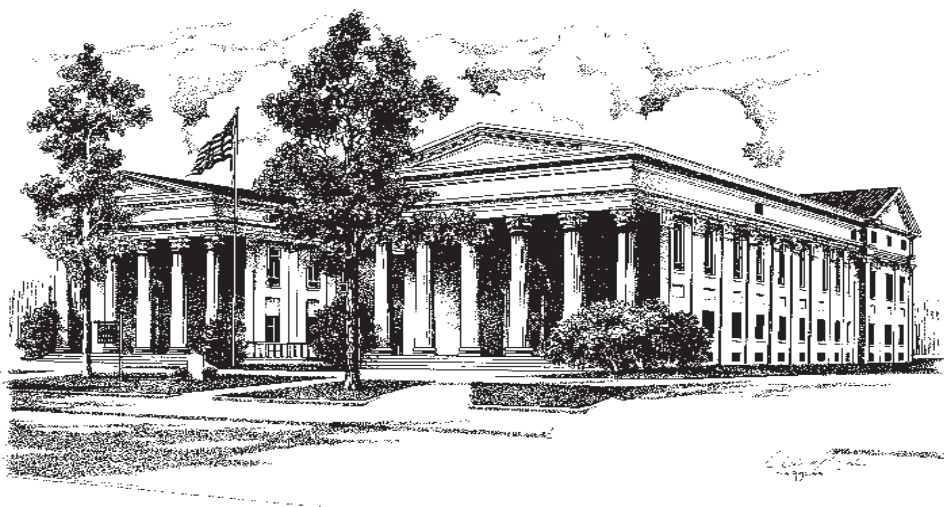


*Erie
County
Legal
Journal*

January 8, 2010

Vol. 93 No. 2

USPS 178-360



Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

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

The Erie County Legal Journal makes no representation as to the quality of services offered by an advertiser in this publication.

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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 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 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:

\$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

Erie 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 ----- (814) 456-6144
The Family Law Group, LLC ----- (f) (814) 456-6143
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*

RICHARD N. LETTIERI, ESQ.
E-DISCOVERY COUNSEL

Lettieri Law Firm, LLC
1620 King James Drive
Pittsburgh, Pa. 15237
412-364-7255 (Office)
rlettierilaw@live.com
www.lettierilaw.com

RICHARD N. LETTIERI, ESQ.

BANKRUPTCY COURT
 IN THE UNITED 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
NOTICE OF SALE

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. We can help your clients keep their most valuable assets: their house, their car, & their personal belongings.

We are gladly accepting all Bankruptcy & Debt Relief referrals.

LAW OFFICES OF
Mazzei & Associates
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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.
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

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

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

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

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

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

Udren Law Offices, P.C.

Mark J. Udren, Esq.

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

(856) 669-5400

Dec. 25 and Jan. 1, 8

SALE NO. 4

Ex. #14547 of 2008

LOC, Inc., Plaintiff

v.

John W. Schaefer, Defendant

LEGAL DESCRIPTION OF

REAL ESTATE

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

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

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

Brian McGowan, Esq.

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

Dec. 25 and Jan. 1, 8

SALE NO. 5

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

v.

Pamela A. Cassano and
David A. Cassano

LEGAL DESCRIPTION

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

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

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

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 6

Ex. #12211 of 2009
Northwest Savings Bank

v.

Larry A. Fargo and
Julie K. Fargo

SHERIFF'S SALE

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

Dec. 25 and Jan. 1, 8

SALE NO. 7

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

v.

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

SHERIFF'S SALE

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 9

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

v.

William H. Hicks and
Carrie L. Hicks

SHERIFF'S SALE

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

Dec. 25 and Jan. 1, 8

SALE NO. 10

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

v.

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

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 11

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

DESCRIPTION

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 13

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

DESCRIPTION

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

Dec. 25 and Jan. 1, 8

SALE NO. 14

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

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

of Erie and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly of Garner Palmer;
 On the West by land now or formerly of the Erie and Pittsburgh Railroad;
 On the South by land formerly of Peter Braniff and Casper Hochadel;
 On the East by land formerly of Garner Palmer.
 Containing one (1) acre of land, more or less.
 SAID premises are further identified by Erie County Assessment Index No. (14) 17-47-3 and are commonly known as 10361 Wanneta Road, Albion, Pennsylvania.
 THIS DEED is taken under and subject to easements, restrictions and rights of way of record and/or those that are visible by a physical inspection of the premises.

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

BEING the same premises which Margaret A. Beery, widow and unremarried, by Mary Jane Bennett, her Attorney-in-Fact, by Deed dated March 15, 2005 and recorded March 15, 2005 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1217 Page 1524, as Instrument No. 2005-008193, granted and conveyed unto Kenneth R. Dalrymple and Melissa Dalrymple, husband and wife, as tenants by the entirety with the right of survivorship, in fee.
 PREMISES ADDRESS: 10361 Wanneta Road, Albion, PA 16401
 Steven K. Eisenberg, Esq.
 Stern and Eisenberg, LLP
 Attorney for Plaintiff
 The Pavilion
 261 Old York Road, Suite 410
 Jenkintown, PA 19046
 (215) 572-8111

Dec. 25 and Jan. 1, 8

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

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
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 13552 of 2008 PNC Bank, National Association vs. Marie E. Amendola and Ernest L. Torres, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 333 W. 20th St., Erie, PA 16502
 0.0932 acres
 Assessment Map number: (19) 60-10-213
 Assessed Value figure: \$54,400.00
 Improvement thereon: Residential Dwelling
 Brett A. Solomon, Esq.
 Attorney for Plaintiff
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 594-5506
 Dec. 25 and Jan. 1, 8

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

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

as "The Ridgeway Motel" and two mobile homes permanently affixed to the premises.
 Brett A. Solomon, Esquire
 Tucker Arenson, 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

v.
Kim Marie Balter, Defendant(s)
SHERIFF'S SALE
 By virtue of a Writ of Execution filed to No. 13920-09
 US Bank National Association as Trustee vs. Kim Marie Balter
 Amount Due: \$70,517.02
 Kim Marie Balter, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1114 East 24th Street, Erie, PA 16503-2307.
 Dimensions: 40 X 135
 Acreage: 0.1240
 Assessment Map number: 18-050-093.0-209-00
 Assessed Value: \$35,600.00
 Improvement thereon: Residential Phelan, Hallinan & Schmiegel, LLP
 Attorney for Plaintiff
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000
 Dec. 25 and Jan. 1, 8

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

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

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

SALE NO. 23

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

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

SALE NO. 24

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

SHERIFF'S SALE

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

SALE NO. 25

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

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

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

SALE NO. 26

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

SALE NO. 27

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

18050022013000
 Assessed Value: 21,380.00
 Improvement thereon: residential
 Phelan, Hallinan & 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)
SHERIFF'S SALE

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

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

Assessed Value: \$87,100.00
 Improvement thereon: Residential
 Phelan, Hallinan & 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)
SHERIFF'S SALE

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

Dimensions: 70.5X125 IRR
 Acreage: 0.1764

Assessment Map number:
 19062014022300
 Assessed Value: 50,270.00

Improvement thereon: residential
 Phelan, Hallinan & 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 Map number:
 33190618000104
 Assessed Value: 124,480

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. 32

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

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

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

Dimensions: 40 X 135
 Acreage: 0.1240
 Assessment Map number:
 18050077010600

Assessed Value: 61,170.00
 Improvement thereon: residential
 Phelan, Hallinan & 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 Pass-
 through Certificates Series 2003-
 HE3 vs. Bruce D. Manross and
 Brenda R. Manross

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

Dec. 25 and Jan. 1, 8

SALE NO. 34

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

v.

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

SHERIFF'S SALE

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

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

SALE NO. 35

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

v.

Matthew R. Marshall
Keilani A. Marshall, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15416-08
 RBS Citizens, N.A. f/k/a Citizens Bank, N.A. s/b/m to Citizens Mortgage Corp. vs. Matthew R. Marshall and Keilani A. Marshall
 Amount Due: \$39,762.84
 Matthew R. Marshall and Keilani A. Marshall, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 303 East Avenue, Erie, PA 16507.
 Dimensions: 27.5 X 112
 Acreage: 0.0707
 Assessment Map number: 14-010-037.0-114.00
 Assessed Value: \$35,580.00
 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 25 and Jan. 1, 8

SALE NO. 36

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

v.

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 37

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 39

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

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

Inc. Asset-backed Certificates, Series 2006-25 vs. Darcie L. Oleski
 Amount Due: \$95,491.76
 Darcie L. Oleski, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2940 Cochran Street, Erie, PA 16508-1757.
 Dimensions: 30 X 150
 Acreage: 0.1033
 Assessment Map number: 19060051020600
 Assessed Value: 48,260.00
 Improvement thereon: residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (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 Pass-through Certificates, Series 2005-NC1, Plaintiff
 v.

Ethel L. Pierce, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12906-09
 Bank of America, National Association as Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-through Certificates, Series 2005-NC1 vs. Ethel L. Pierce
 Amount Due: \$76,226.47
 Ethel L. Pierce, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 302 Beachgrove Drive, Erie, PA 16505-1706.
 Dimensions: 40 X 125
 Acreage: 0.1148
 Assessment Map number: 33006024001000
 Assessed Value: \$75,900.00
 Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP

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

SALE NO. 41

Ex. #13295 of 2009
Wells Fargo Bank, NA, Plaintiff
 v.

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

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13295-09
 Wells Fargo Bank, NA vs. Kimberly A. Pierce and Michael A. Pierce
 Amount Due: \$48,097.06
 Kimberly A. Pierce and Michael A. Pierce, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2637 Wayne Street, Erie, PA 16504-2821.
 Dimensions: 40 X 86.12
 Acreage: 0.0791
 Assessment Map number: 18050056032200
 Assessed Value: 61,160.00
 Improvement thereon: residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000
 Dec. 25 and Jan. 1, 8

SALE NO. 42

Ex. #13700 of 2009
JPMorgan Chase Bank, N.A., Plaintiff
 v.

Douglas Prenatt a/k/a

Douglas E. Prenatt, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13700-09
 JPMorgan Chase Bank, N.A. vs. Douglas Prenatt a/k/a Douglas E. Prenatt
 Amount Due: \$80,142.84
 Douglas Prenatt a/k/a Douglas E. Prenatt, owner(s) of property situated in 2nd Ward of the Borough of Union City, Erie County,

Pennsylvania being 53 West High Street, Union City, PA 16438-1237.
 Dimensions: 68 X 98
 Acreage: 0.1530
 Assessment Map number: 42-007-019.0-005.00
 Assessed Value: \$63,740.00
 Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000
 Dec. 25 and Jan. 1, 8

SALE NO. 43

Ex. #13921 of 2009
Northwest Savings Bank, Plaintiff
 v.

Gary W. Shaffer

Amy A. Shaffer, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13921-09
 Northwest Savings Bank vs. Gary W. Shaffer and Amy A. Shaffer
 Amount Due: \$195,521.84
 Gary W. Shaffer and Amy A. Shaffer, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 5924 Crest Drive, Erie, PA 16509-3212.
 Dimensions: 105.5 X 191.06
 Acreage: 0.4599
 Assessment Map number: 33-162-628.0-045.00
 Assessed Value: \$114,130.00
 Improvement thereon: Residential Phelan, Hallinan & Schmiegl, LLP Attorney for Plaintiff
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000
 Dec. 25 and Jan. 1, 8

SALE NO. 44

Ex. #13629 of 2009
BAC Home Loans Servicing, L.P., Plaintiff
 v.

Dennis W. Smith

Victoria L. Smith, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13629-09
 BAC Home Loans Servicing, L.P. vs. Dennis W. Smith and Victoria L. Smith
 Amount Due: \$73,787.40
 Dennis W. Smith and Victoria L. Smith, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 1345 West 22nd Street, Erie, PA 16502- 2330.
 Dimensions: 51 X 135.08
 Acreage: 0.1581
 Assessment Map number: 19062003020800
 Assessed Value: 42,040.00
 Improvement thereon: Residential Phelan, Hallinan & 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 Pass-through Certificates, Plaintiff
v.
Jared M. Stolz, Defendant(s)

SHERIFF'S SALE

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

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2008-15678
 Citifinancial Services, Inc vs. Thomas Swaney and Kimberly B. Swaney
 Amount Due: \$87,296.48
 Thomas Swaney and Kimberly B. Swaney, owner(s) of property situated in Borough of Wattsburg, Erie County, Pennsylvania being 14375 Church Street, Wattsburg, PA 16442.
 Dimensions: 99 X 164
 Acreage: 0.3727
 Assessment Map number: 48-001-002.0-040.00
 Assessed Value: 58,780.00
 Improvement thereon: residential Phelan, Hallinan & 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
v.
Charlotte Marie Trotter, Defendant(s)

SHERIFF'S SALE

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

Phelan, Hallinan & 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)

Edward R. Vaughn

Carrie L. Cox, Defendant(s)

SHERIFF'S SALE

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

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

Dimensions: 62 X 137.60

Acreage: 0.1958

Assessment Map number:
 18-052-017.0-102.00

Assessed Value: \$62,440.00

Improvement thereon: residential
 Phelan, Hallinan & 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

Susan R. Warner, Defendant(s)

SHERIFF'S SALE

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

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

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

10530 Pont Road Albion, PA 16401-
 8602.

Dimensions: 70 X 560

IRREGULAR

Acreage: 0.8875

Assessment Map number:
 13026039001101

Assessed Value: 52,860

Improvement thereon: residential
 Phelan, Hallinan & 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
v.

Warren K. Ferraro

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

PARCEL No. 470010020000400

Gregory Javardian, Esquire

Attorney for Plaintiff

Powers, Kim & Javardian, LLC

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

SALE NO. 53

Ex. #18094 of 2008

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

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

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

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

Municipality: City of Erie, Erie County, Pennsylvania

Dimensions: 30 x 135

See Deed Book 1065, Page 1525

Tax I.D. (19) 6220-115

Assessment: \$13,500 (Land)

\$46,750 (Bldg)

Improvement thereon: a residential dwelling house as identified above Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178

Dec. 25 and Jan. 1, 8

SALE NO. 54

Ex. #14324 of 2007

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

v.

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

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

Municipality: Township of Fairview, Erie County, Pennsylvania

Dimensions: 115 x 300

See Deed Book 800, Page 276

Tax I.D. (21) 48-69-8.01
 Assessment: \$22,600 (Land)
 \$44,000 (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178
 Dec. 25 and Jan. 1, 8

SALE NO. 55

Ex. #11503 of 2005
Wachovia Bank, National Association, Trustee for Pennsylvania Housing Finance Agency, Plaintiff
 v.
Pennsylvania Housing Finance Agency as Attorney in fact for Wachovia Bank, National Association, Trustee for the Pennsylvania Housing Finance Agency, Administrator for the Estate of Kirk C. Miller, Deceased, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2005-11503 Wachovia Bank, National Association, Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Pennsylvania Housing Finance Agency as Attorney in fact for Wachovia Bank, National Association, Trustee for the Pennsylvania Housing Finance Agency, Administrator for the Estate of Kirk C. Miller, Deceased, Defendants
 Real Estate: 6100 Platz Road, Fairview, PA 16415
 Municipality: Township of Fairview, Erie County, Pennsylvania
 Dimensions: Irregular lot size
 See Deed Book 837, Page 1916
 Tax I.D. (21) 64 116 8
 Assessment: \$25,700. (Land)
 \$31,210. (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178
 Dec. 25 and Jan. 1, 8

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

By virtue of a Writ of Execution No. 12305-07 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Maria B. Rea and Philip D. Rea, Defendants
 Real Estate: 347 West 29th Street, Erie, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 24 x 37
 See Deed Book 1186 Page 1330
 Tax I.D. (19) 6051-217
 Assessment: \$7,900 (Land)
 \$37,080 (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178
 Dec. 25 and Jan. 1, 8

SALE NO. 57

Ex. #13399 of 2009
Midfirst Bank, Plaintiff
 v.
Jeremy M. Sidun and Heather S. Sidun, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 13399-09 Midfirst Bank, Plaintiff vs. Jeremy M. Sidun and Heather S. Sidun, Defendants
 Real Estate: 1052 Priestley Avenue, Erie, PA
 Municipality: Township of Lawrence Park, Erie County, Pennsylvania
 Dimensions: 117 x 19.475 feet
 See Deed Book 1339, Page 827
 Tax I.D. : (29) 18-55-28
 Assessment: \$14,000 (Land)
 \$36,000 (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street

Harrisburg, PA 17104
 (717) 234-4178
 Dec. 25 and Jan. 1, 8

SALE NO. 58

Ex. #12805 of 2004
Wachovia Bank National Association f/k/a First Union National Bank as Trustee for Pennsylvania Housing Finance Agency, Plaintiff
 v.
Christine A. Taylor a/k/a Christine A. McLaughlin, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 12805-04 Wachovia Bank National Association f/k/a First Union National Bank as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Christine A. Taylor a/k/a Christine A. McLaughlin, Defendants
 Real Estate: 4134 Avonia Road, (f/k/a 4134 Garwood Street) Fairview, PA
 Municipality: Borough of Fairview, Erie County, Pennsylvania
 See Deed Book 256, Page 1618
 Tax I.D. (21) 80-24-5
 Assessment: \$23,000 (Land)
 \$43,620 (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178
 Dec. 25 and Jan. 1, 8

SALE NO. 59

Ex. #13664 of 2009
National City Real Estate Service, LLC., sbm National City Mortgage Inc., f/k/a National City Mortgage Co., Plaintiff,
 v.
Chad J. Comeau and Kelly Comeau, Defendant
SHERIFF'S SALE

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 60

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

v.

Debra L. Lewis, Defendant

SHERIFF'S SALE

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 62

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

v.

Eric A. Haile and Lisa Haile,
Defendant

SHERIFF'S SALE

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

.2920
 Assessment Map number:
 31023027201600
 Assessed Value figure: \$122,320.00
 Improvement thereon: a residential dwelling
 Michael J. Clark, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800

Dec. 25 and Jan. 1, 8

SALE NO. 63

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

v.

William L. McCullough,
Defendant

SHERIFF'S SALE

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

9.4
 Assessment Map number:
 (31) 15-59-7
 Assessed Value figure: \$187,000.00
 Improvement thereon: a residential dwelling
 Michael J. Clark, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610)278-6800

Dec. 25 and Jan. 1, 8

SALE NO. 65

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

v.

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

DESCRIPTION

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

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

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 66

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

v.

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

DESCRIPTION

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

Parcel# 119-519-1-01

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

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 67

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

v.

Sara Carnes
Jeffrey A. Laird, Defendant(s)

DESCRIPTION

All that certain piece or parcel of property situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the south line of West 36th Street, two hundred eighty-eight (288) feet east of the east line of Elmwood Avenue; thence south parallel with Elmwood Avenue, one hundred forty-three and seventy-eight hundredths (143.78) feet to a point; thence east parallel with West 36th Street, forty-five (45) feet to a point; thence north parallel with Elmwood Avenue, one hundred forty-three and seventy-eight hundredths (143.78) feet to a point in the south line of West 36th Street; thence west along the south line of West 36th Street, forty-five (45) feet to the place of beginning. Having erected thereon a one-floor home known as 1147 West 36th Street, Erie, Pennsylvania 16508. TAX PARCEL NO: 19-561-28-125
PROPERTY ADDRESS: 1147 West 36th Street, Erie, PA 16508
Michael T. McKeever, Esq.,
Attorney for Plaintiff
Suite 5000 - Mellon Independence
Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Dec. 25 and Jan. 1, 8

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

v.

Ruth Coulter, Defendant(s)

DESCRIPTION

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

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

Parcel# 33-6262

BEING the same premises which Jerry Coulter and Ruth Coulter,

husband and wife, by deed dated 07/11/01 and recorded 07/12/01 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 792 Page 57, granted and conveyed unto Ruth Coulter.

PROPERTY ADDRESS: 3431 Argyle Avenue, Erie, PA 16505
 Michael T. McKeever, Esq.,
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 25 and Jan. 1, 8

SALE NO. 69

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

v.

Debra A. Pedersen Cox,
Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, Erie County, Commonwealth of Pennsylvania, as more fully described in Deed Book 618 Page 2103, ID #18-52-56-132, being known and designated as a metes and bounds property.

By fee simple deed from Robert J. Scholl; as set forth in Deed Book 618, Page 2103, dated 02/18/1999, Erie County Records, Commonwealth of Pennsylvania. Total Consideration is \$1.00.

ALSO DESCRIBED IN DEED AS:

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being the West Sixty (60) feet of Lot Number Eighty Two (82) of Garden Heights Subdivision No. 2, part of Tract No. 251, as shown on plot of said subdivision recorded in the Recorder of Deeds Office of Erie County in Map Book 5, at pages 158, 159, 162, 163, 166, 167, 170 and 171, to which plot reference is made for a further description of said property.

PROPERTY ADDRESS: 2532 East 40th Street, Erie, PA 16510
 TAX PARCEL NO.: 18-5256-132
 Michael T. McKeever, Esq.,
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence

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

Dec. 25 and Jan. 1, 8

SALE NO. 70

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

v.

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

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. 106 in the Kensington Gardens Subdivision RS per plot of said subdivision recorded in Erie County Map Book No. 2 at pages 246 and 247. Being more commonly known as 3520 Amherst Road, Erie, PA and bearing

PROPERTY ADDRESS: 3520 Amherst Road, Erie, PA 16506
 Michael T. McKeever, Esq.,
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 25 and Jan. 1, 8

SALE NO. 71

Ex. #13954 of 2009
Citimortgage Inc., Plaintiff

v.

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

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Washington, County of Erie and State of Pennsylvania, and known as Lot Number Six (6) of Angling Acres Subdivision, Section Number One, being parts of Tracts 446 and 447, a plat of which is for a further description thereof.

Said premises are commonly known as 12160 Angling Road, Edinboro, Pennsylvania being further identified by Erie County Tax Parcel Index No. (45) 34-38.1-14.
 PROPERTY ADDRESS: 12160

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

Dec. 25 and Jan. 1, 8

SALE NO. 72

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

v.

Cheryl L. Phillips, Defendant(s)
DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lot No. Thirty-four (34) in Block "A" of the Andrews Land Company Subdivision No. 2 of Reserve Tract No. 32, as recorded in Erie County Map Book 1, page 387, together with all improvements erected thereon. Said premises have erected thereon a dwelling commonly known as 534 East 29th Street, Erie, Pennsylvania.

TAX PARCEL NO.: (18) 5069-237
 Michael T. McKeever, Esq.,
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 25 and Jan. 1, 8

SALE NO. 74

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

v.

Christine A. Shaffer and
Timothy J. Shaffer, Defendant(s)
DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Girard, County of Erie and Commonwealth of Pennsylvania, being located in Tract 503, and being bounded and described as follows, to-wit: BEGINNING at a point of intersection of the south line of Cold

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

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

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

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 76

Ex. #14273 of 2009

Midfirst Bank, Plaintiff

v.

Mona M. Stull, Defendant(s)

DESCRIPTION

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

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

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

PROPERTY ADDRESS: 2344 Buffalo Road, Erie, PA 16510

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

Dec. 25 and Jan. 1, 8

SALE NO. 77

Ex. #13729 of 2008

Citifinancial Services Inc.,

Plaintiff

v.

Felix A. Wozniak, Jr.,

Defendant(s)

DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY ADDRESS: 3450 East Stancliff Road, McKean, PA 16426
Michael T. McKeever, Esq.,
Attorney for Plaintiff

Suite 5000 - Mellon Independence Center, 701 Market Street

Philadelphia, PA 19106
(215) 627-1322

Dec. 25 and Jan. 1, 8

SALE NO. 78

Ex. #10608 of 2008
Countrywide Home Loans, Inc.
v.
Carolyn A. Cox a/k/a
Carolyn Cox and Charles L. Cox
a/k/a Charles Cox
SHORT DESCRIPTION

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

Dec. 25 and Jan. 1, 8

SALE NO. 79

Ex. #11604 of 2009
IndyMac Federal Bank FSB
v.
Carmen R. Dorman and
George Dorman
SHORT DESCRIPTION

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

Dec. 25 and Jan. 1, 8

SALE NO. 80
Ex. #12090 of 2009
Everhome Mortgage Company

v.
Matthew D. Hansen and
Raeannon Hansen a/k/a
Raeannon J Hansen
SHORT DESCRIPTION

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

Dec. 25 and Jan. 1, 8

SALE NO. 81

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

John R. Ritz and Lynne M. Ritz
SHORT DESCRIPTION

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

Dec. 25 and Jan. 1, 8

SALE NO. 82

Ex. #10997 of 2009
Beneficial Consumer Discount

Company d/b/a Beneficial
Mortgage Company of
Pennsylvania

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 83

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

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

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

Dec. 25 and Jan. 1, 8

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

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 Interlachen 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 & Schaafl, 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

**BENS, FRANCES H.,
deceased**

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

**BERDIS, THOMAS G.,
deceased**

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

**BROWN, HAZEL M.,
deceased**

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

**FORBES, BOB A.,
deceased**

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

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

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

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

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

**HAFT, FRANCES D.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executors: Susan J. Gerard, and John M. Haft, c/o Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505
Attorney: Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505

**KAIGLER, BOBBY LEE,
deceased**

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

**KINGEN, RICHARD K.,
deceased**

Late of the Township of LeBoeuf, County of Erie, and Commonwealth of Pennsylvania
Executrix: Patricia G. Kingen, 2424 Stone Quarry Road, Waterford, Pennsylvania 16441
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**LARNER, BARBARA H.,
deceased**

Late of the City of Erie, Pennsylvania
Executor: Charlotte M. Gnagi, c/o Thomas C. Hoffman II, Esq., 120 West 10th Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**LEWIS, RUTH M.,
deceased**

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

**LLOYD, SUSAN V.,
deceased**

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

**LUCAS, ROSE,
deceased**

Late of 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 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, LUELLE 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

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