

93 ERIE

Erie County Legal Journal

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

> Managing Editor: Paula J. Gregory Associate Editor: Heidi M. Weismiller

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

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ERIE COUNTY LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 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 2010©) 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

TUESDAY, JANUARY 12, 2010 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 1/1/06) \$249 (nonmember) 4 hours substantive

THURSDAY, FEBRUARY 4, 2010 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 1/1/06) \$244 (nonmember) Early Registration - If you register more than 2 days before this

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 1/1/06) \$219 (nonmember) 3 hours substantive

THURSDAY, FEBRUARY 4, 2010

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 1/1/06) \$244 (nonmember) Early Registration - If you register more than 2 days before this

Lary Registration - I you register more inan 2 days before inis presentation you will qualify for this Early Registration Fee: \$199 (member) \$179 (admitted after 1/1/06) \$219 (nonmember) 4 hours substantive

FRIDAY, FEBRUARY 5, 2010

Medicare Secondary Payer Statute in Liability & Workers Comp. Claims PBI Groupcast Seminar Erie County Bar Association 9:00 a.m. - 11:00 a.m. (8:30 a.m. reg.) \$194 (member) \$174 (admitted after 1/1/06) \$214 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$169 (member) \$149 (admitted after 1/1/06) \$189 (nonmember) 2 hours substantive

FRIDAY, FEBRUARY 12, 2010

Special Needs Trust PBI Groupcast Seminar Erie County Bar Association 9:00 a.m. - 1:15 p.m. (8:30 a.m. 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:

presentation you will qualify for this Early Registration Fee: \$219 (member) \$199 (admitted after 1/1/06) \$239 (nonmember) 4 hours ethics

TUESDAY, FEBRUARY 16, 2010

Juvenile Injustice in Luzerne County: Ethical Consideration for Lawyers, Judges and Prosecutors PBI Groupcast Seminar Eric County Bar Association 9:00 a.m. - 12:15 p.m. (8:30 a.m. reg.) \$214 (member) \$194 (admitted after 1/1/06) \$234 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$189 (member) \$169 (admitted after 1/1/06) \$209 (nonmember) 3 hours ethics

THURSDAY, FEBRUARY 25, 2010 *Evidence for Trial Lawyers* PBI Groupcast Seminar

Bayfront Convention Center 8:30 a.m. - 3:30 p.m. (8:00 a.m. reg.) \$344 (member) \$324 (admitted after 1/1/06) \$364 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$319 (member) \$299 (admitted after 1/1/06) \$339 (nonmember) 6 hours substantive

THURSDAY, FEBRUARY 25, 2010

The Basics of Intellectual Property Law PBI Video Seminar Erie County Bar Association 9:00 a.m. - 12:30 p.m. (8:30 a.m. reg.) \$129 (member) \$109 (admitted after 1/1/06) \$149 (nonmember) 3 hours substantive

2010 BOARD OF DIRECTORS

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

In Re: Court Closure

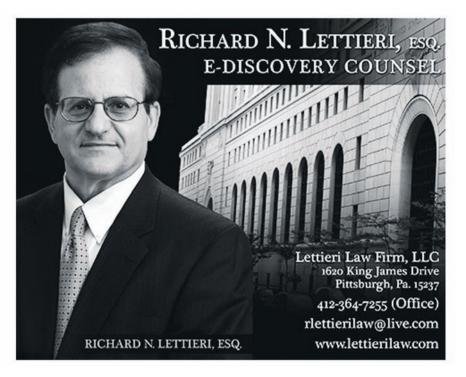
Please be advised that the United States Bankruptcy Court for the Western District of Pennsylvania will be closed Monday, January 18, 2010, in observance of Martin Luther King Jr.'s Birthday.

John J. Horner, Clerk of Court

Jan. 8

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

Melissa LaFata Pagliari	
Frontier Place, 1359 West Sixth Street	
Erie, PA 16505	mlpagliari@eriefamilylaw.com
Stephen A. Tetuan	(814) 454-9898
Stark Law Firm	(f) (814) 454-9808
100 State Street, Suite 210	
Erie, PA 16507	steve@starkfirm.com



BANKRUPTCY COURT

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

BANKRUPTCY COURT

BANKRUPTCY COURT IN THE UNTIED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA IN RE: OREN E. MCCLELLAND AND PALMA M. MCCLELLAND DEBTORS JOHN C. MELARAGNO, TRUSTEE, MOVANT vs. ADAZOE S. FREEMAN, EXECUTRIX OF THE ESTATE OF CURTIS J. FREEMAN, RESPONDENT Bankruptcy Case No. 05-15253-TPA <u>NOTICE OF SALE</u> Notice is hereby given that the Trustee in the above-captioned proceeding, John C. Melaragno, Esq., intends to sell/assign the personal property as set forth below: PROPOSED SALE PRICE: \$25,000.00 plus a breakup fee of \$2,500.00 HEARING AND LOCATION: January 21, 2010 at 2:30 p.m. before Chief Judge Agresti, U.S.	Courthouse, Bankruptcy Court, 17 South Park Row, Erie, PA 16501. OBJECTION DEADLINE: January 14, 2010, or thereafter as the Court permits, with a copy to Trustee's undersigned counsel. TERMS & CONDITIONS: (a) "as-is, where is and with all faults"; (b) cash or certified check on date of closing; (c) Additional bidders may appear at the sale hearing and bid substantially more than the terms set forth above, whereupon the Court may refuse this Motion for Sale and conduct a public auction at which the property will be sold to the highest bidder, free and divested of liens. PROPERTY TO BE SOLD/ ASSIGNED: Deed of Trust Note dated June 11, 1997 by and between Oren McClelland and Curtis J. Freeman for the original principal amount of \$72,000.00 with a current principal balance of \$45,093.80. Deed of Trust dated June 11, 1997	by and between Oren McClelland and Curtis J. Freeman recorded in the Third Judicial District, State of Alaska, Book No. 0898 Page 244 FOR INFORMATION: Contact Trustee's undersigned counsel at (814)459-5557. Melaragno & Placidi John C. Melaragno, Esq. P.A. I.D. No. 80207 502 West Seventh Street Erie, PA 16502 Phone: (814) 459-5557 Attorney Pro Se for Trustee, John C. Melaragno, Esq. Jan. 8				
Our offices have helped thousands of people file under the new bankruptcy code.						

their house, their car, & their personal belongings.

We are gladly accepting all Bankruptcy & Debt Relief referrals.

LAW OFFICES OF

Mazzei & Associates

ATTORNEYS AT LAW

A Debt Relief Agency helping people file for relief under the Bankruptcy Code.

Erie • Clarion • Meadville • Sharon • Warren Local: 814-860-3040 Toll Free: 1-800-BANKRUPT www.debt-be-gone.com

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 18, 2009, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

CallCatchers Inc. c/o Corporate Creations Network Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office under the laws of its jurisdiction in which it is incorporated is 169 Saxony Road, #206, Encinitas, CA 92024.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Jan. 8

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. The fictitious name is: Carey Manufacturing

2. The principal place of business to be carried on under the fictitious name is: 5074 Pieper Road, Girard, PA 16417.

3. The name and address of the parties to the registration are: Linda F. Carey - 5074 Pieper Road, Girard, PA 16417.

4. An application for registration of the above fictitious name was filed with the Pennsylvania Department of State under the Fictitious Names Act on December 21, 2009. Joseph M. Walsh, III, Esq. 305 West Sixth Street Erie, Pennsylvania 16507

Jan 8

INCORPORATION NOTICE

Dailey Apartments, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988. Scott L. Wallen, Attorney Quinn, Buseck, Leemhuis, Toohey

& Kroto, Inc. 2222 West Grandview Boulevard

Erie, Pennsylvania 16506-4508

Jan.. 8

INCORPORATION NOTICE Notice is hereby given that Dolce Gelato Café, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Ralph R. Riehl, III, Esquire 2580 West 8th Street Erie, PA 16505

Jan. 8

INCORPORATION NOTICE

Notice is hereby given that Joseph A. Leone, III, D.O., Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Ralph R. Riehl, III, Esquire 2580 West 8th Street Erie, PA 16505

Jan. 8

INCORPORATION NOTICE

Notice is hereby given that Making Mountain Memories, Inc. has been incorporated under the Pennsylvania Business Corporation Law of the Commonwealth of Pennsylvania for the purpose of conducting all business which is lawful for corporations. Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on November 23, 2009. Swanson, Bevevino and Gilford, P.C.

Swanson, Bevevino and Gifford, P.C. 311 Market Street Warren, PA 16365

_Jan. 8

INCORPORATION NOTICE

McShenk Properties LLC has been formed in accordance with 15 Pa.C.S. §8913. Gene P. Placidi, Esquire 502 West 7th Street Erie, PA 16502

Jan. 8

COMMON PLEAS COURT

INCORPORATION NOTICE

Notice is hereby given that Pro-Medical Services, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Ralph R. Riehl, III, Esquire 2580 West 8th Street Erie, PA 16505

Jan. 8

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

COMMON PLEAS COURT

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

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 beeinning.

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 <u>SHERIFF'S SALE</u>

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 y.

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

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

James R. Porter and Laura R. Porter <u>SHERIFF'S SALE</u>

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 <u>DESCRIPTION</u>

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

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

COMMON PLEAS COURT

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 Stacev 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

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. (4) 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 V

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

v. 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

V.

Marie E. Amendola and Ernest L. Torres, Defendant <u>SHERIFF'S SALE</u>

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 V.

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

By virtue of a Writ of Execution filed at 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 Å. 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

tee, Pla

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 & 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. 22 Ex. #13537 of 2009 BAC Home Loans Servicing, LP, Plaintiff v. Robert Lee Carlson Christine Ann Carlson, Defendant(s) <u>SHERIFF'S SALE</u>

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) <u>SHERIFF'S SALE</u>

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)

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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 Р 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-EO1 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 number: Map 18-052-034.0-232-00 Assessed Value: \$93,710.00 Improvement thereon: Residential Phelan, Hallinan & Schmieg, LLP

COMMON PLEAS COURT

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. Marv 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

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

16510-2681.

Philadelphia, PA 19103-1814 (215) 563-7000

Dec. 25 and Jan. 1, 8

SALE NO. 27 Ex. #11036 of 2008

Citimortgage, Inc. Plaintiff

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 & 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. 28 Ex. #13606 of 2008 GMAC Mortgage, LLC, s/i/i to GMAC Mortgage Corporation, Plaintiff V.

Leon Jackson Winnie L. Jackson, Defendant(s) <u>SHERIFF'S SALE</u>

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 AllO Dire Avenue Erie DA 16504

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 & 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. 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) <u>SHERIFF'S SALE</u>

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 number: Map 19062014022300 Assessed Value: 50.270.00 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. 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 number: Map 33190618000104 Assessed Value: 124,480 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP

COMMON PLEAS COURT

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) <u>SHERIFF'S SALE</u>

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 & 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. 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 Passthrough 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 М 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

SALE NO. 35

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

RBS Citizens, N.A. f/k/a Citizens

Bank, N.A. s/b/m to Citizens

Mortgage Corp. vs. Matthew R.

Keilani A. Marshall, owner(s) of property situated in City of Erie.

Erie County, Pennsylvania being

Map

303 East Avenue, Erie, PA 16507.

Marshall

and

number:

Marshall and Keilani A. Marshall

Amount Due: \$39,762.84

Dimensions: 27 5 X 112

Matthew R.

Acreage: 0.0707

14-010-037.0-114.00

Attorney for Plaintiff

Station. Suite 1400

(215) 563-7000

Ex. #13373 of 2009

filed to No. 13373-09

Amount Due: \$80,090.85

James H. Mellin

PA 16423-1534.

Assessed Value: \$35,580.00

One Penn Center at Suburban

Philadelphia, PA 19103-1814

Improvement thereon: residential

Phelan, Hallinan & Schmieg, LLP

1617 John F. Kennedy Boulevard

SALE NO. 36

PHH Mortgage Corporation,

f/k/a Cendant Mortgage

Corporation, Plaintiff

v.

SHERIFF'S SALE

Dec. 25 and Jan. 1, 8

Assessment

Dec. 25 and Jan. 1, 8

(215) 563-7000

Ex. #15416 of 2008

filed to No. 15416-08

COMMON PLEAS COURT

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 number: Map 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

James H. Mellin, Defendant(s) SALE NO. 39 Ex. #13837 of 2009 By virtue of a Writ of Execution The Bank of New York as Trustee for the Certificateholders PHH Mortgage Corporation, f/k/a **CWABS**, Inc. Asset-backed Cendant Mortgage Corporation vs. Certificates, Series 2006-25, Plaintiff v. James H. Mellin, owner(s) of Darcie L. Oleski, Defendant(s) SHERIFF'S SALE property situated in Lake City Borough, Erie County, Pennsylvania

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

being 2296 Rice Avenue, Lake City,

Dimensions: 87 79 X 244 39

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 & 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. 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 Passthrough 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 Trustee for as 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 & Schmieg, LLP

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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. owner(s) of property Pierce, 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 number: Map 18050056032200 Assessed Value: 61,160.00 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. 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,

COMMON PLEAS COURT

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 & 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. 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 & 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. 44 Ex. #13629 of 2009 **BAC Home Loans Servicing.** L.P., Plaintiff 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 & 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. 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 Passthrough Certificates, Plaintiff

v. Jared M. Stolz, Defendant(s) <u>SHERIFF'S SALE</u>

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 & 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. 47 Ex. #15678 of 2008 Citifinancial Services, Inc., Plaintiff v. Thomas Swaney and Kimberly B. Swaney, Defendant(s) <u>SHERIFF'S SALE</u> 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

Acteage: 0.5727 Assessment Map number: 48-001-002.0-040.00 Assessed Value: 58,780.00 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. 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 & 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. 49 Ex. #10006 of 2008 Aurora Bank, FSB f/k/a Lehman Brothers Bank, FSB, Plaintiff

Charlotte Marie Trotter, Defendant(s) <u>SHERIFF'S SALE</u>

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 & 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. 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) <u>SHERIFF'S SALE</u>

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 & 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. 51 Ex. #13429 of 2009 Citimortgage, Inc., Plaintiff v. Jeffrey P. Warner

Jeffrey P. Warner Susan R. Warner, Defendant(s) <u>SHERIFF'S SALE</u>

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 х 560 IRREGULAR Acreage: 0.8875 Assessment Map number: 13026039001101 Assessed Value: 52,860 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. 52 Ex. #13135 of 2009 U.S. Bank, NA

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

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

COMMON PLEAS COURT all that certain piece or parcel of

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 rightsof-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-ofway; 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

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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 Ferraro, formerly

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 rightsof-way of record and/or those that

of-way of record and/or those that are visible to a physical inspection. PARCEL No. 47001002000400 Gregory Javardian, Esquire Attorney for Plaintiff Powers. Kirn & Javardian, LLC 1310 Industrial Boulevard, Suite101Southampton, 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 2008-18094 No. 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

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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 <u>SHERIFF'S SALE</u>

By virtue of a Writ of Execution No. 13399-09 Midfirst Bank, Plaintiff vs. Jeremv M. Sidun and Heather S. Sidun, Defendants Real Estate: 1052 Priestley Avenue, Erie. PA Municipality: Township of Lawrence Park. Erie County. Pennsvlvania 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

COMMON PLEAS COURT

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

> 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. Christine Taylor a/k/a Δ 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,

Chad J. Comeau and Kelly Comeau, Defendant <u>SHERIFF'S SALE</u>

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, NA., as successor by merger to Lasalle Bank NA., 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, Pennsvlvania. 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

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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) <u>DESCRIPTION</u>

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) <u>DESCRIPTION</u>

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, towit: 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

Sara Carnes Jeffrey A. Laird, Defendant(s) <u>DESCRIPTION</u>

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 seventy-eight hundredths and (143.78) feet to a point; thence east parallel with West 36th Street, fortyfive (45) feet to a point; thence north parallel with Elmwood Avenue, one hundred forty-three and seventyeight 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 ensealing 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

Debra A. Pedersen Cox. Defendant(s) DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie. Commonwealth Erie County. 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

ERIE COUNTY LEGAL JOURNAL LEGAL NOTICE

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 Javjohn** Donald 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

COMMON PLEAS COURT

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. Chervl 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) <u>DESCRIPTION</u>

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

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 I 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

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

ORPHANS' COURT

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

BEMISS, E. LUCILLE, deceased

Late of North East Borough, Erie County, North East, Pennsylvania

Executrix: Shirley Thompson, c/o Robert J. Jeffery, Esq., 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

BURNS, MARY ANN,

deceased

Late of Millcreek Township, Erie, PA Executor: Susan R. Dunn

Executor: Susan R. Dunn

Attorney: I. John Dunn, Esquire, The Quinn Law Firm, 2222 West Grandview, Erie, PA 16506

CROSBY, ROBERT L., SR., a/k/a ROBERT LEE CROSBY, SR., deceased

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

Executor: Henry Holcombe, c/o Jason A. Checque, Esq., 305 West Sixth Street, Erie, PA 16507 *Attorney:* Jason A. Checque, Esq., Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

GRYGIER, EDWARD S., deceased

Late of the Borough of North East, Erie County, Pennsylvania *Executrix:* Cynthia G. McMillan, 600 Orchard Beach Road, North East, PA 16428 *Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

HUNTWORK, GLADYS M., deceased

Late of Harborcreek Township Executor: Richard G. Huntwork, 1 Interlachon Lane, Pinehurst, NC 28374 Attorney: Thomas A. Tupitza, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

JEZERINAC, JOSEPH,

deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania *Executor:* John E. Gomolchak, 3854 Walker Blvd., Erie, PA 16509 *Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

LAWRY, JANE M., a/k/a MARTHA JANE LAWRY, deceased

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

MEISER, LOUISE E., a/k/a LOUISE ELY MEISER, deceased

Late of Summit Township, Erie County, Pennsylvania *Executrix:* Lynette N. Hughes, c/o Jerome C. Wegley, Esq., 120 West Tenth Street, Erie, PA 16501 *Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

SCOBEY, CHARLES R., a/k/a CHARLES ROBERT SCOBEY, deceased

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania *Executor:* Jennifer L. Gimber, c/o Jason A. Checque, Esq., 305 West Sixth Street, Erie, PA 16507 *Attorney:* Jason A. Checque, Esq., Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

SPAEDER, VIRGINIA M., a/k/a VIRGINIA SPAEDER,

deceased

Late of Summit Township, Erie County, Pennsylvania *Executrix:* Ann M. Sedlacek, c/o Thomas C. Hoffman II, Esq., 120 West Tenth Street, Erie, PA 16501 *Attorney:* Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

TOWER, JACK M., a/k/a JACK MILAN TOWER, deceased

Late of Erie, Pennsylvania *Executor:* Gregory D. Tower, c/o Jerome C. Wegley, Esq., 120 West 10th Street, Erie, PA 16501 *Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

SECOND PUBLICATION BRIGMAN, EUNICE, a/k/a EUNICE E. BRIGMAN, deceased

Late of the City of Erie Executrix: Deborah C. Mason, 37 Clinton St., Westfield, NY 14787 Attorney: None

CHESNEY, LUCILE, a/k/a LUCILLE CHESNEY, deceased

Late of the Township of Fairview Administrator: Robert N. Whittaker

Attorney: Jay L. Fingeret, Attorney at Law, Four Gateway Center, Suite 2200, 444 Liberty Avenue, Pittsburgh, PA 15222

REICHARD, TRACY L., a/k/a TRACEY L. REICHARD, a/k/a TRACEY LEE REICHARD, deceased

Late of Fairview Township, Erie County, Pennsylvania *Executor:* Harry E. Wagner, 5660 Franklin Road, Fairview, PA 16415 *Attorney:* Randy L. Shapira, Esq.,

305 West Sixth Street, Erie, PA 16507

RENSEL, HAROLD A., deceased

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania *Executor:* Jeffrey J. Rensel, 801 West Gore Road, Erie, Pennsylvania 16509 *Attorney:* Peter W. Bailey, Esquire, 336 East Sixth Street, Erie, Pennsylvania 16507

RICHARDSON, NORMA S., a/k/a NORMA RICHARDSON, deceased

Late of Millcreek Township, Erie County, Pennsylvania *Executor:* Robert R. Richardson, III, 12779 Forrest Drive, Edinboro, PA 16412 *Attorney:* Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

THIRD 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 Late of the City of Erie. County

of Erie and State of Pennsylvania

Executrix: Barbara F. Mitcho, 8400

Attorney: David M. Keck, Esq.,

7728 Main Street, P.O. Drawer S.

Late of Harborcreek Township,

Executrix: Louise A. Berdis, c/o

Robert J. Jeffery, 33 East Main

Street, North East, Pennsylvania

Attorney: Robert J. Jeffery,

Esq., Orton & Jeffery, P.C., 33

East Main Street, North East,

Executor: Franklin E. Brown, c/o

Attorney Terrence P. Cavanaugh.

3336 Buffalo Road, Wesleyville,

Attorney: Terrance P. Cavanaugh.

Road,

of

Esq., 3336 Buffalo

Late of the Township

Millcreek, County of Erie and

Executor: David M. Keck, PO

Attorney: David M. Keck, Esq.,

P.O. Drawer S, Fairview, PA

Drawer S., Fairview, PA 16415

FRANZ, TIMOTHY M., a/k/a

a/k/a TIM FRANZ.

Erie, PA 16507

State of Pennsylvania

TIMOTHY MICHAEL FRANZ.

Late of the Township of

Millcreek, County of Erie, and

Executor: James P. Franz, III, 5432 Clark Road, Erie, PA 16510 *Attorney:* Stephen A. Tetuan, Esquire, 558 West Sixth Street,

Wesleyville, PA 16510

State of Pennsylvania

FORBES, BOB A.,

deceased

16415

deceased

Pennsylvania 16428

BROWN, HAZEL M.,

Late of the City of Erie

Harborcreek,

Beckman Rd., Girard, PA 16417

BENS, FRANCES H.,

Fairview, PA 16415

BERDIS, THOMAS G.,

County.

deceased

deceased

Erie

16428

deceased

PA 16510

Pennsvlvania

ORPHANS' COURT

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, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

- 25 -

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 Harborcreek 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

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 For over 50 years, **USI Affinity** has been administering insurance and financial programs to attorneys and other professionals.

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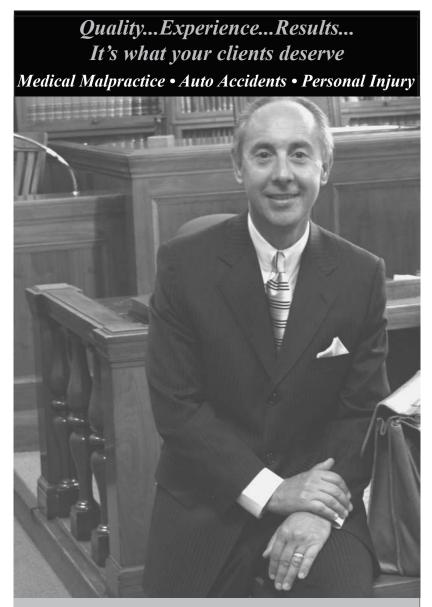
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