
Associates CDC	9166	(18) 5037-115	921 East 21st Street
Robert & Kathleen A. Cooper	9176	(18) 5094-217	2061 Warfel Avenue
Harborview Associates, Inc.	9107	(16) 3001.1-380 & 390	1611 Peach Street Unit 380/Unit 390 Professional Building Condo
Lorenzo Riley & Marshall Jones	9030	(14) 10-7-100	262 64 East 8th Street
Newark Insurance Company	9184	(18) 5164-430	Roselle Park Subdivision
Linda Wheeler	9033	(14) 10-12-232	316 East 3rd Street
Joni M. Jackson	9156	(18) 5029-213	744 East 21st Street
Corinthian Mortgage Corp.	9024	(08) 34-130-7	227 Northwest Street
Karen Cass	9348	(33) 55-247-9.27	4065 West 26th Street Lot #24
Direct Merchants Credit Card Bank	9442	(50) 3-25-3	2713 Buffalo Road
Herbert W. Simmers	9090	(15) 2043-231	924 East 9th Street
JD Clark Electric, Inc.	9120	(16) 3047-103	920 Plum Street
Kenneth Robert Austin	9201	(19) 6029-202	1820 Cascade Street
Daniel J. Bensur	9112	(16) 3021-205	1608 Chestnut Street
Edward Lynch	9066	(15) 2017-112	353 East 11th Street
Alfred Ross Adams	9156	(18) 5029-213	744 East 21st Street
Mortgage Electronic Registration Systems, Inc.	9055	(14) 10-30-118	916 East 8th Street
USA HUD	9064	(14) 1102-129	1348 Lynn Street
Blazer Consumer Discount Company Washington Mutual Finance	9183	(18) 5140-210	Lot 58 Wagner Subdivision
Michael J. McCague, Esquire	9352	(33) 58-232-1.01	2922 Hemlock Drive
Mary E. Adams	9156	(18) 5029-213	744 East 21st Street
Christine Susi	9395	(41) 5-10-9	79 Putnam Street
Timothy G. Causgrove	9257	(27) 67-217-17	2927 Reilly Road
Kimberly Simon	9357	(33) 71-209-13.71	2824 West 26th Street, Lot 61
Holly Graham	9160	(18) 5031-219	713-715 East 24th Street
Mary E. Adams	9155	(18) 5029-212	742 East 21st Street

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

Upland Mortgage	9049	(14) 10-23-140	736 East 6th Street
Upland Mortgage	9051	(14) 10-23-154	East 6th Street
Household Finance CDC	9095	(15) 2106-123	1228 Buffalo Road
Marcap Vendor Finance Corp.	9425	(48) 1-1-11	14416 Main Street
Frank A. Kartesz, II	9169	(18) 5039-216	919 East 21st Street
Citifinancial Services, Inc.	9204	(19) 6034-208	1113 West 20th Street
Citifinancial Services, Inc.	9185	(18) 5209-120	1127 East 40th Street
C&S Enterprises	9352	(33) 58-232-1.01	2922 Hemlock Drive
Finance America, LLC d/b/a FinAm, LLC	9055	(14) 10-30-118	916 East 8th Street

THE ABOVE ARE HEREBY NOTIFIED THAT PROPERTY IN WHICH THEY MAY HOLD AN INTEREST WILL BE SOLD, FREE AND CLEAR OF ANY INTEREST THEY MAY HAVE BEGINNING AT **10:00 A.M. ON DECEMBER 30, 2009.** A CONTINUANCE/ALTERNATIVE SALE DATE HAS BEEN SET FOR 10:00 A.M. ON DECEMBER 31, 2009. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE.

Michael A. Agresti, Esq.  
 Agresti Law Firm  
 4934 Peach Street  
 Erie, Pennsylvania 16509  
 (814) 866-8800

Dec. 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

**January 15, 2010  
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

Dec. 25 and Jan. 1, 8

**SALE NO. 1**

**Ex. #13869 of 2009**

**Marquette Savings Bank**

v.

**Zachary L. Hubbell and**

**Nichole R. Spear**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 13869 - 2009, Marquette Savings Bank vs. Zachary L. Hubbell and Nichole R. Spear, owner(s) of property situate in the City of Erie, Erie County, Pennsylvania being 1245 Brown Avenue, Erie, PA 16502.

40' X 120'

Assessment Map Number:

(19) 6202-117

Assessed Value Figure: \$53,330.00

Improvement Thereon: Dwelling

house and lot  
Will J. Schaaf, Esq.  
Marsh Spaeder Baur Spaeder  
& Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 25 and Jan. 1, 8

**SALE NO. 2**

**Ex. #12152 of 2009**

**Marquette Savings Bank,**

**Plaintiff**

v.

**Diana V. Polovko, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 12152 - 2009, Marquette Savings Bank vs. Diana V. Polovko, owner of property situate in Millcreek Township, Erie County, Pennsylvania being:

80' X 140.04'

Assessment Map Number:

(33) 26-102-10

Assessed Value Figure: \$90,980.00

Improvement Thereon: Dwelling

house and lot

Will J. Schaaf, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Dec. 25 and Jan. 1, 8

**SALE NO. 3**

**Ex. #13864 of 2009**

**Ocwen Loan Servicing, LLC,**

**Plaintiff**

v.

**Louis D. Zeelsdorf, Jr.,**

**Defendant(s)**

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the East line of Cascade Street, 97 feet southwardly from the intersection of the East line of Cascade Street with the South line of Fifth Street; thence eastwardly in a line parallel with Fifth Street, 82-1/2 feet; thence southwardly in a line parallel with Cascade Street, 35 feet; thence westwardly in a line parallel with

Fifth Street, 82-1/2 feet to the East line of Cascade Street; and thence northwardly, 35 feet along the East line of Cascade Street to the place of beginning. Having erected thereon a two story frame dwelling and garage carrying the property address of 513 Cascade Street and being further identified by Erie County Tax Index No. (17) 4029-120.

BEING the same premises conveyed to the Grantors herein by deed dated December 10, 1986, and recorded December 11, 1986, in Erie County Deed Book 1661 page 167.

BEING KNOWN AS: 513 CASCADE STREET, ERIE, PA 16507

PROPERTY ID NO.: 17-4029-120  
TITLE TO SAID PREMISES IS VESTED IN Louis D. Zeelsdorf, Jr., single by Deed from Patrick M. Hanlin and Carol A. Hanlin, his wife dated 1/28/93 recorded 1/29/93 in Deed Book 252 Page 152.

Udren Law Offices, P.C.

Mark J. Udren, Esq.

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

(856) 669-5400

Dec. 25 and Jan. 1, 8

**SALE NO. 4**

**Ex. #14547 of 2008**

**LOC, Inc., Plaintiff**

v.

**John W. Schaefer, Defendant**

**LEGAL DESCRIPTION OF**

**REAL ESTATE**

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

BEING Lot No. 5 of Oak Tree Subdivision, as described in a plan of said Subdivision recorded in Erie County Map Book 1992-168 on July 22, 1992 to which further reference is herein made for a more detailed description thereof.

Said premises bearing Erie County Tax ID No. (27) 13-8-24.05 and commonly known as 116 Oak Tree Court, Erie, PA 16511.

Brian McGowan, Esq.

Attorney for Plaintiff  
Pa I.D. No.: 73438  
425 West 10th Street, Suite 201  
Erie, PA 16502  
(814) 453-4141  
  
Dec. 25 and Jan. 1, 8

**SALE NO. 5**

**Ex. #13500 of 2009**  
**The Bank of New York Mellon,**  
**as Indenture Trustee for the**  
**registered holders of ABFS**  
**Mortgage Loan Trust 2001-**  
**2, Mortgage Pass-Through**  
**Certificates, Series 2001-2, by**  
**its attorney in fact, Ocwen Loan**  
**Servicing, LLC**

v.

**Pamela A. Cassano and**  
**David A. Cassano**

**LEGAL DESCRIPTION**

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

BEING all of Lot No. 26 and the South five feet of Lot No. 25, in square one of Lakeside Subdivision of Reserve Tracts No. 41 and Part of 40, made by the Andrews Land Company, as shown up in a plot of said subdivision recorded in the Office of the Recorder of Deeds of Erie County in Map Book 2, at Page 124-125, AND BEING FURTHER bounded and described as follows, to wit:

Beginning at a point in the East Line of Cranch Avenue, said point being 125 feet northwardly from the point of intersection of Lot No. 1 fronting on the East Lake Road and the East line of Cranch Avenue; thence Eastwardly parallel to East Lake Road 120 feet; thence Northwardly along the dividing line between Lot No. 26 and Lot No. 6, 45 feet; thence westwardly parallel to East Lake Road 120 feet to the East line of Cranch Avenue, thence Southwardly 45 feet to the place of beginning.

Having erected thereon a dwelling house commonly known as 515 Cranch Avenue, Erie, Pennsylvania and bearing Erie County Index No. (14) 11-11-221.

Property Address: 515 Cranch Avenue, Erie, PA 16511.  
TITLE TO SAID PREMISES IS VESTED IN Pamela A. Cassano and David A. Cassano, husband and wife, by deed dated March 24, 2009, and recorded June 5, 2009, in Book 1566 at Page 2037, of the Erie County Records.  
Stern and Eisenberg, LLP,  
Kevin P. Diskin, Esq.  
Attorney for Plaintiff  
The Pavilion  
261 Old York Road, Suite 410  
Jenkintown, PA 19046  
(215) 572-8111

Dec. 25 and Jan. 1, 8

**SALE NO. 6**

**Ex. #12211 of 2009**  
**Northwest Savings Bank**

v.

**Larry A. Fargo and**  
**Julie K. Fargo**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 12211-2009, Northwest Savings Bank vs. Larry A. Fargo and Julie K. Fargo, owners of property situate in Wayne Township, Erie County, Pennsylvania being: 17950 Buffalo Road, Corry, Pennsylvania. Approx. 4.9 Acres  
Assessment Map Number: (49) 1-31-5.03  
Assessed Value Figure: \$20,880.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 25 and Jan. 1, 8

**SALE NO. 7**

**Ex. #11554 of 2009**  
**Erie General Electric Federal**  
**Credit Union, Plaintiff**

v.

**Charles C. Craig and**  
**Debra A. Craig, deceased,**  
**Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 11554-2009, Erie General Electric Federal Credit Union v. Charles C. Craig and Debra A. Craig, deceased, owners of property

situated in the Township of North East, Erie County, Pennsylvania, being 12530 Hopkins Road, North East, Pennsylvania, 1.06 acres.  
Assessment Map number: (37) 26-79-8.01  
Assessed Value figure: \$103,140.00  
Improvement thereon: Dwelling  
Elderkin, Martin, Kelly & Messina  
Lori R. Miller, Esquire  
PA I.D. No. 85774  
Attorney for Plaintiff  
150 East Eighth Street  
Erie, Pennsylvania 16501  
(814) 456-4000

Dec. 25 and Jan. 1, 8

**SALE NO. 9**

**Ex. #12241 of 2004**  
**Mortgage Registration Systems,**  
**Inc.**

v.

**William H. Hicks and**  
**Carrie L. Hicks**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12241-04 Mortgage Registration Systems, Inc. vs. William H. Hicks and Carrie L. Hicks, owners of property situated in Borough of Mill Village, Erie County, Pennsylvania being 2140 West Center Street, Mill Village, PA 16427  
Assessment Map number: (34) 3-2-8  
Assessed Value figure: \$79,500.00  
Improvement thereon: Residential Dwelling  
Mary L. Harbert-Bell, Esquire  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Dec. 25 and Jan. 1, 8

**SALE NO. 10**

**Ex. #12602 of 2009**  
**Beneficial Consumer Discount**  
**Company d/b/a Beneficial**  
**Mortgage Co. of Pennsylvania**

v.

**James R. Porter and**  
**Laura R. Porter**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12602-09, Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. James R. Porter and Laura R. Porter, owners of

property situated in the Township of Washington, Erie County, Pennsylvania being 2371 Leacock Road, Waterford, PA 16441  
 Assessment Map number: 45-9-16-2  
 Assessed Value figure: \$105,100.00  
 Improvement thereon: Residential Dwelling  
 Mary L. Harbert-Bell, Esquire  
 220 Lake Drive East, Suite 301  
 Cherry Hill, NJ 08002  
 (856) 482-1400

Dec. 25 and Jan. 1, 8

**SALE NO. 11**

**Ex. #10582 of 2009**  
**First Southeast Fiduciary & Trust Services, Inc., Susan B. Whitney and Jeffery Scott Brown, Trustees of the Brown Family, Plaintiffs v. Multi-Products, Inc. and Michael Hronas, Defendants**

**DESCRIPTION**

By virtue of Writ of Execution filed at No. 10582-2009, First Southeast Fiduciary & Trust Services, Inc., Susan B. Whitney, and Jeffrey Scott Brown, Trustees of the Brown Family v. Multi-Products, Inc. and Michael Hronas, owner of the following properties identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 2111-2113 State Street, Erie, PA 16501.  
 Assessment Map No.: (18) 5002-208  
 Assessed Value Figure: \$625,900.00  
 Improvement Thereon: Warehouses/ Office Building; Land Use: Light Industrial  
 Michael S. Jan Janin, Esquire  
 Pa. I.D. No. 38880  
 The Quinn Law Firm  
 2222 West Grandview Boulevard  
 Erie, PA 16506  
 (814) 833-2222

Dec. 25 and Jan. 1, 8

**SALE NO. 13**

**Ex. #12176 of 2009**  
**Erie General Electric Federal Credit Union, Plaintiff v. James D. Piazza and Jamie S. Piazza, now known as Jamie Smith, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 12176-2009, Erie General Electric Federal Credit Union v. James D. Piazza and Jamie S. Piazza, now known as Jamie Smith, owners of property situated in the Township of North East, Erie County, Pennsylvania, being 11067 Thalia Court, North East, Pennsylvania, .714 acres.  
 Assessment Map number: (37) 23-92-28.05  
 Assessed Value figure: \$75,200.00  
 Improvement thereon: Dwelling  
 Elderkin Martin Kelly & Messina  
 Stacey K. Konkel, Esquire  
 PA I.D. No. 204525  
 Attorney for Plaintiff  
 150 East Eighth Street  
 Erie, Pennsylvania 16501  
 (814) 456-4000

Dec. 25 and Jan. 1, 8

**SALE NO. 14**

**Ex. #12779 of 2009**  
**Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania v. Kenneth R. Dalrymple and Melissa Dalrymple**

**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 follows, to wit:  
 BEGINNING at the southwest corner of land formerly owned by George Campbell.  
 Thence, East along said land, eight (8) perches to a post;  
 Thence, South along other lands formerly of A.M. Palmer, the party of the first part in a certain deed recorded in Deed Book 81 at Page 651, twenty (20) perches to a post;  
 Thence, West eight (8) perches to the land now or formerly of the Erie and Pittsburgh Railroad;  
 Thence, northerly along said land, twenty (20) perches to the place of beginning.  
 Containing one (1) acre of land, more or less.  
 ALSO 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 follows, to wit:

On the North by land formerly of Garner Palmer;  
 On the West by land now or formerly of the Erie and Pittsburgh Railroad;  
 On the South by land formerly of Peter Braniff and Casper Hochadel;  
 On the East by land formerly of Garner Palmer.  
 Containing one (1) acre of land, more or less.

SAID premises are further identified by Erie County Assessment Index No. (14) 17-47-3 and are commonly known as 10361 Wanneta Road, Albion, Pennsylvania.

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

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

BEING the same premises which Margaret A. Beery, widow and unremarried, by Mary Jane Bennett, her Attorney-in-Fact, by Deed dated March 15, 2005 and recorded March 15, 2005 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1217 Page 1524, as Instrument No. 2005-008193, granted and conveyed unto Kenneth R. Dalrymple and Melissa Dalrymple, husband and wife, as tenants by the entirety with the right of survivorship, in fee.

PREMISES ADDRESS: 10361 Wanneta Road, Albion, PA 16401  
 Steven K. Eisenberg, Esq.  
 Stern and Eisenberg, LLP  
 Attorney for Plaintiff  
 The Pavilion  
 261 Old York Road, Suite 410  
 Jenkintown, PA 19046  
 (215) 572-8111

Dec. 25 and Jan. 1, 8



**SALE NO. 15**  
**Ex. #13824 of 2009**  
**First National Bank of Pennsylvania, Plaintiff**

**David P. Nelligan, Defendant**  
**SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, having erected thereon a frame dwelling house and out building being commonly known as 540 East 27th Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (18) 50-68-218. Susan Fuhrer Reiter, Esq. P.A. 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

Dec. 25 and Jan. 1, 8

**SALE NO. 17**  
**Ex. #12732 of 2009**  
**Deutsche Bank National Trust Company, in its Capacity as Indenture Trustee for the Noteholders of Aames Mortgage Investment Trust 2005-2, a Delaware Statutory Trust**

**Jacqueline R. Fisher and Franklin L. Fisher**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12732-2009, Deutsche Bank National Trust Company, in its Capacity as Indenture Trustee for the Noteholders of Aames Mortgage Investment Trust 2005-2, a Delaware Statutory Trust v. Jacqueline R. Fisher and Franklin L. Fisher, Owners of the property situated in Borough of North East being known as 139 Bank Street, North East, PA. Tax Map Number: 36-01-03-2.01 Assessed Value Figure: \$79,070.00 Improvements thereon: Detached, Two Story Single Family Residential Dwelling  
 Barbara A. Fein, Esquire  
 The Law Offices of  
 Barbara A. Fein, P.C.

425 Commerce Drive, Suite 100  
 Fort Washington, PA 19034  
 (215) 653-7450

Dec. 25 and Jan. 1, 8

**SALE NO. 18**  
**Ex #13552 of 2008**  
**PNC Bank, National Association, Plaintiff**

**Marie E. Amendola and Ernest L. Torres, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13552 of 2008 PNC Bank, National Association vs. Marie E. Amendola and Ernest L. Torres, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 333 W. 20th St., Erie, PA 16502  
 0.0932 acres  
 Assessment Map number: (19) 60-10-213  
 Assessed Value figure: \$54,400.00  
 Improvement thereon: Residential Dwelling  
 Brett A. Solomon, Esq.  
 Attorney for Plaintiff  
 1500 One PPG Place  
 Pittsburgh, PA 15222  
 (412) 594-5506

Dec. 25 and Jan. 1, 8

**SALE NO. 19**  
**Ex. #11194 of 2009**  
**Mercer County State Bank, Plaintiff**

**Larry W. Geisler and Barbara A. Geisler, f/k/a Barbara A. Powers, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11194-09, Mercer County State Bank vs. Larry W. Geisler and Barbara A. Geisler, f/k/a Barbara A. Powers owner(s) of property situated in Springfield Township, Erie County, Pennsylvania being 14730 Ridge Road, West Springfield, Pennsylvania  
 5 acres  
 Assessment Map number: (39) 12-38-5  
 Assessed Value figure: \$129,700.00  
 Improvements thereon: Frame dwelling house and motel known

as "The Ridgeway Motel" and two mobile homes permanently affixed to the premises.

Brett A. Solomon, Esquire  
 Tucker Arensberg, P.C.  
 1500 One PPG Place  
 Pittsburgh, PA 15222  
 (412) 594-3913

Dec. 25 and Jan. 1, 8

**SALE NO. 21**  
**Ex. #13920 of 2009**  
**US Bank National Association as Trustee, Plaintiff**

**Kim Marie Balter, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13920-09  
 US Bank National Association as Trustee vs. Kim Marie Balter  
 Amount Due: \$70,517.02  
 Kim Marie Balter, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1114 East 24th Street, Erie, PA 16503-2307.  
 Dimensions: 40 X 135  
 Acreage: 0.1240  
 Assessment Map number: 18-050-093.0-209-00  
 Assessed Value: \$35,600.00  
 Improvement thereon: Residential Phelan, Hallinan & Schmiegel, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 22**  
**Ex. #13537 of 2009**  
**BAC Home Loans Servicing, LP, Plaintiff**

**Robert Lee Carlson Christine Ann Carlson, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13537-09  
 BAC Home Loans Servicing, LP vs. Robert Lee Carlson and Christine Ann Carlson  
 Amount Due: \$77,043.05  
 Robert Lee Carlson and Christine Ann Carlson, owner(s)



of property situated in City of Erie, Erie County, Pennsylvania being 3916 Perry Street, Erie, PA 16504-2374.  
 Dimensions: IRR  
 Acreage: 0.1669  
 Assessment Map number: 18053083020100  
 Assessed Value: 73,390.00  
 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Dec. 25 and Jan. 1, 8

**SALE NO. 23**

**Ex. # 13160 of 2009**  
**Wells Fargo Bank, NA, Plaintiff**  
 v.  
**Edward B. Colvin**  
**Vicki S. Savitz, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13160-2009  
 Wells Fargo Bank, NA vs. Edward B. Colvin and Vicki S. Savitz  
 Amount Due: \$21,893.23  
 Edward B. Colvin, owner(s) of property situated in City of Corry, Erie County, Pennsylvania being 122 Wayne Street, Corry, PA 16407-1651.  
 Dimensions: 67 X 164  
 Acreage: 0.2522  
 Assessment Map number: 06022096000600  
 Assessed Value: 48,400.00  
 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Dec. 25 and Jan. 1, 8

**SALE NO. 24**

**Ex. #11912 of 2009**  
**BAC Home Loans Servicing LP**  
**f/k/a Countrywide Home Loans**  
**Servicing, LP, Plaintiff**  
 v.  
**Richard P. Dvorak**  
**Bridget L. Dvorak, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11912-09  
 BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing, LP vs. Richard P. Dvorak and Bridget L. Dvorak  
 Amount Due: \$150,241.95  
 Richard P. Dvorak and Bridget L. Dvorak, owner(s) of property situated in Township of Girard, Erie County, Pennsylvania being 10078 Schumaker Drive, Girard, PA 16417.  
 Dimensions: LOT A 3.5AC  
 Assessment Map number: 24-011-057.0-001.00  
 Assessed Value: \$152,200.00  
 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Dec. 25 and Jan. 1, 8

**SALE NO. 25**

**Ex. #12686 of 2009**  
**US Bank National Association, as**  
**Trustee for the Structured Asset**  
**Securities Corporation Mortgage**  
**Pass-Through Certificates, 2006-**  
**EQ1, Plaintiff,**  
 v.  
**Melissa R. Ferringer,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12686-09  
 US Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-through Certificates, 2006-EQ1 vs. Melissa R. Ferringer  
 Amount Due: \$125,974.41  
 Melissa R. Ferringer, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 4305 Stanton Street, Erie, PA 16510-3453.  
 Dimensions: 80 X 160  
 Acreage: 0.2902  
 Assessment Map number: 18-052-034.0-232-00  
 Assessed Value: \$93,710.00  
 Improvement thereon: Residential Phelan, Hallinan & Schmieg, LLP

Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Dec. 25 and Jan. 1, 8

**SALE NO. 26**

**Ex. #11373 of 2009**  
**Citimortgage, Inc., Plaintiff**  
 v.  
**Mary V. Fields, Defendant(s)**  
**SHERIFF'S SALE**  
 By virtue of a Writ of Execution filed to No. 11373-2009  
 Citimortgage, Inc. vs. Mary V. Fields  
 Amount Due: \$89,489.72  
 Mary V. Fields, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1739 Perennial Way, Erie, PA 16510-2681.  
 Dimensions: 39.21 X 186.4  
 Acreage: 0.2238  
 Assessment Map number: 18051022012700  
 Assessed Value: 78,310.00  
 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Dec. 25 and Jan. 1, 8

**SALE NO. 27**

**Ex. #11036 of 2008**  
**Citimortgage, Inc. Plaintiff**  
 v.  
**Delvon S. Henderson**  
**Defendant(s)**  
**SHERIFF'S SALE**  
 By virtue of a Writ of Execution filed to No. 11036-08  
 Citimortgage, Inc. vs. Delvon S. Henderson  
 Amount Due: \$52,581.40  
 Delvon S. Henderson, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 530 East 24th Street, Erie, PA 16503.  
 Dimensions: 40 X 128  
 Acreage: 0.1175  
 Assessment Map number:

18050022013000  
 Assessed Value: 21,380.00  
 Improvement thereon: residential  
 Phelan, Hallinan & Schmiegl, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 28**

**Ex. #13606 of 2008**  
**GMAC Mortgage, LLC, s/i/i to**  
**GMAC Mortgage Corporation,**  
**Plaintiff**  
**v.**

**Leon Jackson**

**Winnie L. Jackson, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13606-08  
 GMAC Mortgage, LLC, s/i/i to  
 GMAC Mortgage Corporation  
 vs. Leon Jackson and Winnie L.  
 Jackson  
 Amount Due: \$131,832.79  
 Leon Jackson and Winnie L.  
 Jackson, owner(s) of property  
 situated in Millcreek Township,  
 Erie County, Pennsylvania being  
 4110 Pine Avenue, Erie, PA 16504-  
 2334.

Dimensions: 1.5 acres  
 Acreage: 1.6020  
 Assessment Map number:  
 18052005010700

Assessed Value: \$87,100.00  
 Improvement thereon: Residential  
 Phelan, Hallinan & Schmiegl, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 30**

**Ex. #13757 of 2007**  
**Citimortgage Inc., s/b/m to**  
**Citifinancial Mortgage Company**  
**Inc., s/b/m to Citifinancial**  
**Mortgage Consumer Discount**  
**Company, Plaintiff**  
**v.**

**Christene L. Lindenmuth**  
**Michael D. Lindenmuth,**

**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13757-07  
 Citimortgage Inc., s/b/m to  
 Citifinancial Mortgage Company  
 Inc., s/b/m to Citifinancial Mortgage  
 Consumer Discount Company  
 vs. Christene L. Lindenmuth and  
 Michael D. Lindenmuth  
 Amount Due: \$78,044.70  
 Christene L. Lindenmuth and  
 Michael D. Lindenmuth, owner(s)  
 of property situated in City of Erie,  
 Erie County, Pennsylvania being  
 2058 West 23rd Street Erie, PA  
 16502.

Dimensions: 70.5X125 IRR  
 Acreage: 0.1764  
 Assessment Map number:  
 19062014022300  
 Assessed Value: 50,270.00  
 Improvement thereon: residential  
 Phelan, Hallinan & Schmiegl, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 31**

**Ex. #12988 of 2009**  
**Aurora Loan Services, LLC,**  
**Plaintiff**  
**v.**

**Elizabeth M. Litowkin**  
**David J. Litowkin, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 12988-09  
 Aurora Loan Services, LLC  
 vs. Elizabeth M. Litowkin and  
 David J. Litowkin  
 Amount Due: \$225,563.92  
 Elizabeth M. Litowkin and David J.  
 Litowkin, owner(s) of property  
 situated in Millcreek Township,  
 Erie County, Pennsylvania being  
 6103 Washington Avenue, Erie, PA  
 16509-2725.

Dimensions: 70 X 149.3  
 Acreage: 0.2394  
 Assessment Map number:  
 33190618000104  
 Assessed Value: 124,480  
 Improvement thereon: residential  
 Phelan, Hallinan & Schmiegl, LLP

Attorney for Plaintiff  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 32**

**Ex. #13136 of 2009**  
**Wells Fargo Bank, NA, Plaintiff**  
**v.**

**Kelly Malone**  
**John Malone, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13136-09  
 Wells Fargo Bank, NA vs. Kelly  
 Malone and John Malone  
 Amount Due: \$37,382.91  
 Kelly Malone and John Malone,  
 owner(s) of property situated in City  
 of Erie, Erie County, Pennsylvania  
 being 437 East 27th Street, Erie, PA  
 16504-2805.

Dimensions: 40 X 135  
 Acreage: 0.1240  
 Assessment Map number:  
 18050077010600  
 Assessed Value: 61,170.00

Improvement thereon: residential  
 Phelan, Hallinan & Schmiegl, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 33**

**Ex. #13211 of 2009**  
**HSBC Bank USA, as Trustee in**  
**Trust for Citigroup Mortgage**  
**Loan Trust, Inc., Asset Backed**  
**Pass-through Certificates Series**  
**2003-HE3, Plaintiff**  
**v.**

**Bruce D. Manross**  
**Brenda R. Manross, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 2009-13211  
 HSBC Bank USA, as Trustee in  
 Trust for Citigroup Mortgage Loan  
 Trust, Inc., Asset Backed Pass-  
 through Certificates Series 2003-  
 HE3 vs. Bruce D. Manross and  
 Brenda R. Manross

Amount Due: \$53,522.56  
 Bruce D. Manross and Brenda R. Manross, owner(s) of property situated in Borough of Union City, Erie County, Pennsylvania being 112 South Main Street, Union City, PA 16438-1418.  
 Dimensions: 62.5 X 162  
 Acreage: 0.2324  
 Assessment Map number: 42015072000900  
 Assessed Value: 50,000.00  
 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 34**

**Ex. #10102 of 2007**  
**First Horizon Home Loan Corporation, Plaintiff**

v.

**Christina M. Marsh a/k/a**  
**Christina M. Carbone a/k/a**  
**Christina Marie Marsh and**  
**Robert L. Marsh, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10102-07  
 First Horizon Home Loan Corporation vs. Christina M. Marsh a/k/a Christina M. Carbone a/k/a Christina Marie Marsh and Robert L. Marsh  
 Amount Due: \$45,783.46  
 Christina M. Marsh a/k/a Christina M. Carbone a/k/a Christina Marie Marsh and Robert L. Marsh, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 217 East 27th Street, Erie, PA 16504.  
 Dimensions: 38 X 135  
 Acreage: 0.1178  
 Assessment Map number: 18-050-081.0-118.00  
 Assessed Value: \$27,150.00  
 Improvement thereon: Residential Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

(215) 563-7000  
 Dec. 25 and Jan. 1, 8

**SALE NO. 35**

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

v.

**Matthew 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. Matthew R. Marshall and Keilani A. Marshall  
 Amount Due: \$39,762.84  
 Matthew 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 Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 36**

**Ex. #13373 of 2009**  
**PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation, Plaintiff**

v.

**James H. Mellin, Defendant(s)**  
**SHERIFF'S SALE**  
 By virtue of a Writ of Execution filed to No. 13373-09  
 PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation vs. James H. Mellin  
 Amount Due: \$80,090.85  
 James H. Mellin, owner(s) of property situated in Lake City Borough, Erie County, Pennsylvania being 2296 Rice Avenue, Lake City, PA 16423-1534.  
 Dimensions: 87.79 X 244.39

Acreage: 0.4899  
 Assessment Map number: 28-013-023.0-006.00  
 Assessed Value: 63,860.00  
 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 37**

**Ex. #14153 of 2009**  
**Wells Fargo Bank, N.A., Plaintiff**  
 v.  
**Mara K. Nunes, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14153-09  
 Wells Fargo Bank, N.A. vs. Mara K. Nunes  
 Amount Due: \$85,571.12  
 Mara K. Nunes, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 716 West 22nd Street, Erie, PA 16502-2510.  
 Dimensions: 34 X 102  
 Acreage: 0.0414  
 Assessment Map number: 19-060-021.0-120.00  
 Assessed Value: \$51,790.00  
 Improvement thereon: Residential Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 39**

**Ex. #13837 of 2009**  
**The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-backed Certificates, Series 2006-25, Plaintiff**  
 v.  
**Darcie L. Oleski, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13837-09  
 The Bank of New York as Trustee for the Certificateholders CWABS,

Inc. Asset-backed Certificates, Series 2006-25 vs. Darcie L. Oleski  
Amount Due: \$95,491.76

Darcie L. Oleski, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2940 Cochran Street, Erie, PA 16508-1757.

Dimensions: 30 X 150

Acreage: 0.1033

Assessment Map number: 19060051020600

Assessed Value: 48,260.00

Improvement thereon: residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400

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

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Dec. 25 and Jan. 1, 8

**SALE NO. 40**

**Ex. #12906 of 2009**

**Bank of America, National Association as Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-through Certificates, Series 2005-NC1, Plaintiff**

v.

**Ethel L. Pierce, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12906-09

Bank of America, National Association as Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-through Certificates, Series 2005-NC1 vs. Ethel L. Pierce

Amount Due: \$76,226.47

Ethel L. Pierce, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 302 Beachgrove Drive, Erie, PA 16505-1706.

Dimensions: 40 X 125

Acreage: 0.1148

Assessment Map number: 33006024001000

Assessed Value: \$75,900.00

Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP

Attorney for Plaintiff  
One Penn Center at Suburban Station, Suite 1400

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

Dec. 25 and Jan. 1, 8

**SALE NO. 41**

**Ex. #13295 of 2009**

**Wells Fargo Bank, NA, Plaintiff**

v.

**Kimberly A. Pierce and Michael A. Pierce, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13295-09

Wells Fargo Bank, NA vs. Kimberly A. Pierce and Michael A. Pierce

Amount Due: \$48,097.06

Kimberly A. Pierce and Michael A. Pierce, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2637 Wayne Street, Erie, PA 16504-2821.

Dimensions: 40 X 86.12

Acreage: 0.0791

Assessment Map number: 18050056032200

Assessed Value: 61,160.00

Improvement thereon: residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400

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

(215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 42**

**Ex. #13700 of 2009**

**JPMorgan Chase Bank, N.A., Plaintiff**

v.

**Douglas Prenatt a/k/a**

**Douglas E. Prenatt, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13700-09

JPMorgan Chase Bank, N.A. vs. Douglas Prenatt a/k/a Douglas E. Prenatt

Amount Due: \$80,142.84

Douglas Prenatt a/k/a Douglas E. Prenatt, owner(s) of property situated in 2nd Ward of the Borough of Union City, Erie County,

Pennsylvania being 53 West High Street, Union City, PA 16438-1237.

Dimensions: 68 X 98

Acreage: 0.1530

Assessment Map number: 42-007-019.0-005.00

Assessed Value: \$63,740.00

Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400

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

(215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 43**

**Ex. #13921 of 2009**

**Northwest Savings Bank, Plaintiff**

v.

**Gary W. Shaffer**

**Amy A. Shaffer, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13921-09

Northwest Savings Bank vs. Gary W. Shaffer and Amy A. Shaffer

Amount Due: \$195,521.84

Gary W. Shaffer and Amy A. Shaffer, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 5924 Crest Drive, Erie, PA 16509-3212.

Dimensions: 105.5 X 191.06

Acreage: 0.4599

Assessment Map number: 33-162-628.0-045.00

Assessed Value: \$114,130.00

Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400

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

(215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 44**

**Ex. #13629 of 2009**

**BAC Home Loans Servicing, L.P., Plaintiff**

v.

**Dennis W. Smith**

**Victoria L. Smith, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13629-09  
 BAC Home Loans Servicing, L.P. vs. Dennis W. Smith and Victoria L. Smith  
 Amount Due: \$73,787.40  
 Dennis W. Smith and Victoria L. Smith, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 1345 West 22nd Street, Erie, PA 16502- 2330.  
 Dimensions: 51 X 135.08  
 Acreage: 0.1581  
 Assessment Map number: 19062003020800  
 Assessed Value: 42,040.00  
 Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 46**

**Ex. #10173 of 2008**  
**Wells Fargo Bank, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-OP1 Asset Backed Pass-through Certificates, Plaintiff**  
 v.  
**Jared M. Stolz, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10173-08  
 Wells Fargo Bank, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-OP1 Asset Backed Pass-Through Certificates vs. Jared M. Stolz  
 Amount Due: \$81,110.26  
 Jared M. Stolz, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2109 Liberty Street, Erie, PA 16502.  
 Dimensions: 40 X 100  
 Acreage: 0.0918  
 Assessment Map number: 19-060-021.0-114.00  
 Assessed Value: 73,410.00  
 Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Dec. 25 and Jan. 1, 8

**SALE NO. 47**

**Ex. #15678 of 2008**  
**Citifinancial Services, Inc., Plaintiff**  
 v.  
**Thomas Swaney and Kimberly B. Swaney, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2008-15678  
 Citifinancial Services, Inc vs. Thomas Swaney and Kimberly B. Swaney  
 Amount Due: \$87,296.48  
 Thomas Swaney and Kimberly B. Swaney, owner(s) of property situated in Borough of Wattsburg, Erie County, Pennsylvania being 14375 Church Street, Wattsburg, PA 16442.  
 Dimensions: 99 X 164  
 Acreage: 0.3727  
 Assessment Map number: 48-001-002.0-040.00  
 Assessed Value: 58,780.00  
 Improvement thereon: residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 48**

**Ex. #13614 of 2009**  
**The Bank of New York Mellon Trust Company, National Association fka the Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RS4, Plaintiff,**  
 v.  
**Jacqueline H. Swanson a/k/a J Swanson a/k/a J H Swanson a/k/a Jackie Swanson a/k/a Jacqueline Hart Swanson a/k/a M J Swanson, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13614-09  
 The Bank of New York Mellon Trust

Company, National Association fka the Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RS4, vs. Jacqueline H. Swanson a/k/a J Swanson a/k/a J H Swanson a/k/a Jackie Swanson a/k/a Jacqueline Hart Swanson a/k/a M J Swanson  
 Amount Due: \$83,666.10  
 Jacqueline H. Swanson a/k/a J Swanson a/k/a J H Swanson a/k/a Jackie Swanson a/k/a Jacqueline Hart Swanson a/k/a M J Swanson, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 511-513 Liberty Street, Erie, PA 16507-1145.  
 Dimensions: 31 X 120  
 Acreage: 0.0854  
 Assessment Map number: 17-040-023.0-113.00  
 Assessed Value: \$64,800.00  
 Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 49**

**Ex. #10006 of 2008**  
**Aurora Bank, FSB f/k/a Lehman Brothers Bank, FSB, Plaintiff**  
 v.  
**Charlotte Marie Trotter, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10006-08  
 Aurora Bank, FSB f/k/a Lehman Brothers Bank, FSB vs. Charlotte Marie Trotter  
 Amount Due: \$73,451.99  
 Charlotte Marie Trotter, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1229 East 30th Street, Erie, PA 16504-1425.  
 Dimensions: 32 X IRREGULAR  
 Acreage: 0.0703  
 Assessment Map number: 18050046030300  
 Assessed Value: 71,000.00  
 Improvement thereon: residential



Phelan, Hallinan & Schmiegl, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 50**

**Ex. #10370 of 2009**  
**US Bank, N.A. as Trustee for the**  
**SASCO 2002-12 Trust, Plaintiff**  
**v.**  
**Edward R. Vaughn**  
**Carrie L. Cox, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 10370-09

US Bank, N.A. as Trustee for the  
 SASCO 2002-12 Trust vs. Edward  
 R. Vaughn and Carrie L. Cox  
 Edward R. Vaughn and Carrie L.  
 Cox, owner(s) of property situated  
 in Township of Erie, City of Erie,  
 Erie County, Pennsylvania being  
 4109 Burton Avenue, Erie, PA  
 16504-2427

Dimensions: 62 X 137.60  
 Acreage: 0.1958

Assessment Map number:  
 18-052-017.0-102.00

Assessed Value: \$62,440.00  
 Improvement thereon: residential  
 Phelan, Hallinan & Schmiegl, LLP  
 Attorney for Plaintiff  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 25 and Jan. 1, 8

**SALE NO. 51**

**Ex. #13429 of 2009**  
**Citimortgage, Inc., Plaintiff**  
**v.**

**Jeffrey P. Warner**

**Susan R. Warner, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13429-09

Citimortgage, Inc. vs. Jeffrey P.  
 Warner and Susan R. Warner  
 Amount Due: \$85,031.93

Jeffrey P. Warner and Susan R.  
 Warner, owner(s) of property  
 situated in Elk Creek Township,  
 Erie County, Pennsylvania being

10530 Pont Road Albion, PA 16401-  
 8602.

Dimensions: 70 X 560  
 IRREGULAR

Acreage: 0.8875  
 Assessment Map number:  
 13026039001101

Assessed Value: 52,860  
 Improvement thereon: residential  
 Phelan, Hallinan & Schmiegl, LLP  
 Attorney for Plaintiff

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

Dec. 25 and Jan. 1, 8

**SALE NO. 52**

**Ex. #13135 of 2009**  
**U.S. Bank, NA**  
**v.**

**Warren K. Ferraro**

**LEGAL DESCRIPTION**

ALL THE FOLLOWING described  
 real property situate in the Township  
 of Waterford, Erie County,  
 Pennsylvania, being part of Tract  
 No. 13, bounded and described as  
 follows, to wit:

BEGINNING at an iron pipe at  
 the intersection of the west line of  
 U.S. Route No. 19, formerly the  
 Waterford Turnpike, and the old  
 New York - Pennsylvania State Line;  
 thence South 34° 05' East along the  
 west line of U.S. Route No. 19. one  
 thousand forty-nine and six tenths  
 (1,049.6) feet to an iron pin in the  
 north line of Pennsylvania State  
 Route No. 25032; thence west along  
 the north line of said State Route,  
 eight hundred fifty-eight (858) feet  
 to a point; thence continuing along  
 said north line South 89° 42' West  
 seven hundred eighty (780) feet to  
 an iron pipe in the east line of lands  
 of John Schwab; thence North 18°  
 36' West along the said east line  
 nine hundred twenty-nine (929) feet  
 to the old New York - Pennsylvania  
 State Line; thence east, along said  
 old State Line, thirteen hundred  
 eighty-nine (1,389) feet to the  
 place of beginning; containing 31.3  
 acres, more or less, being part of  
 the Martin Strong Farm. Together  
 with buildings erected thereon,  
 EXCEPTING AND RESERVING

all that certain piece or parcel of  
 land situate in the Township of  
 Waterford, County of Erie and  
 Commonwealth of Pennsylvania,  
 bounded and described as follows,  
 to wit: BEGINNING at a point in  
 the North line of Legislative Route  
 No. 25032 a/k/a Route 86, one  
 thousand seventy-five (1,075) feet  
 west from the intersection of the  
 said North line of Route No. 86  
 with the West line of U.S. Route  
 No. 19, and being the southeast  
 corner of this piece or parcel; thence  
 west along the North line of Route  
 No. 86, South 89° 42' West, five  
 hundred sixty-three (563) feet to a  
 point; thence North 18° 36' West  
 nine hundred twenty-nine (929) feet  
 to the old New York - Pennsylvania  
 State Line; thence East along said  
 line five hundred sixty-three (563)  
 feet to a point; thence South 18° 36'  
 East to Route No. 86 and the point of  
 beginning, containing 12 acres and  
 three hundred seven (307) square  
 feet of land more or less. ALSO  
 EXCEPTING AND RESERVING  
 all that certain piece or parcel of  
 land situate in the Township of  
 Waterford, County of Erie and  
 Commonwealth of Pennsylvania,  
 bounded and described as follows,  
 to wit: BEGINNING at the  
 intersection of the West line of  
 U.S. Route No. 19 and the old New  
 York - Pennsylvania State Line;  
 thence South 34° 5' East along  
 U.S. Route No. 19, three hundred  
 thirty (330) feet to a point; thence  
 Westward along a line parallel to  
 said old New York - Pennsylvania  
 State Line, six hundred sixty (660)  
 feet to a point; thence Northwardly  
 along a line parallel with the West  
 line of U.S. Route No. 19, three  
 hundred thirty (330) feet to a point;  
 thence East along said old New  
 York - Pennsylvania State Line, six  
 hundred sixty (660) feet to the West  
 line of U.S. Route No. 19, containing  
 5 acres of land more or less. ALSO  
 EXCEPTING AND RESERVING  
 all that certain piece or parcel of  
 land situate in the Township of  
 Waterford, County of Erie and  
 Commonwealth of Pennsylvania,  
 bounded and described as follows.  
 to wit: BEGINNING at a point

in the north line of Pennsylvania Route No. 25032, a/k/a Route No. 86, said point of beginning being the point of intersection of the East line of certain easements and rights-of-way granted to the American Telephone and Telegraph Company as recorded in Erie County Deed Book 643 at page 538 with the north line of said road. said point of beginning also being one thousand twenty-five (1,025) feet westwardly along the north line of said road from its point of intersection with the West line of U.S. Route No. 19; thence Eastwardly along the North line of said road one hundred sixty-five (165) feet to a point; thence Northwardly and parallel with the East line of said American Telephone and Telegraph Company easement and right-of-way (said bearing having been described as North 25° 40' West) two hundred sixty-four (264) feet to a point; thence Westwardly and parallel with the North line of the aforesaid Pennsylvania Route No. 25032, one hundred sixty-five (165) feet to a point in the East line of said American Telephone and Telegraph Company easement and right-of-way; thence Southwardly along the East line of said easement and right-of-way two hundred sixty-four (264) feet to the North line of State Pennsylvania Highway Route No. 25032 and the place of beginning, containing 1 acre of land, be the same more or less. ALSO EXCEPTING AND RESERVING all that certain piece or parcel of land situate in the Township of Waterford, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the old New York - Pennsylvania State Line (Latitude 42°), said point being located six hundred sixty (660) feet West from the original West line of Pennsylvania State Highway Route No. 19 (L.R. 351) and said point ALSO being the Northwest corner of land of Edwin Flynn as described in Erie County Deed Book 553, at page 161; thence in a Southwesterly direction parallel to Pennsylvania State Highway Route

No. 19 and passing land of Edwin Flynn, South 33° 38' East, a distance of two hundred (200) feet; thence in a southeasterly direction passing land of Obsborn Holder, South 84° 19' West, a distance of two hundred seven (207) feet to a point in the East line of land of John Schwab; thence in a Northwesterly direction, passing land of John Schwab, North 20° 44' West, a distance of two hundred (200) feet to a point in the old New York - Pennsylvania State Line, said point also being the Northeast corner of land of John Schwab as described in Erie County Deed Book 559 at page 200 as being eight hundred twenty-six (826) feet West from the original West line of Pennsylvania State Highway Route No. 19 (L.R. 351); thence in an Eastwardly direction due East along the old New York - Pennsylvania State Line, passing seventy-six (76) feet to a land of Hans J. Nathan, and then ninety (90) feet to other land of American Telephone and Telegraph Company a distance of one hundred sixty-six (166) feet to the point of beginning, containing 0.777 acres. ALSO EXCEPTING AND RESERVING a permanent right-of-way and easement granted to the American Telephone and Telegraph Company as more fully set forth in Erie County Deed Book 643, at page 538.

HAVING a dwelling erected thereon known as 10266 Peach Street a/k/a 10266 Route 19, Waterford, PA 16441.

BEING THE SAME PREMISES which Warren K. Ferraro and Jeanne M. Ferraro, formerly husband and wife, by Quit Claim Deed dated May 22, 2006 and recorded June 6, 2006 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1334, Page 1061, granted and conveyed unto Warren K. Ferraro.

UNDER AND SUBJECT to all easements, restrictions and rights-of-way of record and/or those that are visible to a physical inspection.

PARCEL No. 470010020000400

Gregory Javardian, Esquire

Attorney for Plaintiff

Powers, Kim & Javardian, LLC

1310 Industrial Boulevard, Suite 101  
 Southampton, PA 18966  
 Dec. 25 and Jan. 1, 8

**SALE NO. 53**

**Ex. #18094 of 2008**

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

**Shawn M. Cochran, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2008-18094 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Shawn M. Cochran, Defendants

Real Estate: 1216 West 29th Street, Erie, PA

Municipality: City of Erie, Erie County, Pennsylvania

Dimensions: 30 x 135

See Deed Book 1065, Page 1525

Tax I.D. (19) 6220-115

Assessment: \$13,500 (Land)

\$46,750 (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

Dec. 25 and Jan. 1, 8

**SALE NO. 54**

**Ex. #14324 of 2007**

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

**v.**

**Lynne Crosby a/k/a  
 Lynne Pettigrew, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 14324-07 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Lynne Crosby a/k/a Lynne Pettigrew, Defendants Real Estate: 7290 Canal Road, Fairview, PA

Municipality: Township of Fairview, Erie County, Pennsylvania

Dimensions: 115 x 300

See Deed Book 800, Page 276

Tax I.D. (21) 48-69-8.01  
 Assessment: \$22,600 (Land)  
 \$44,000 (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  
 Dec. 25 and Jan. 1, 8

**SALE NO. 55**  
**Ex. #11503 of 2005**  
**Wachovia Bank, National Association, Trustee for Pennsylvania Housing Finance Agency, Plaintiff**  
**v.**  
**Pennsylvania Housing Finance Agency as Attorney in fact for Wachovia Bank, National Association, Trustee for the Pennsylvania Housing Finance Agency, Administrator for the Estate of Kirk C. Miller, Deceased, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2005-11503 Wachovia Bank, National Association, Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Pennsylvania Housing Finance Agency as Attorney in fact for Wachovia Bank, National Association, Trustee for the Pennsylvania Housing Finance Agency, Administrator for the Estate of Kirk C. Miller, Deceased, Defendants  
 Real Estate: 6100 Platz Road, Fairview, PA 16415  
 Municipality: Township of Fairview, Erie County, Pennsylvania  
 Dimensions: Irregular lot size  
 See Deed Book 837, Page 1916  
 Tax I.D. (21) 64 116 8  
 Assessment: \$25,700. (Land)  
 \$31,210. (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  
 Dec. 25 and Jan. 1, 8

**SALE NO. 56**  
**Ex. #12305 of 2007**  
**U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff v.**  
**Maria B. Rea and Philip D. Rea, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12305-07 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Maria B. Rea and Philip D. Rea, Defendants  
 Real Estate: 347 West 29th Street, Erie, PA  
 Municipality: City of Erie, Erie County, Pennsylvania  
 Dimensions: 24 x 37  
 See Deed Book 1186 Page 1330  
 Tax I.D. (19) 6051-217  
 Assessment: \$7,900 (Land)  
 \$37,080 (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  
 Dec. 25 and Jan. 1, 8

**SALE NO. 57**  
**Ex. #13399 of 2009**  
**Midfirst Bank, Plaintiff**  
**v.**  
**Jeremy M. Sidun and Heather S. Sidun, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 13399-09 Midfirst Bank, Plaintiff vs. Jeremy M. Sidun and Heather S. Sidun, Defendants  
 Real Estate: 1052 Priestley Avenue, Erie, PA  
 Municipality: Township of Lawrence Park, Erie County, Pennsylvania  
 Dimensions: 117 x 19.475 feet  
 See Deed Book 1339, Page 827  
 Tax I.D. : (29) 18-55-28  
 Assessment: \$14,000 (Land)  
 \$36,000 (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  
 Dec. 25 and Jan. 1, 8

**SALE NO. 58**  
**Ex. #12805 of 2004**  
**Wachovia Bank National Association f/k/a First Union National Bank as Trustee for Pennsylvania Housing Finance Agency, Plaintiff**  
**v.**  
**Christine A. Taylor a/k/a Christine A. McLaughlin, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12805-04 Wachovia Bank National Association f/k/a First Union National Bank as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Christine A. Taylor a/k/a Christine A. McLaughlin, Defendants  
 Real Estate: 4134 Avonia Road, (f/k/a 4134 Garwood Street) Fairview, PA  
 Municipality: Borough of Fairview, Erie County, Pennsylvania  
 See Deed Book 256, Page 1618  
 Tax I.D. (21) 80-24-5  
 Assessment: \$23,000 (Land)  
 \$43,620 (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  
 Dec. 25 and Jan. 1, 8

**SALE NO. 59**  
**Ex. #13664 of 2009**  
**National City Real Estate Service, LLC., sbm National City Mortgage Inc., f/k/a National City Mortgage Co., Plaintiff,**  
**v.**  
**Chad J. Comeau and Kelly Comeau, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13664-09, National City Real Estate Services vs. Chad Comeau and Kelly Comeau, owner(s) of property situated in Albion Borough, Erie County, Pennsylvania being 46 Washington



Street, Albion, PA 16401.  
 Dimensions: 56X132  
 Assessment Map Number:  
 01-001-012.0-008.00  
 Assess Value figure: 93,000.00  
 Improvement thereon: Dwelling  
 Louis P. Vitti, Esquire  
 Attorney for Plaintiff  
 916 Fifth Avenue  
 Pittsburgh, PA 15219  
 (412) 281-1725

Dec. 25 and Jan. 1, 8

**SALE NO. 60**

**Ex. #13504 of 2009**  
**US Bank National Association,**  
**as successor trustee to Bank of**  
**America, N.A., as successor by**  
**merger to Lasalle Bank N.A., as**  
**trustee for Merrill Lynch First**  
**Franklin Mortgage Loan Trust**  
**Mortgage Loan Asset Backed**  
**Certificates Series 2007-2,**  
**Plaintiff,**

v.

**Debra L. Lewis, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13504-09, US Bank National Association, et al vs. Debra L. Lewis, owner(s) of property situated in 1208 Smithson Ave., Erie, PA 16511, Erie County, Pennsylvania.

Dimensions: 40X125 ft  
 Assessment Map Number:  
 29-17-61-3  
 Assess Value figure: 63,410.00  
 Improvement thereon: Dwelling  
 Louis P. Vitti, Esquire  
 Attorney for Plaintiff  
 916 Fifth Avenue  
 Pittsburgh, PA 15219  
 (412) 281-1725

Dec. 25 and Jan. 1, 8

**SALE NO. 62**

**Ex. # 15274 of 2007**  
**Deutsche Bank National Trust**  
**Company, as Trustee for**  
**the registered holders of the**  
**Soundview Home Loan Trust**  
**2006-NLC1, Asset-Backed**  
**Certificates, Series 2006-NLC1,**  
**Plaintiff**

v.

**Eric A. Haile and Lisa Haile,**  
**Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15274-07 Deutsche Bank National Trust Company, as Trustee for the registered holders of the Soundview Home Loan Trust 2006-NLC1, Asset-Backed Certificates, Series 2006-NLC1 vs. Eric A. Haile and Lisa Haile, owner(s) of property situated in the Township of McKean, Erie County, Pennsylvania being 5220 Georgetown Drive, McKean, PA 16426

.2920  
 Assessment Map number:  
 31023027201600  
 Assessed Value figure: \$122,320.00  
 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

Dec. 25 and Jan. 1, 8

**SALE NO. 63**

**Ex. #13405 of 2008**  
**RBS Citizens, N.A. f/k/a Citizens**  
**Bank, N.A., s/b/m to CCO**  
**Mortgage Corp. Plaintiff**

v.

**William L. McCullough,**  
**Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13405-08, RBS Citizens, N.A. f/k/a Citizens Bank, N.A., s/b/m to CCO Mortgage Corp. vs. William L. McCullough, owner(s) of property situated in the Township of McKean, Erie County, Pennsylvania being, 10150 Hamot Road, Waterford, PA 16441

9.4  
 Assessment Map number:  
 (31) 15-59-7  
 Assessed Value figure: \$187,000.00  
 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

Dec. 25 and Jan. 1, 8

**SALE NO. 65**

**Ex. #12841 of 2009**  
**BAC Home Loans Servicing, LP**  
**f/k/a Countrywide Home Loans**  
**Servicing LP, Plaintiff**

v.

**Viki M. Allin and Paul R. Allin,**  
**Defendant(s)**

**DESCRIPTION**

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

BEGINNING at an iron spike located in the centerline of Barney Road at the northeast corner of lands herein described, said point being the following courses from an iron pin located at the intersection of the centerlines of Barney Road and Waters Road (Twp. Rt. 303); thence, South 0° 56' East 671.15 feet and then due south 1,399.91 feet; thence from said point of beginning the following courses: Due south along the centerline of Barney Road, a distance of 374.52 feet to an iron spike, said point also being the northeast corner of lands of Eugene Zerby as described in Deed Book 1412 at page 442; thence, due west along the lands of Zerby, passing over an iron survey pin at a distance of 25.00 feet, a total distance of 223.00 feet to an iron survey pin; thence, due north along the same, and along the residue of lands of William J. And Edna M. Hale, passing over an iron survey pin at a distance of 140.25 feet, a total distance of 242.14 feet to an iron survey pin; thence, North 83° 55' 30" East along the residue of lands of said Hale, a distance of 40.75 feet to an iron survey pin; thence North 06° 46' 55" West along the same, a distance of 50.33 feet to an iron survey pin; thence, North 68° 18' 10" East along the same, a distance of 203.17 feet to the point of beginning.

TAX PARCEL NO.: 4-26-74-21  
 PROPERTY ADDRESS: 10860 Barney Road, Albion, PA 16401  
 Michael T. McKeever, Esq.,  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence

Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 66**

**Ex. #12821 of 2006**  
**Wells Fargo Bank, NA, as Trustee**  
**for Morgan Stanley Capital I**  
**Inc. Trust 2004-OP1 Mortgage**  
**Pass-through Certificates, Series**  
**2004-OP1, Plaintiff**

v.

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

**DESCRIPTION**

All that certain piece or parcel of property situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the point of intersection of the south line of West Gore Road and the east line of Dorchester Drive; thence south 24 degrees, 35 minutes east, along the east line of Dorchester Drive, 130.76 feet to an iron pin; thence north 64 degrees, 25 minutes east along the residue of the David B. Wiley property, 100.00 foot to an iron pipe in the west line of the Russell Huffman property; thence north 24 degrees, 35 minutes west, along the west line of Huffman property, 130.76 feet to a point in the south line of West Gore Road; thence south 64 degrees, 25 minutes west, along the south line of West Gore Road, 100.00 feet to the place of beginning. Being the northerly 130.76 feet to the Lot No. 17 of the Grand View Gardens as recorded in Erie County Map Book 2, Page 460. Said premises being more commonly known as 943-945 West Gore Road, Erie, PA and bearing Erie County Index Number (33) 119-519.0-001-01.

Parcel# 119-519-1-01

Property address: 943-945 W. Gore Road, Erie, PA 16509

BEING the same premises which the National Bank of North East, by Deed dated 07/20/04 and recorded 07/26/04 in the Office of the Recorder of Deeds in and for Erie

County in Deed Book 1157 Page 1266 granted and conveyed unto Michael Tarkowski (an undivided one-half). Lawrence and Theresa Anderson, husband and wife, (an undivided one-half), as joint tenants with the right of survivorship. PROPERTY ADDRESS: 943-945 W. Gore Road, Erie, PA 16509  
Michael T. McKeever, Esq.,  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 67**

**Ex. #13916 of 2009**  
**Citimortgage Inc. f/k/a Citicorp**  
**Trust Bank FSB, Plaintiff**

v.

**Sara Carnes**  
**Jeffrey A. Laird, Defendant(s)**

**DESCRIPTION**

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

BEGINNING at a point in the south line of West 36th Street, two hundred eighty-eight (288) feet east of the east line of Elmwood Avenue; thence south parallel with Elmwood Avenue, one hundred forty-three and seventy-eight hundredths (143.78) feet to a point; thence east parallel with West 36th Street, forty-five (45) feet to a point; thence north parallel with Elmwood Avenue, one hundred forty-three and seventy-eight hundredths (143.78) feet to a point in the south line of West 36th Street; thence west along the south line of West 36th Street, forty-five (45) feet to the place of beginning. Having erected thereon a one-floor home known as 1147 West 36th Street, Erie, Pennsylvania 16508.

TAX PARCEL NO: 19-561-28-125  
PROPERTY ADDRESS: 1147 West 36th Street, Erie, PA 16508

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

Dec. 25 and Jan. 1, 8

**SALE NO. 68**  
**Ex. #12601 of 2009**  
**Citimortgage Inc. SBM**  
**Citifinancial Mortgage Company**  
**f/k/a Citifinancial Services, Inc.,**  
**Plaintiff**

v.

**Ruth Coulter, Defendant(s)**

**DESCRIPTION**

ONE and no/100 DOLLAR -- (\$1.00) -- Dollar, lawful money of the United States, to him/her/ them in hand paid by the said party(ies) of the second part, at and before the ensembling and delivery of these presents, the receipt and payment whereof is hereby acknowledge, has/have remised, released, and QUIT CLAIM, and by these presents do/does remise, release, and QUIT CLAIM unto the said party(ies) of the second part, and to his/her/their heirs and assigns, forever, all that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being part of Lot No. 176 of Forest Park Subdivision, as the same is shown on a Map of said Subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Map Book No. 2, pages 405 and 406, more particularly bounded and described as follows, to-wit:

BEGINNING at an iron stake in the southline of Argyle Avenue at the northwest corner of said Not No. 176; thence southwardly along the west line of said Lot No. 176, one hundred twenty (120) feet to a point; thence eastwardly and parallel with the south line of Argyle Avenue, fifty (50) feet to a point; thence northwardly and parallel with the west line of said Lot No. 176, one hundred twenty (120) feet to a point in the south line of Argyle Avenue, and thence westwardly along the south line of Argyle Avenue, fifty feet (50) feet to the place of beginning, having erected thereon a frame dwelling house and being known as 3431 Argyle Avenue, Erie, PA.

Parcel# 33-6262

BEING the same premises which Jerry Coulter and Ruth Coulter,

husband and wife, by deed dated 07/11/01 and recorded 07/12/01 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 792 Page 57, granted and conveyed unto Ruth Coulter.  
 PROPERTY ADDRESS: 3431 Argyle Avenue, Erie, PA 16505  
 Michael T. McKeever, Esq.,  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence  
 Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 69**

**Ex. #13536 of 2009**  
**Citifinancial Services, Inc.,**  
**Plaintiff**

v.

**Debra A. Pedersen Cox,**  
**Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, Erie County, Commonwealth of Pennsylvania, as more fully described in Deed Book 618 Page 2103, ID #18-52-56-132, being known and designated as a metes and bounds property.  
 By fee simple deed from Robert J. Scholl; as set forth in Deed Book 618, Page 2103, dated 02/18/1999, Erie County Records, Commonwealth of Pennsylvania. Total Consideration is \$1.00.  
 ALSO DESCRIBED IN DEED AS:

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being the West Sixty (60) feet of Lot Number Eighty Two (82) of Garden Heights Subdivision No. 2, part of Tract No. 251, as shown on plot of said subdivision recorded in the Recorder of Deeds Office of Erie County in Map Book 5, at pages 158, 159, 162, 163, 166, 167, 170 and 171, to which plot reference is made for a further description of said property.  
 PROPERTY ADDRESS: 2532 East 40th Street, Erie, PA 16510  
 TAX PARCEL NO.: 18-5256-132  
 Michael T. McKeever, Esq.,  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence

Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 70**

**Ex. #14151 of 2009**  
**BAC Home Loans Servicing, LP**  
**fka Countrywide Home Loans**  
**Servicing LP, Plaintiff**

v.

**Bonnie Jayjohn**  
**Dona L. Jayjohn, Jr.,**  
**Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. 106 in the Kensington Gardens Subdivision RS per plot of said subdivision recorded in Erie County Map Book No. 2 at pages 246 and 247. Being more commonly known as 3520 Amherst Road, Erie, PA and bearing  
 PROPERTY ADDRESS: 3520 Amherst Road, Erie, PA 16506  
 Michael T. McKeever, Esq.,  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence  
 Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 71**

**Ex. #13954 of 2009**  
**Citimortgage Inc., Plaintiff**

v.

**William H. Moore, Jr.**  
**Diana L. Moore, Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Washington, County of Erie and State of Pennsylvania, and known as Lot Number Six (6) of Angling Acres Subdivision, Section Number One, being parts of Tracts 446 and 447, a plat of which is for a further description thereof.  
 Said premises are commonly known as 12160 Angling Road, Edinboro, Pennsylvania being further identified by Erie County Tax Parcel Index No. (45) 34-38.1-14.  
 PROPERTY ADDRESS: 12160

Angling Road, Edinboro, PA 16412  
 Michael T. McKeever, Esq.  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence  
 Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 72**

**Ex. #15136 of 2008**  
**Countrywide Home Loans Inc.,**  
**Plaintiff**

v.

**Cheryl L. Phillips, Defendant(s)**  
**DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lot No. Thirty-four (34) in Block "A" of the Andrews Land Company Subdivision No. 2 of Reserve Tract No. 32, as recorded in Erie County Map Book 1, page 387, together with all improvements erected thereon. Said premises have erected thereon a dwelling commonly known as 534 East 29th Street, Erie, Pennsylvania.  
 TAX PARCEL NO.: (18) 5069-237  
 Michael T. McKeever, Esq.,  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence  
 Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 74**

**Ex. #13214 of 2009**  
**JPMorgan Chase Bank, N.A., as**  
**Acquirer of certain assets and**  
**liabilities of Washington Mutual**  
**Bank for the Federal Deposit**  
**Insurance Corporation acting as**  
**Receiver, Plaintiff**

v.

**Christine A. Shaffer and**  
**Timothy J. Shaffer, 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 located in Tract 503, and being bounded and described as follows, to-wit: BEGINNING at a point of intersection of the south line of Cold

Spring Road and the west line of the property described in Erie County Deed Book 839, at page 41; thence North 61 degrees 18' 30" East along the south line of Cold Spring Road (also known as Township Road 505), Three hundred (300) feet to a point in the west line of the entire piece described in Erie County Deed Book 839, at page 41; thence South 01 degrees 23' 40" West, Three Hundred (300) feet to a point; thence South 61 degrees 18' 30" West, Three Hundred (300) feet to a point in the west line of the entire piece described in Erie County Deed Book 839 at page 41; thence North 01 degrees 23' 40" East along the western boundary line of the property described in Erie County Deed Book 839 at page 41, Three hundred (300) feet to a point and place of beginning.

CONTAINING approximately 1.788 acres, and having erected thereon a single family split foyer with attached garage plus barn.

SAID premises are further identified by Erie County Assessment Index No. (24) 18-89-8.01, and are commonly known as 10079 Cross Station Extension, Girard, Pennsylvania.

PROPERTY ADDRESS: 10079 Cross Station Extension, Girard, PA 16417

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

Dec. 25 and Jan. 1, 8

**SALE NO. 76**

**Ex. #14273 of 2009**

**Midfirst Bank, Plaintiff**

**v.**

**Mona M. Stull, Defendant(s)**

**DESCRIPTION**

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

BEGINNING at a point in the north line of Buffalo Road, 412 feet east of the point of intersection of the north line of Buffalo Road with the

east line of McClelland Avenue; thence northwardly at right angles with Buffalo Road, 120 feet; thence eastwardly parallel with Buffalo Road, 40 feet; thence southwardly at right angles to Buffalo Road, 120 feet to the north line of Buffalo Road; thence westwardly along the north line of Buffalo Road, 40 feet to the place of beginning. More commonly known as 2344 Buffalo Road, Erie, Pennsylvania and bearing Erie County Tax Index No. (15) 2133-124.

PROPERTY ADDRESS: 2344 Buffalo Road, Erie, PA 16510  
Michael T. McKeever, Esq.,  
Attorney for Plaintiff  
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
(215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 77**

**Ex. #13729 of 2008**

**Citifinancial Services Inc.,**

**Plaintiff**

**v.**

**Felix A. Wozniak, Jr.,**

**Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania and being part of Tract 451, bounded and described as follows, to-wit:

BEGINNING at the centerline of East Stancliff Road at the Southwest corner of the land herein conveyed, mid point being located One Thousand One Hundred Fifty Feet (1150) more or less from the intersection of the centerline of Ceborne Road with the centerline of East Stancliff Road;

THENCE along the residue of the land of the grantors herein the following four courses and distances,

1. Due north a distance of Three Hundred and Eighty Feet (380) to a point;
2. South Eighty-eight (88) Degrees, Fifty-five (55) Minutes, Forty-five Seconds (45) west to a point;
3. Due north a distance of One Thousand One Hundred Eighty-

two and Three Hundredths Feet (1183.03) to a point;

4. Due east a distance of Three Hundred Six and Sixty-six One Hundredths feet (306.66) to a point on the westerly line of the Robert G. Houghton property;

THENCE along the westerly line of the aforesaid Robert G. Houghton property the following six (6) courses and distances;

1. South Zero (00) Degrees, Sixteen (16) Minutes, Ten (10) Seconds east a distance of Forty-Two and Seventy-Five One Hundredths Feet (42.75) to a point;

2. South One (1) Degree, Twenty-two (22) Minutes, Thirty-five (35) Seconds a distance of One Hundred Ninety-One and Forty-three One Hundredths Feet (191.43) to a point;

3. South Twenty (20) Degrees, Eight (8) Minutes, Ten (10) Seconds west a distance of Thirty-one and Ninety-five One Hundredths Feet (31.95) to a point;

4. South Four (4) Degrees, Forty (40) Minutes, Thirty (30) Seconds East a distance of Three Hundred Thirty-one and Twenty-three and One Hundredths Feet (331.23) to a point;

5. Due South a distance of Four Hundred Forty Feet (440) to a point;

6. South Two (2) Degrees, Twenty-four Minutes, Fifteen (15) Seconds a distance of Five Hundred Twenty-one and Seventy-two One Hundredths Feet (521.72) to a point in the centerline of East Stancliff Road;

THENCE South Eighty-eight (88) Degrees Fifty-five (55) Minutes Forty-five (45) Seconds west along the centerline of East Stancliff Road One Hundred Eighty-eight and Ninety One Hundredths (188.90) Feet plus or minus to the place of beginning.

CONTAINING Ten and One Hundred Twenty-five One Thousandths acres (10.125) of land more or less.

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

Philadelphia, PA 19106  
(215) 627-1322

Dec. 25 and Jan. 1, 8

**SALE NO. 78**

**Ex. #10608 of 2008**  
**Countrywide Home Loans, Inc.**

v.

**Carolyn A. Cox a/k/a**  
**Carolyn Cox and Charles L. Cox**  
**a/k/a Charles Cox**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10608-08 Countrywide Home Loans, Inc. v. Carolyn A. Cox a/k/a Carolyn Cox and Charles L. Cox a/k/a Charles Cox  
Carolyn A. Cox a/k/a Carolyn Cox and Charles L. Cox a/k/a Charles Cox, owners of property situated in the City of Corry, Erie County, Pennsylvania being 835 E Main St, Corry, Pennsylvania 16407.  
Tax I.D. No. (5) 29-104-27  
Assessment: \$ 51,773.92  
Improvements: Residential dwelling  
McCabe, Weisberg and  
Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

**SALE NO. 79**

**Ex. #11604 of 2009**  
**IndyMac Federal Bank FSB**

v.

**Carmen R. Dorman and**  
**George Dorman**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11604-09 IndyMac Federal Bank FSB v. Carmen R. Dorman and George Dorman  
Carmen R. Dorman and George Dorman, owners of property situated in the Township of Franklin Township, Erie County, Pennsylvania being 10007 Route 98, Edinboro, Pennsylvania 16412.  
Tax I.D. No. (22) 8-21-3  
Assessment: \$ 108,015.17  
Improvements: Residential Dwelling  
McCabe, Weisberg  
and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

**SALE NO. 80**

**Ex. #12090 of 2009**  
**Everhome Mortgage Company**

v.

**Matthew D. Hansen and**  
**Raeannon Hansen a/k/a**  
**Raeannon J Hansen**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12090-2009 Everhome Mortgage Company v. Matthew D. Hansen and Raeannon Hansen a/k/a Raeannon J Hansen  
Matthew D. Hansen and Raeannon Hansen a/k/a Raeannon J Hansen, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 429 East 8th Street, Erie, Pennsylvania 16503.  
Tax I.D. No. (15) 2021-212  
Assessment: \$ 34,444.77  
Improvements: Residential Dwelling  
McCabe, Weisberg and  
Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

**SALE NO. 81**

**Ex. #13514 of 2009**  
**HSBC Mortgage Corporation**  
**USA**

v.

**John R. Ritz and Lynne M. Ritz**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13514-09 HSBC Mortgage Corporation USA v. John R. Ritz and Lynne M. Ritz  
John R. Ritz and Lynne M. Ritz, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1114 West 6th Street, Erie, Pennsylvania 16507.  
Tax I.D. No. 17-4035-133  
Assessment: \$47,766.46  
Improvements: Residential Dwelling  
McCabe, Weisberg and  
Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

**SALE NO. 82**

**Ex. #10997 of 2009**  
**Beneficial Consumer Discount**

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

v.

**Charles Shychuk a/k/a**  
**Charles P. Shychuk**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10997-09 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Charles Shychuk a/k/a Charles P. Shychuk  
Charles Shychuk a/k/a Charles P. Shychuk, owners of property situated in the Township of Girard, Erie County, Pennsylvania being 323 Boothby Drive, Girard, Pennsylvania 16417.  
Tax I.D. No. 23-004-038.5-003.00  
Assessment: \$ 134,539.58  
Improvements: Residential Dwelling  
McCabe, Weisberg and  
Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

**SALE NO. 83**

**Ex. #12482 of 2008**  
**Beneficial Consumer Discount**  
**Company d/b/a Beneficial**  
**Mortgage Company of**  
**Pennsylvania**

v.

**Norma J. Weiland and**  
**United States of America**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12482-08 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Norma J. Weiland and United States of America  
Norma J. Weiland, owner of property situated in the Township of Edinboro, Erie County, Pennsylvania being 120 Harrison Drive, Edinboro, Pennsylvania 16412.  
Tax I.D. No. (11) 6-32-117  
Assessment: \$ 131,025.77  
Improvements: Residential Dwelling  
McCabe, Weisberg and  
Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

**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, December 28, 2009** and confirmed Nisi.

**January 21, 2010** 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>
370.	Howard R. Hogue .....	Jeffrey L. Wakley, Exr. ....	Knox McLaughlin Gornall & Sennett PC
371.	Mary Florence Calvano .....	Carole L. Jones, Exr. ....	Darlene M. Vlahos
372.	Virginia A. Rowley .....	Douglas Rowley, Exr. ....	Yochim & Nash
373.	James Carstater .....	Brian Nelson, Admr. ....	Marsha Mills Davis
374.	Viola R. Walbridge .....	Ronald K. Walbridge, Exr. ....	Charles N. Lafferty
375.	Ruth Jane Smith .....	Larry L. Smith & Jean B. Sloss, Admrs. ....	Dale Woodard Law Firm

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

Dec. 25 and Jan. 1



**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**

**ATKINSON, BEATRICE M.,  
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Mary A. Atkinson-Ahl, 25 Woodpointe Run, Williamsville, NY 14221  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**BENS, FRANCES H.,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executrix:* Barbara F. Mitcho, 8400 Beckman Rd., Girard, PA 16417  
*Attorney:* David M. Keck, Esq., 7728 Main Street, P.O. Drawer S, Fairview, PA 16415

**BERDIS, THOMAS G.,  
deceased**

Late of Harborcreek Township, Erie County, Harborcreek, Pennsylvania  
*Executrix:* Louise A. Berdis, c/o Robert J. Jeffery, 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**BROWN, HAZEL M.,  
deceased**

Late of the City of Erie  
*Executor:* Franklin E. Brown, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510  
*Attorney:* Terrance P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**FORBES, BOB A.,  
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania  
*Executor:* David M. Keck, PO Drawer S., Fairview, PA 16415  
*Attorney:* David M. Keck, Esq., P.O. Drawer S, Fairview, PA 16415

**FRANZ, TIMOTHY M., a/k/a  
TIMOTHY MICHAEL FRANZ,  
a/k/a TIM FRANZ,  
deceased**

Late of the Township of Millcreek, County of Erie, and State of Pennsylvania  
*Executor:* James P. Franz, III, 5432 Clark Road, Erie, PA 16510  
*Attorney:* Stephen A. Tetuan, Esquire, 558 West Sixth Street, Erie, PA 16507

**FUCHS, HERBERT R., a/k/a  
HERBERT FUCHS,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Co-Administrators:* Albert E. Fuchs, 2065 West 21st Street, Erie, Pennsylvania 16502 and Norma J. Broderick, P.O. Box 216, Leeper, Pennsylvania 16233  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**HAFT, FRANCES D.,  
deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executors:* Susan J. Gerard, and John M. Haft, 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

**KAIGLER, BOBBY LEE,  
deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Administrator:* Michael J. Koehler, Esquire, Nicholas, Perot, Smith, Koehler & Wall, P.C., 2527 West 26th Street, Erie, PA 16506  
*Attorney:* Michael J. Koehler, Esquire, Nicholas, Perot, Smith, Koehler & Wall, P.C., 2527 West 26th Street, Erie, PA 16506

**KINGEN, RICHARD K.,  
deceased**

Late of the Township of LeBoeuf, County of Erie, and Commonwealth of Pennsylvania  
*Executrix:* Patricia G. Kingen, 2424 Stone Quarry Road, Waterford, Pennsylvania 16441  
*Attorney:* Robert E. McBride, Esquire, 302 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**LARNER, BARBARA H.,  
deceased**

Late of the City of Erie, Pennsylvania  
*Executor:* Charlotte M. Gnagi, 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

**LEWIS, RUTH M.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Daniel S. O'Brien, 528 Crotty Dr. Ext., Erie, PA 16511  
*Attorney:* Brian M. McGowan, Esq., 425 West 10th St., Ste. 201, Erie, PA 16502

**LLOYD, SUSAN V.,  
deceased**

Late of the Township of Millcreek  
*Administrator:* Elizabeth M. Durkin  
*Attorney:* Joseph M. Walsh, III, Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**LUCAS, ROSE,  
deceased**

Late of Harborecreek Township  
*Executor:* James P. Lucas, c/o  
Attorney Terrence P. Cavanaugh,  
3336 Buffalo Road, Wesleyville,  
PA 16510  
*Attorney:* Terrance P. Cavanaugh,  
Esq., 3336 Buffalo Road,  
Wesleyville, PA 16510

**MOGEL, MILTON J., a/k/a  
MILTON JAMES MOGEL,  
deceased**

Late of the City of Erie, County  
of Erie, and Commonwealth of  
Pennsylvania  
*Executrix:* Gail B. Mogel,  
1526 West 25th Street, Erie,  
Pennsylvania 16502  
*Attorney:* Robert E. McBride,  
Esquire, 32 West Eighth Street,  
Suite 600, Erie, Pennsylvania  
16501

**MULVIN, JOSEPHINE M.,  
deceased**

Late of Union City Boro, County  
of Erie and Commonwealth of  
Pennsylvania  
*Executor:* James C. Klakamp, c/o  
Gary H. Nash, Esq., 345 West  
Sixth Street, Erie, PA 16507  
*Attorney:* Gary H. Nash, Esq.,  
345 West Sixth Street, Erie, PA  
16507

**NENCIONE, ELIZABETH A.,  
deceased**

Late of the City of Erie,  
Commonwealth of Pennsylvania  
*Co-Executrices:* Marietta Stalsky,  
549 Montmarc Drive, Erie,  
Pennsylvania 16504 and Helen  
Clement, 3902 Elmwood Avenue,  
Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti,  
Esquire, Vendetti & Vendetti,  
3820 Liberty Street, Erie, PA  
16509

**PRZEPIERSKI, LUELLA M.,  
deceased**

Late of the Township of  
Millcreek, County of Erie,  
Commonwealth of Pennsylvania  
*Executor:* PNC Bank, National  
Association, 901 State Street,  
Erie, PA 16501  
*Attorneys:* MacDonald, Illig,  
Jones & Britton LLP, 100  
State Street, Suite 700, Erie,  
Pennsylvania 16507-1459

**SALHOFF, GERALD F.,  
deceased**

Late of Elk Creek Township,  
County of Erie and  
Commonwealth of Pennsylvania  
*Executrix:* Carla J. King  
*Attorney:* Edward P. Wittmann,  
Esquire, Elderkin, Martin, Kelly  
& Messina, 150 East 8th Street,  
Erie, PA 16501

**SUTTON, STELLA M.,  
deceased**

Late of the City of Erie, County  
of Erie  
*Executor:* Ronald J. Rodney,  
1469 West 36th Street, Erie, PA  
16508  
*Attorney:* Gene P. Placidi,  
Esquire, Melaragno & Placidi,  
502 West Seventh Street, Erie,  
Pennsylvania 16502

**SECOND PUBLICATION**

**BRITTEN, LISLE O.,  
deceased**

Late of the City of Erie  
*Executrix:* Rosemary  
Andrzejewski, 1741 West 26th  
Street, Erie, Pennsylvania 16508  
*Attorney:* None

**FINCH, JEFFREY R.,  
deceased**

Late of Waterford Township  
*Administrator:* Jennifer L. Finch,  
c/o 332 East 6th Street, Erie, PA  
16507-1610  
*Attorney:* Evan E. Adair, Esq.,  
Williams & Adair, 332 East 6th  
Street, Erie, PA 16507-1610

**FLOREK, LOUIS J.,  
deceased**

Late of the City of Erie, County  
of Erie and State of Pennsylvania  
*Executrix:* Catherine F.  
Chamberlain, c/o David R.  
Devine, Esq., 201 Erie Street,  
Edinboro, PA 16412  
*Attorney:* David R. Devine, Esq.,  
201 Erie Street, Edinboro, PA  
16412

**GRIBBLE, EDNA C.,  
deceased**

Late of Millcreek Township, Erie  
County, Pennsylvania  
*Executor:* David A. Gribble, 539  
8th Street, Clairton, PA 15025  
*Attorney:* Roeder & Jones,  
Attorneys at Law, 314 S. Franklin  
St., Ste. B., Titusville, PA 16354

**HOLLENBECK, JUNE L.,  
deceased**

Late of the City of Erie, County  
of Erie and Commonwealth of  
Pennsylvania  
*Executrix:* Margaret L. Hersey,  
c/o 504 State Street, Suite 300,  
Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire,  
504 State Street, Suite 300, Erie,  
PA 16501

**PUKYLO, MICHAEL J., JR.,  
deceased**

Late of Gainesville, Alachua  
County, Florida  
*Administrator:* Jamie D. Pukylo,  
c/o Robert J. Jeffery, 33 East Main  
Street, North East, Pennsylvania  
16428  
*Attorney:* Robert J. Jeffery,  
Esq., Orton & Jeffery, P.C., 33  
East Main Street, North East,  
Pennsylvania 16428

**WARUS, LUCILLE C.,  
deceased**

Late of the City of Erie  
*Executor:* John P. Warus, 622  
Nagle Road, Erie, Pennsylvania  
16511  
*Attorney:* None



**THIRD PUBLICATION**

**BARTNIK, MARION J.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Kathleen V. McKinley  
*Attorney:* Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**EAST, ROBERT T., SR.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Lori A. Lamp, c/o 227 West 5th Street, Erie, PA 16507  
*Attorney:* Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

**HITZGES, VIRGINIA M., a/k/a  
VIRGINIA HITZGES,  
deceased**

Late of Millcreek Township, County of Erie and State of Pennsylvania  
*Executor:* Joseph D. Hitzges, 819 Napier Ave., Erie, PA 16511  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**KNICKERBOCKER, PAUL R.,  
deceased**

Late of the Township of Harborcreek, Erie County, Pennsylvania  
*Executor:* Lawrence P. Knickerbocker, 139 Mooney Avenue, Syracuse, NY 13206  
*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KUILMAN, CORNELIUS,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Margaret Ann Kuilman, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Lawrence C. Bolla, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**LEWIS, MARVIN MORRIS,  
a/k/a MARVIN M. LEWIS,  
a/k/a MARVIN LEWIS,  
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania  
*Administrator:* Marvin W. Lewis, 12780 Tracy Road, Albion, Pennsylvania 16401  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**PHILLIPS, ARTHUR R., JR.,  
a/k/a ARTHUR ROY PHILLIPS,  
deceased**

Late of Springfield Township, County of Erie and State of Pennsylvania  
*Executor:* Paul Phillips, 2808 Fiesler Ave., Erie, PA 16506  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**RUHLMAN, RICHARD J.,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Co-Executors:* Richard Ray Ruhlman, 2715 Woodley Place, NW, Washington DC 20008 and Amy Colleen Eisenberg, 715 Sedgwick Road, Waterford, PA 16441  
*Attorney:* Keith A. Button, Esquire, Fuller Petruso Law Firm, PC, 373 Center Street, Meadville, PA 16335

**SIDELINGER, EVELYN  
HENRIETTA,  
deceased**

Late of the Borough of North East, County of Erie, State of Pennsylvania  
*Administrator:* Clifford E. Sidelinger, c/o 78 East Main Street, North East, PA 16428  
*Attorney:* John C. Brydon, Esquire, Brydon Law Office, 78 East Main Street, North East, PA 16428

**TOMASSI, ISABELLE,  
deceased**

Late of Erie, Erie County, PA  
*Administrator:* Saveria Paavola, c/o Attorney Elizabeth Brew Walbridge, Esq., 900 State Street, Suite 103, Erie, PA 16501  
*Attorney:* Elizabeth Brew Walbridge, Esq., 900 State Street, Suite 103, Erie, PA 16501

**WARTHMAN, LEROY E., JR.,  
a/k/a LEE WARTHMAN, JR.,  
deceased**

Late of Lawrence Park Township, County of Erie and State of Pennsylvania  
*Executor:* Danny K. Warthman, 30 Soldiers Place, Buffalo, New York 14222  
*Attorney:* Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**ZIELINSKI, JOHN J.,  
deceased**

Late of Union City Borough, Erie County, Pennsylvania  
*Executrix:* Mary A. Spencer, c/o Paul J. Carney, Jr., Esq., 43 North Main Street, Union City, Pennsylvania 16438  
*Attorney:* Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

**ZUBETZ, ANGELA C.,  
deceased**

Late of the City of Erie, County of Erie  
*Executrix:* Mary A. Zubetz, 624 West 29th Street, Erie, Pennsylvania 16508  
*Attorney:* W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

**Effective January 1, 2010**

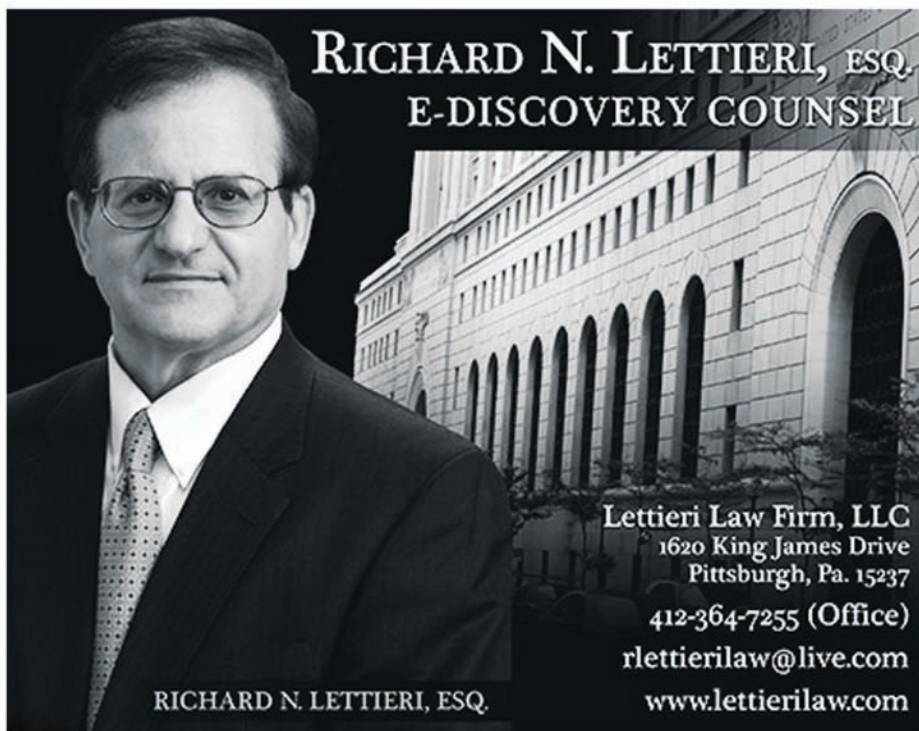
**Stephen A. Tetuan** ----- (814) 454-9898  
Stark Law Firm ----- (f) (814) 454-9808  
100 State Street, Suite 210  
Erie, PA 16507 ----- *steve@starkfirm.com*

**New Email Address**

**Evan C. Rudert** ----- *erudert@adelphia.net*

**Name Change**

**Stacey K. Konkell** is now **Stacey K. Baltz**.



**RICHARD N. LETTIERI, ESQ.**  
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Gerald Nichols  
30 Years - FBI

Benjamin Suchocki  
30 Years - FBI/IRS

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Investigator

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