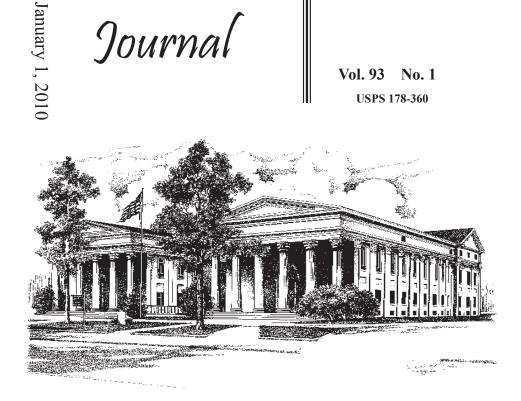
Erie County Legal Journal

Vol. 93 No. 1 USPS 178-360



In the United States Bankruptcy Court for the Western District of Pennsylvania In Re Washington

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

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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 (nonnember)

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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NOTICE TO THE PROFESSION

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

MOTION COURT DATES FOR CHIEF JUDGE THOMAS P. AGRESTI In Re: ERIE DIVISION SCHEDULING PROCEDURES

JANUARY 2010 NOTICE

The following is a list of *January 2010 through March 2010* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: *www.pawb.uscourts.gov. The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.*

ERIE CH. 13 AND CH. 7 CASES

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

<u>Scheduling of CHAPTER 13 Motions</u> before Chief Judge Thomas P. Agresti

Wednesday, January 6, 2010 Wednesday, January 27, 2010 Wednesday, February 17, 2010 Wednesday, March 10, 2010 Wednesday, March 24, 2010

1:30 p.m.: Open for all Erie matters 2:00 p.m.: Open for all Erie matters 2:30 p.m.: Open for all Erie matters*

(Sale, Financing and Extend/Impose Stay Motions scheduled at this time)
* ALL Chapter 12 matters are to be scheduled at this time

<u>Scheduling of CHAPTER 7 Motions</u> <u>before Chief Judge Thomas P. Agresti</u>

Thursday, January 7, 2010 Thursday, January 21, 2010 Thursday, February 4, 2010 Thursday, February 18, 2010 Thursday, March 4, 2010 Thursday, March 18, 2010

2:00 p.m.: Open for all Erie matters* 2:30 p.m.: Open for all Erie matters

*NOTE: 1:30 p.m. has been removed for self-scheduling Chapter 7 matters. Please use 2 p.m. and 2:30 p.m.

ERIE CHAPTER 11 CASES

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

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

John J. Horner Clerk of Court

Jan. 1

In re Washington

IN RE ELOISE WASHINGTON, Debtor ELOISE WASHINGTON, Movant v. SN SERVICING CORP., Respondent

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA Case No. 08-20377- TPA Chapter 13 Related to Document Nos. 45 and 51

MEMORANDUM OPINION

Before the Court for consideration is an *Objection to Claim* ("Objection"), Document No. 45, filed by the Debtor, Eloise Washington. The *Objection* relates to claims filed by Respondent, SN Servicing Corporation and docketed as *Proof of Claim 2-2* and *Proof of Claim 2-3*, both of which purport to amend *Proof of Claim 2-1*. The Debtor objects to the claims as untimely filed. The "timeliness" issue is the sole issue before the Court. For the reasons set forth below, the Court will deny the *Objection*.

FACTS AND PROCEDURAL HISTORY

The Debtor filed her Petition for relief under Chapter 13 of the Bankruptcy Code on January 18, 2008. She followed the Petition filing with her Chapter 13 Plan which was filed on February 14, 2008 (the "60-month Plan"). It contemplated a 60-month repayment period, and provided for payment of a mortgage held by Select Portfolio Servicing as a "long term continuing debt" to be reinstated pursuant to 11 U.S.C. § 1322(b)(5). \$3,000 in pre-petition arrears were scheduled to be cured, although the Debtor has not indicated how that amount was calculated and there is no basis for it in the record. The bar date for non-government claims was set for June 30, 2008.

On March 5, SN Servicing Corporation, agent for SNMLT 2006-2 ("SN Servicing"), filed *Proof of Claim 2-1*. It designated \$28,226.64 as the "Amount of Claim as of Date Case Filed," all of which was secured by real estate. The mortgage, dated October 8, 1997, was attached to the claim and listed the mortgaged property as 7233 Bennett Street, Pittsburgh, PA 15208. The last four numbers of the Debtor's identification number were listed. The space on the proof of claim form asking for the "[a]mount of arrearage and other charges..." was left blank. The maturity date of the mortgage was listed as October 12, 2012, which was several months prior to the anticipated completion of the 60-month Plan. In an attachment, the claim was itemized further. It listed principal of \$21,548.72. Various other line items were included to make up the difference between the principal and the total claim amount. None were explicitly titled "arrears."

Because the 60-month Plan did not provide for full repayment, SN Servicing filed an

¹ The Court's jurisdiction under 28 U.S.C. §§157 and 1334 is not at issue. This is a core proceeding pursuant to 28 U.S.C. §§157(b)(2)(B). This Opinion constitutes the Court's findings of fact and conclusions of law pursuant to Fed.R.Bankr.P. 7052 and 9014(c).

² At oral argument, Counsel for Debtor asserted that other information was missing from the claim as well, including the amount of monthly payments and the extent to which the Debtor had fallen behind in her payments. Neither of these contentions add any weight to the Debtor's argument. As to the first, it is factually incorrect because the mortgage document attached to *Proof of Claim 2-1* did delineate the required monthly payment. As to the second, the amount the Debtor had "fallen behind" is just a way of restating the argument concerning arrearage using different wording.

In re Washington

objection to Plan confirmation. After two conciliation conferences, the Court directed the Debtor to file an Amended Plan, which the Debtor did on January 5, 2009 (the "56-month Plan"). This Plan shortened the repayment period to 56 months, which meant SN Servicing's loan no longer matured *prior* to Plan completion and could now be classified as a "long-term debt" subject to reinstatement upon payment of arrears. On February 19, 2009, SN Servicing objected to the 56-month Plan. Thereafter, subsequent to the claims bar date, it filed *Proof of Claim 2-2* on February 25, 2009.

Proof of Claim 2-2 was for a total amount of \$28,381.54 and listed the same parcel of real estate, the same identification number, and the same October 8, 1997 effective date. The actual proof of claim form appears to have been more carefully prepared and includes more detail than *Proof of Claim 2-1*. Most importantly, it shows a total of \$6,832.82 in the line for "Amount of Arrearage." In the attachment, all the line items, including "Principal" were the same as in the original Proof of Claim with one exception. What had been listed as "Interest to 01/14/08" was now listed as "Monthly Payments from April 14, 2007 through January 14, 2008 at \$247.14." This figure had increased from \$2,316.50 to \$2,471.40.

After two additional conciliation conferences, Debtor filed the *Objection*,³ claiming *Proof of Claim 2-2* was untimely filed. On March 27, 2009, SN Servicing responded and the Court directed the parties to brief the issue. Prior to the hearing on the *Objection*, SN Servicing filed *Proof of Claim 2-3*, amending *Proof of Claim 2-2*. It was identical to *Proof of Claim 2-2* in all material respects except that it was itemized differently and added \$182.62 for a total claim amount of \$28,564.16. The amount of this addition has not been objected to nor has the increase in the Proof of Claim. Therefore, the only disputed issue is whether the amendments properly related back to the date of the original *Proof of Claim 2-1*.

DISCUSSION

Although Fed.R.Bankr.P. 7015 technically applies only in adversary proceedings and therefore not in this case, the considerations for allowing amendments in all bankruptcy proceedings are analogous to the general considerations for allowing amendments of pleadings in federal practice. In re Hanscomb Retail Foods, Inc., 96 B.R. 33, 36 (Bank. E.D. Pa. 1988). In all proceedings, then, the decision to allow or deny an amendment to a timely proof of claim is committed to the "court's sound discretion." Interface Group-Nevada v. Trans World Airlines, Inc. (In re Trans World Airlines, Inc.), 145 F.3d 124, 141 (3d Cir. 1998). Such amendments are to be liberally allowed absent prejudice to the debtor or for other equitable reasons. In re Trans World Airlines, Inc., 145 F.3d at 141; In re Hibble, 371 B.R. 730, 737 (Bankr. E.D. Pa. 2007).

Where the claim amendment is filed after the bar date has passed, it will only be timely if it relates back to the date of the original claim. This relation back will not be permitted if the amendment actually states a new claim. *In re MK Lombard Group I, Ltd.*, 301 B.R. 812, 816 (Bankr. E.D. Pa. 2003).

A claim "amendment" will be deemed to actually be a "new" claim if the original claim fails to give the debtor "fair notice of the conduct, transaction, or occurrence" from which the amended claim arises. *Lombard*, 301 B.R. at 817 (quoting *In re Owens*, 67 B.R. 418, 423 (Bankr. E.D. Pa. 1986)). However, if the amendment simply cures a defect in the

³ Both the Debtor's *Objection* and her supporting brief object only to *Proof of Claim 2-2. Proof of Claim 2-3* was filed after the *Objection* but prior to the filing of the brief. Nonetheless, Debtor's Counsel asserted at hearing that he was also objecting to *Proof of Claim 2-3* and any subsequent amendments or new claims. As such, the Court will treat the *Objection* as referring to the more recent *Proof of Claim 2-3*.

In re Washington

original claim, sets it forth in more detail, pleads a new theory of recovery on the same facts, or increases damages, it will not constitute a new claim and relation back may be allowed. *In re Ben Franklin Hotel Assocs.*, 186 F.3d 301, 309 (3d Cir. 1999); *Lombard*, 301 B.R. at 817.

The Debtor argues that *Proof of Claim 2-3* (and *Proof of Claim 2-2* before it) does constitute a new claim, and is thus untimely, due to SN Servicing's failure to properly identify the arrearages in its original filing. Her reasoning is that the relevant "conduct, transaction, or occurrence" is not the mortgage itself, but the Debtor's accumulation of arrears; and that this constitutes a wholly, separate transaction. On the other hand, SN Servicing argues that the underlying claim itself has not changed, only that a portion has been "specified." The Chapter 13 Trustee⁴ also avers that the arrearage claim is based on the same transaction as listed in the original filing, *Proof of Claim 2-1*.

Here, it is clear that the relevant "transaction" is the loan itself, not the accrual of arrears. As such, the most appropriate manner in which to compare the proofs of claim is by considering the totality of the circumstances. By that measure, having determined the loan itself as the relevant transaction, it cannot be seriously contended that by specifying a portion of the claim as "arrearage," *Proof of Claim 2-3* becomes a new claim. In point of fact, the Debtor does not dispute that the amount of the claim as listed in *Proof of Claim 2-1* actually included the full arrears total within it. *Proof of Claim 2-3* adds no new debt that was not in the original claim, with the exception of an uncontested \$337.52 correction. *Proof of Claim 2-1* also plainly presents ample notice of the loan. Other than insertion of an "arrearage" amount, no other pertinent details were changed when *Proof of Claim 2-3* was filed. The date of the loan, address of the secured property, and debtor's identification number, are all the same in *Proof of Claim 2-3* as they are in the mortgage document attached to *Proof of Claim 2-1*.

In addition, the original claim gave sufficient notice of the presence of arrears. The unpaid principal was itemized consistently and accurately as \$21,548.72 in attachments to all three Proofs of Claim. The remaining amount due was listed and itemized in the attachment to *Proof of Claim 2-1*. It simply was not designated as "arrearage" amount. Even were the Court to adopt the Debtor's view that the accrual of arrears was the relevant transaction, the original claim was sufficient. It put Debtor on notice that a substantial amount of charges were incurred over and above principal.

The standard for permitting amendments is that the claim gives Debtor notice of the transaction, not that it perfectly defines the claim in the first instance. *See: In re Lombard*, 301 B.R. at 817. Otherwise, there would be no need for amendment. The failure to designate the sum as "arrears" may certainly be argued as a defect in the original proof of claim. However, later amendments are specifically permitted in order to cure such a defect. *Id.* This is exactly what occurred here. Relation back is therefore proper.

Our decision is not without precedent. Several years ago, the Bankruptcy Court for the Eastern District of Pennsylvania was confronted by a case with nearly identical facts. *In re McMillan*, 182 B.R. 11 (Bankr. E.D. Pa. 1995). In that case, as in this one, a creditor sought to amend a claim after the bar date to specify arrearages. Again as in this case, the arrears had always been a component of the total claim amount; they simply were not identified as arrears. This Court finds the reasoning of Judge Sigmund persuasive:

⁴ By Order dated August 14, 2009, filed at Document No. 71, the Court required the Chapter 13 Trustee to take a position on the pending matter since any decision by the Court could quite possibly impact other pending cases that she was administering.

In re Washington

"[W]e have no difficulty finding that the Amended Claim is indeed an amendment to the Original Claim and not a new claim. The Original Claim prompted notice to the court of the existence of a claim arising out of a debt incurred on March 30, 1979 secured by the Mortgage and subject to a judgment dated April 11, 1994. The Amended Claim arises out of the same debt and is based on the same security.... The sole difference between the Original and Amended Claims is Claimant's recognition that certain of the components of the Original Claim should be identified as arrears."

McMillan, 181 B.R. at 14. This Court, as well, finds no difficulty in designating *Proofs of Claim 2-2* and 2-3 as amendments and not a "new claim."

The foregoing conclusion does not necessarily settle the matter since the Court may still exercise its discretion and deny the amendment. *In re Trans World Airlines, Inc.*, 145 F.3d at 141. The Debtor claims that she would be prejudiced if a relation-back amendment is allowed because, under her 56-month Plan, the arrears must be cured in full and she lacked notice as to the amount of those arrears. The Court does not find this reasoning persuasive.

Under the original, 60-month Plan, Debtor was legally obligated to pay the entire loan, including all arrears and all principal, in full. §1325(a)(5)(B)(i)(I). That the Plan did not comply with this obligation did not make the amount of arrears practically relevant. As a practical matter, which portion of the total amount due constitutes arrears and which constitutes the remaining payments was effectively irrelevant. Whatever the allocation, they had to be combined in a monthly payment until the debt was satisfied. When the Plan was amended to call for completion before the loan's maturity date, making reinstatement possible and the arrears number relevant, SN Servicing promptly amended the claim to clarify which portions of its claim represented arrears.

Nor is there any valid equitable reason not to permit relation back. Even without looking at *Proof of Claim 2-2* or *2-3*, the Debtor had ample notice that the loan was in arrears. The Court notes that the amount of the initial claim which included the arrearage, although not properly identifying it as such, included what the Debtor admits to be the full amount of arrears due at the time. Furthermore, the Debtor clearly knew that some arrears existed, as evidenced by her inclusion of \$3,000 in arrears in the 60-month Plan. Even if Debtor was unaware of the exact number, the Proofs of Claim provided sufficient notice of the mortgage itself allowing for the Debtor to conduct a cursory investigation. Furthermore, the Chapter 13 Trustee points out that her records, available on her website, reflected an arrears amount higher than the \$3,000 number. As a result of a prior dismissed bankruptcy, the Debtor, through her Counsel, had access to those records.

In truth, the sole extent of prejudice Debtor alleges she will suffer is that she will have to repay her arrearage prior to the end of the Plan. She claims that the lack of notice has shortened the time period in which she can pay. However, as detailed above, the Debtor had adequate notice and so was not prejudiced by any delay. As to having to pay the full arrearage to complete the Plan, this is asking no more than what is required by the Bankruptcy Code and does not rise to the level of undue prejudice.

CONCLUSION

The principles underlying Fed.R.Bankr.P. 7015 permit a creditor to amend a proof of claim and have the amendment relate back to the date of the original claim. In this way, a creditor may correct a defective claim or further clarify an ambiguous one. SN Servicing properly utilized the amendment process for that very purpose. Prior to the two amendments, the original proof of claim gave the Debtor sufficient notice to realize she

In re Washington

owed a debt on which she was substantially in arrears. Put simply, the amendment did not create a new claim. For this reason, the amendment relates back to the date of the original claim and therefore is timely filed.

An appropriate Order will be entered.

ORDER

AND NOW, this **22nd** day of **December**, **2009**, for the reasons stated in the **Memorandum Opinion** filed simultaneously herewith, which Opinion constitutes the Court's findings of fact and conclusions of law pursuant to *Fed.R.Bankr.P.* 7052 and 9014(c).

It is hereby *ORDERED*, *ADJUDGED*, *AND DECREED* that the *Objection to Claim* filed by the Debtor Eloise Washington, Document No. 45, is *DENIED*.

/s/ Thomas P. Agresti, Chief Judge United States Bankruptcy Court LEGAL NOTICE

COMMON PLEAS COURT

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

IN RE: Abeer A. Almasri and Ahed Mohamed

Notice is hereby given that on the 21st day of December, 2009 petitions were filed in the above named court requesting orders to change the names of Abeer A. Almasri and Ahed Mohamed to Abeer A. Salamen and Ahed J. Salamen, respectively.

The Court has fixed the 17th day of February, 2010 at 8:45 a.m. in Courtroom No. H of the Erie County Court House as the time and place for the hearing on said Petitions, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

Jan. 1

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: Eastland Bowl
- 2. The principal place of business to be carried on under the fictitious name is: 3729 McClelland Avenue, Erie, PA 16510.
- 3. The name and address of the party to the registration is: Umpleby, Inc., 3729 McClelland Avenue, Erie, PA 16510.
- 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 14, 2009. Robert C. Brabender, Esq.

2741 West Eighth Street, Suite 16 Erie, Pennsylvania 16505

Jan. 1

FICTITIOUS NAME NOTICE

- 1. Fictitious Name: Pizza Pasta
- 2. Address of the principal place of business: 3018 State Street, Erie, PA 16508
- 3. Parties to the registration, real names and addresses: Jason Kinstler, 3812 Ellsworth, Erie, PA 16509
- 4. An application for registration of a Fictitious Name was filed under the Fictitious Names Act on December 10, 2009.

John E. Gomolchak, Esq. 3854 Walker Blvd. Erie, PA 16509

A 10309

Jan. 1

INCORPORATION NOTICE

Notice is hereby given that Izbicki Family Medicine, P.C. has been incorporated under the provisions of the Business Corporation Law of 1988.

Craig A. Zonna, Esq. Elderkin, Martin, Kelly & Messina 150 E. 8th St. Erie. PA 16501

Jan. 1

INCORPORATION NOTICE

My Dad's Pizza and Deli, LLC., has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. John E. Gomolchak, Esq. 3854 Walker Blvd.

Erie, PA 16509

Jan. 1

INCORPORATION NOTICE

Schaaf Landscaping, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The McDonald Group, L.L.P. James D. McDonald, Jr., Esq. 456 West Sixth Street P.O. Box 1757 Erie. PA 16507-0757

Jan. 1

INCORPORATION NOTICE

Notice is hereby given that Veterans For Life Foundation has been incorporated under the Nonprofit Corporation Law of 1988 for the purpose of providing veterans of the United States Armed Forces and their family members with information, awareness, guidance and assistance in the wide variety of programs and entitlements available to them.

Gery T. Nietupski, Esquire Law Offices of Gery T. Nietupski, Esquire, LLC 818 State Street. Suite A

Erie, Pennsylvania 16501

Jan. 1

LEGAL NOTICE

THE SCHOOL DISTRICT CITY OF ERIE, PA

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

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

Robin Smith Secretary

Dec. 18, 25 and Jan. 1

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

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

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

Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street Erie, Pennsylvania 16507

Will J. Schaaf, Esq.

(814) 456-5301

Dec. 25 and Jan. 1, 8

SALE NO. 3 Ex. #13864 of 2009

Ocwen Loan Servicing, LLC, **Plaintiff**

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 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 VESTED IN Louis D. Zeelsdorf, Jr., single by Deed from Patrick M. Hanlin and Carol A. Hanlin, his wife dated 1/28/93 recorded 1/29/93 in Deed Book 252 Page 152.

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

Dec. 25 and Jan. 1, 8

SALE NO. 4 Ex. #14547 of 2008 LOC, Inc., Plaintiff

John W. Schaefer, Defendant LEGAL DESCRIPTION OF REAL ESTATE

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

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

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

LEGAL NOTICE

COMMON PLEAS COURT

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

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.

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

Dec. 25 and Jan. 1. 8

SALE NO. 6 Ex. #12211 of 2009

Jenkintown, PA 19046

(215) 572-8111

Northwest Savings Bank

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 9

Ex. #12241 of 2004

(814) 456-4000

Mortgage Registration Systems, Inc.

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

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

LEGAL NOTICE

COMMON PLEAS COURT

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

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

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 Stacev K. Konkel, Esquire PA I.D. No. 204525 Attorney for Plaintiff 150 East Eighth Street Erie, Pennsylvania 16501

Dec. 25 and Jan. 1, 8

SALE NO. 14

(814) 456-4000

Ex. #12779 of 2009 Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania

Kenneth R. Dalrymple and Melissa Dalrymple LEGAL DESCRIPTION

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

BEGINNING at the southwest corner of land formerly owned by George Campbell.

Thence, East along said land, eight (8) perches to a post;

Thence, South along other lands formerly of A.M. Palmer, the party of the first part in a certain deed recorded in Deed Book 81 at Page 651, twenty (20) perches to a post; Thence, West eight (8) perches to the land now or formerly of the Erie and Pittsburgh Railroad;

Thence, northerly along said land, twenty (20) perches to the place of beginning.

Containing one (1) acre of land, more or less.

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

On the North by land formerly of Garner Palmer;

On the West by land now or formerly of the Erie and Pittsburgh Railroad:

On the South by land formerly of Peter Braniff and Casper Hochadel; On the East by land formerly of Garner Palmer.

Containing one (1) acre of land, more or less.

SAID premises are further identified by Eric County Assessment Index No. (4) 17-47-3 and are commonly known as 10361 Wanneta Road, Albion, Pennsylvania.

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

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

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

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

Dec. 25 and Jan. 1, 8

LEGAL NOTICE

COMMON PLEAS COURT

SALE NO. 15 Ex. #13824 of 2009

First National Bank of Pennsylvania, Plaintiff

David P. Nelligan, Defendant SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, having erected thereon a frame dwelling house and out building being commonly known as 540 East 27th Street, Erie. Pennsylvania and bearing Erie County Tax Index No. (18) 50-68-218. Susan Fuhrer Reiter, Esq. P.A. Supreme Court ID No. 43581 MacDonald, Illig, Jones

& Britton LLP 100 State Street, Suite 700 Erie, Pennsylvania 16507-1459

(814) 870-7760 Attorneys for Plaintiff

Dec. 25 and Jan. 1. 8

SALE NO. 17 Ex. #12732 of 2009

Deutsche Bank National Trust Company, in its Capacity as Indenture Trustee for the Noteholders of Aames Mortgage Investment Trust 2005-2, a **Delaware Statutory Trust** 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

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

By virtue of a Writ of Execution filed to No. 13552 of 2008 PNC Bank National Association vs. Marie E. Amendola and Ernest L. Torres, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 333 W. 20th St., Erie. PA 16502 0.0932 acres

Assessment Map number: (19) 60-10-213

Assessed Value figure: \$54,400.00 Improvement thereon: Residential Dwelling

Brett A. Solomon, Esq. Attorney for Plaintiff 1500 One PPG Place Pittsburgh, PA 15222 (412) 594-5506

Dec. 25 and Jan. 1, 8

SALE NO. 19 Ex. #11194 of 2009

Mercer County State Bank, Plaintiff

Larry W. Geisler and Barbara A. Geisler, f/k/a

Barbara A. Powers, Defendants SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11194-09, Mercer County State Bank vs. Larry W. Geisler and Barbara A. Geisler, f/k/a Barbara Α. Powers owner(s) of property situated in Springfield Township, Erie County, Pennsylvania being 14730 Ridge Road, West Springfield, Pennsylvania 5 acres

Assessment Map number: (39) 12-38-5

Assessed Value figure: \$129,700.00 Improvements thereon: Frame dwelling house and motel known as "The Ridgeway Motel" and two mobile homes permanently affixed to the premises.

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

Dec. 25 and Jan. 1, 8

SALE NO. 21 Ex. #13920 of 2009

US Bank National Association as Trustee, Plaintiff

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

By virtue of a Writ of Execution filed to No. 13920-09

US Bank National Association as Trustee vs. Kim Marie Balter Amount Due: \$70.517.02

Kim Marie Balter, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1114 East 24th Street, Erie, PA 16503-2307

Dimensions: 40 X 135

Acreage: 0.1240

Assessment Map number:

18-050-093.0-209-00

Assessed Value: \$35,600.00 Improvement thereon: Residential

Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff

One Penn Center at Suburban

Station, Suite 1400 1617 John F. Kennedy Boulevard

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

Dec. 25 and Jan. 1, 8

SALE NO. 22

Ex. #13537 of 2009

BAC Home Loans Servicing, LP, Plaintiff

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 Carlson Lee and Christine Ann Carlson, owner(s)

LEGAL NOTICE

COMMON PLEAS COURT

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

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

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 Eric City, Eric County, Pennsylvania being 4305
Stanton Street, Erie, PA 16510-

Dimensions: 80 X 160 Acreage: 0.2902

3453

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

. #11030 01 2008

Citimortgage, Inc. Plaintiff

Delvon S. Henderson Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11036-08

Citimortgage, Inc. vs. Delvon S. Henderson

Amount Due: \$52,581.40

Delvon S. Henderson, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 530 East 24th Street, Erie, PA 16503.

Dimensions: 40 X 128 Acreage: 0.1175

Assessment Map number:

LEGAL NOTICE

COMMON PLEAS COURT

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

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 number: Map 19062014022300

Assessed Value: 50.270.00 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 31 Ex. #12988 of 2009

Aurora Loan Services, LLC. Plaintiff

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

By virtue of a Writ of Execution filed to No. 12988-09 Aurora Loan Services LLC

vs. Elizabeth M. Litowkin and David J. Litowkin

Amount Due: \$225 563 92

Elizabeth M. Litowkin and David J. Litowkin, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 6103 Washington Avenue, Erie, PA 16509-2725

Dimensions: 70 X 149.3

Acreage: 0.2394

Assessment number: Map 33190618000104

Assessed Value: 124,480

Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP 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

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

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

By virtue of a Writ of Execution filed to No. 2009-13211 HSBC Bank USA, as Trustee in Trust for Citigroup Mortgage Loan Trust, Inc., Asset Backed Passthrough Certificates Series 2003-

HE3 vs. Bruce D. Manross and

Brenda R. Manross

LEGAL NOTICE

COMMON PLEAS COURT

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

Amount Due: \$45,783,46

Robert L. Marsh

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

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

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

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

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 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

One Penn Center at Suburba Station, Suite 1400

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

Dec. 25 and Jan. 1, $\boldsymbol{8}$

number:

SALE NO. 39 #13837 of 2009

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

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,

LEGAL NOTICE

COMMON PLEAS COURT

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

Annoth Duc; 393,491.70
Darcie L. Oleski, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2940 Cochran Street, Erie, PA 16508-1757.

Dimensions: 30 X 150 Acreage: 0.1033

Assessment Map number:

19060051020600 Assessed Value: 48,260.00 Improvement thereon: residential Phelan, Hallinan & Schmieg, LLP Attorney for Plaintiff One Penn Center at Suburban Station Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

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

SALE NO. 40 Ex. #12906 of 2009

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

Ethel L. Pierce, Defendant(s) <u>SHERIFF'S SALE</u>

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

Bank of America National Association as Successor by Merger to Lasalle Bank National Association Trustee as Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-NC1 vs. Ethel L. Pierce Amount Due: \$76,226,47 Ethel L. Pierce, owner(s) of property situated in Millcreek Township. Erie County, Pennsylvania being 302 Beachgrove Drive, Erie, PA 16505-1706

Dimensions: 40 X 125 Acreage: 0.1148

Assessment Map number: 33006024001000

Assessed Value: \$75,900.00 Improvement thereon: Residential Phelan, Hallinan & Schmieg, LLP 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

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 & Schmieg, LLP

Attorney for Plaintiff
One Penn Center at Suburban

Station, Suite 1400 1617 John F. Kennedy Boulevard

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

Dec. 25 and Jan. 1, 8

SALE NO. 42 Ex. #13700 of 2009 JPMorgan Chase Bank, N.A.,

Plaintiff

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 & Schmieg, LLP Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard

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

Dec. 25 and Jan. 1, 8

SALE NO. 43 Ex. #13921 of 2009

Northwest Savings Bank,

Plaintiff

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

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

Dimensions: 105.5 X 191.06

Acreage: 0.4599

Assessment Map number: 33-162-628.0-045.00

Assessed Value: \$114,130.00 Improvement thereon: Residential Phelan, Hallinan & Schmieg, LLP

Attorney for Plaintiff
One Penn Center at Suburban

Station, Suite 1400 1617 John F. Kennedy Boulevard

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

Dec. 25 and Jan. 1, 8

SALE NO. 44 Ex. #13629 of 2009

BAC Home Loans Servicing, L.P., Plaintiff

v.

Dennis W. Smith Victoria L. Smith, Defendant(s) SHERIFF'S SALE

LEGAL NOTICE

COMMON PLEAS COURT

By virtue of a Writ of Execution filed to No. 13629-09

BAC Home Loans Servicing, L.P. vs. Dennis W. Smith and Victoria L. Smith

Amount Due: \$73,787.40
Dennis W. Smith and Victoria L. Smith, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 1345 West 22nd Street, Erie, PA 16502- 2330.

Dimensions: 51 X 135.08

Acreage: 0.1581

Assessment Map number: 19062003020800

Assessed Value: 42,040.00

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

One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard

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

Dec. 25 and Jan. 1, 8

SALE NO. 46 Ex. #10173 of 2008

Wells Fargo Bank, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-OP1 Asset Backed Passthrough Certificates, Plaintiff

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,

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

(15) 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) 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

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

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 rightsof-way granted to the American Telephone and Telegraph Company as recorded in Erie County Deed Book 643 at page 538 with the north line of said road, said point of beginning also being one thousand twenty-five (1.025) feet westwardly along the north line of said road from its point of intersection with the West line of U.S. Route No. 19; thence Eastwardly along the North line of said road one hundred sixty-five (165) feet to a point; thence Northwardly and parallel with the East line of said American Telephone and Telegraph Company easement and right-of-way (said bearing having been described as North 25° 40' West) two hundred sixty-four (264) feet to a point: thence Westwardly and parallel with the North line of the aforesaid Pennsylvania Route No. 25032, one hundred sixty-five (165) feet to a point in the East line of said American Telephone and Telegraph Company easement and right-ofway; thence Southwardly along the East line of said easement and right-of-way two hundred sixty-four (264) feet to the North line of State Pennsylvania Highway Route No. 25032 and the place of beginning, containing 1 acre of land, be the same more or less. ALSO EXCEPTING AND RESERVING all that certain piece or parcel of land situate in the Township of Waterford, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows. to wit: BEGINNING at a point in the old New York - Pennsylvania State Line (Latitude 42°), said point being located six hundred sixty (660) feet West from the original West line of Pennsylvania State Highway Route No. 19 (L.R. 351) and said point ALSO being the Northwest corner of land of Edwin Flynn as described in Erie County Deed Book 553, at page 161; thence in a Southwesterly direction parallel to Pennsylvania State Highway Route

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. 47001002000400

Gregory Javardian, Esquire Attorney for Plaintiff Powers Kirn & 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

LEGAL NOTICE

COMMON PLEAS COURT

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

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 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

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 ofLawrence 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

Christine A. Taylor a/k/a Christine A. McLaughlin, **Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12805-04 Wachovia Bank National Association f/k/a First Union National Bank as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Christine A. Christine Taylor a/k/a McLaughlin, Defendants Real Estate: 4134 Avonia Road. (f/k/a 4134 Garwood Street)

Fairview, PA Municipality: Borough of Fairview,

Erie County, Pennsylvania See Deed Book 256, Page 1618 Tax I.D. (21) 80-24-5 Assessment: \$23,000 (Land)

\$43,620 (Bldg)

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

Dec. 25 and Jan. 1, 8

SALE NO. 59

Ex. #13664 of 2009 National City Real Estate Service, LLC., sbm National City Mortgage Inc., f/k/a National City Mortgage Co., Plaintiff,

Chad J. Comeau and Kelly Comeau, Defendant 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, NA., as successor by merger to Lasalle Bank NA., as trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates Series 2007-2, Plaintiff,

v.

Debra L. Lewis, Defendant SHERIFF'S SALE

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

Dimensions: 40X125 ft
Assessment Map Number: 29-17-61-3

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

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

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

Viki M. Allin and Paul R. Allin, Defendant(s) <u>DESCRIPTION</u>

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

BEGINNING at an iron spike located in the centerline of Barney Road at the northeast corner of lands herein described, said point being the following courses from an iron pin located at the intersection of the centerlines of Barnev 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

LEGAL NOTICE

COMMON PLEAS COURT

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

Parcel# 119-519-1-01

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

BEING the same premises which the National Bank of North East, by Deed dated 07/20/04 and recorded 07/26/04 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1157 Page 1266 granted and conveyed unto Michael Tarkowski (an undivided one-half). Lawrence and Theresa Anderson, husband and wife, (an undivided one-half), as joint tenants with the right of survivorship. PROPERTY ADDRESS: 943-945 W. Gore Road, Erie, PA 16509 Michael T. McKeever, Esq., Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Dec. 25 and Jan. 1, 8

SALE NO. 67 Ex. #13916 of 2009 Citimortgage Inc. f/k/a Citicorp Trust Bank FSB, Plaintiff

Sara Carnes Jeffrey A. Laird, Defendant(s) 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 seventy-eight hundredths (143.78) feet to a point; thence east parallel with West 36th Street, fortyfive (45) feet to a point; thence north parallel with Elmwood Avenue, one hundred forty-three and seventyeight hundredths (143.78) feet to a point in the south line of West 36th Street; thence west along the south line of West 36th Street, forty-five (45) feet to the place of beginning. Having erected thereon a one-floor home known as 1147 West 36th Street, Erie, Pennsylvania 16508. TAX PARCEL NO: 19-561-28-125 PROPERTY ADDRESS: 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

Ruth Coulter, Defendant(s) DESCRIPTION

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

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

BEING the same premises which Jerry Coulter and Ruth Coulter,

Parcel# 33-6262

LEGAL NOTICE

COMMON PLEAS COURT

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

fka Countrywide Home Loans Servicing LP, Plaintiff

v.
Bonnie Jayjohn
Donald L. Jayjohn, Jr.,
Defendant(s)
DESCRIPTION

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

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

Dec. 25 and Jan. 1, 8

SALE NO. 71
Ex. #13954 of 2009
Citimortgage Inc., Plaintiff

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

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.

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

TAX PARCEL NO.: (18) 5069-237

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

Christine A. Shaffer and Timothy J. Shaffer, Defendant(s) <u>DESCRIPTION</u>

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

LEGAL NOTICE

COMMON PLEAS COURT

Philadelphia, PA 19106 (215) 627-1322

Dec. 25 and Jan. 1. 8

SALE NO. 78 Ex. #10608 of 2008 Countrywide Home Loans, Inc.

Carolyn A. Cox a/k/a Carolyn Cox and Charles L. Cox a/k/a Charles Cox SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10608-08 Countrywide Home Loans, Inc. v. Carolyn A. Cox a/k/a Carolyn Cox and Charles L. Cox a/k/a Charles Cox

Carolyn A. Cox a/k/a Carolyn Cox and Charles L. Cox a/k/a Charles Cox. owners of property situated in the City of Corry, Erie County, Pennsylvania being 835 E Main St, Corry, Pennsylvania 16407.

Tax I.D. No. (5) 29-104-27 Assessment: \$ 51,773.92

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

123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

SALE NO. 79 Ex. #11604 of 2009 IndyMac Federal Bank FSB

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

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

By virtue of a Writ of Execution filed to No. 12090-2009 Everhome Mortgage Company v. Matthew D. Hansen and Raeannon Hansen a/k/a Raeannon I Hansen

Matthew D. Hansen and Raeannon Hansen a/k/a Raeannon J Hansen. owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 429 East 8th Street, Erie, Pennsylvania

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

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

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

By virtue of a Writ of Execution filed to No. 10997-09 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Charles Shychuk a/k/a Charles P. Shychuk

Charles Shychuk a/k/a Charles P. Shychuk, owners of property situated in the Township of Girard, Erie County, Pennsylvania being 323 Boothby Drive, Girard, Pennsylvania 16417.

Tax I.D. No. 23-004-038.5-003.00 Assessment: \$ 134,539.58

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

SALE NO. 83

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

Pennsylvania

Norma J. Weiland and United States of America SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12482-08 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Norma J. Weiland and United States of America

Norma J. Weiland, owner of property situated in the Township of Edinboro. Erie County. Pennsylvania being 120 Harrison Drive, Edinboro, Pennsylvania

Tax I.D. No. (11) 6-32-117 Assessment \$ 131.025.77

Improvements: Residential

Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 25 and Jan. 1, 8

ORPHANS' COURT LEGAL NOTICE ORPHANS' COURT

AUDIT LIST NOTICE BY PATRICK L. FETZNER

Clerk of Records,

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division, of the

Court of Common Pleas of Erie County, Pennsylvania

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, December 28, 2009** and confirmed Nisi.

January 21, 2010 is the last day on which Objections may be filed to any of these accounts.

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

| <u>2009</u> | <u>ESTATE</u> | <u>ACCOUNTANT</u> | <u>ATTORNEY</u> |
|-------------|-----------------------|--------------------------|--------------------------------------|
| 370. | Howard R. Hogue | Jeffrey L. Wakley, Exr | Knox McLaughlin Gornall & Sennett PC |
| 371. | Mary Florence Calvano | Carole L. Jones, Exr | Darlene M. Vlahos |
| 372. | Virginia A. Rowley | Douglas Rowley, Exr. | Yochim & Nash |
| 373. | James Carstater | Brian Nelson, Admr. | Marsha Mills Davis |
| 374. | Viola R. Walbridge | Ronald K. Walbridge, Exr | Charles N. Lafferty |
| 375. | Ruth Jane Smith | Larry L. Smith & | |
| | | Jean D. Close Admrs | Dala Woodard Law Firm |

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

Dec. 25 and Jan. 1

ORPHANS' COURT LEGAL NOTICE ORPHANS' COURT

ESTATE NOTICES

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

FIRST PUBLICATION

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

SECOND 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

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

Late of the Township of

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

ORPHANS' COURT LEGAL NOTICE ORPHANS' COURT

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, LUELLA M., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania Executor: PNC Bank, National Association, 901 State Street, Erie, PA 16501

Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

SALHOFF, GERALD F., deceased

Late of Elk Creek Township, County of Erie and Commonwealth of Pennsylvania Executrix: Carla J. King

Attorney: Edward P. Wittmann, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

SUTTON, STELLA M., deceased

Late of the City of Erie, County of Erie

Executor: Ronald J. Rodney, 1469 West 36th Street, Erie, PA 16508

Attorney: Gene P. Placidi, Esquire, Melaragno & Placidi, 502 West Seventh Street, Erie, Pennsylvania 16502

THIRD PUBLICATION

BRITTEN, LISLE O., deceased

Late of the City of Erie

Executrix: Rosemary

Andrzejewski, 1741 West 26th

Street, Erie, Pennsylvania 16508

Attorney: None

FINCH, JEFFREY R., deceased

Late of Waterford Township *Administrator:* Jennifer L. Finch, c/o 332 East 6th Street, Erie, PA 16507-1610

Attorney: Evan E. Adair, Esq., Williams & Adair, 332 East 6th Street, Erie, PA 16507-1610 ORPHANS' COURT LEGAL NOTICE ORPHANS' COURT

FLOREK, LOUIS J.,

deceased

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

16412

GRIBBLE, EDNA C.,

deceased

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

HOLLENBECK, JUNE L.,

deceased

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

Executrix: Margaret L. Hersey, c/o 504 State Street, Suite 300, Erie, PA 16501

Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

PUKYLO, MICHAEL J., JR.,

deceased

Late of Gainesville, Alachua County, Florida

Administrator: Jamie D. Pukylo, c/o Robert J. Jeffery, 33 East Main Street, North East, Pennsylvania 16428

Attorney: Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

WARUS, LUCILLE C.,

deceased

Late of the City of Erie

Executor: John P. Warus, 622 Nagle Road, Erie, Pennsylvania 16511

Attorney: None

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 |
| - | (814) 454-9898 (f) (814) 454-9808 |
| - | ` / |

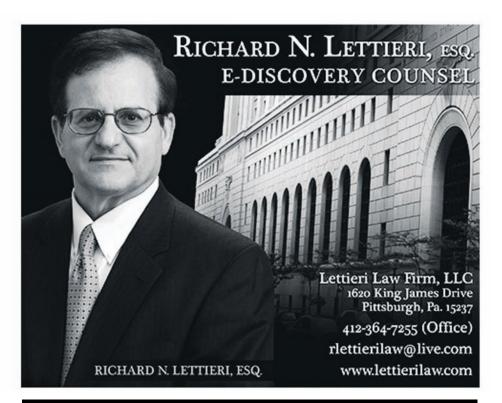
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THE ERIE COUNTY BAR ASSOCIATION, PLEASE
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PLEASE CONTACT THE LEGAL JOURNAL OFFICE AT 459-3111
OR ADMIN@ERIEBAR.COM. THANK YOU.

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Erie County Bar Association

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