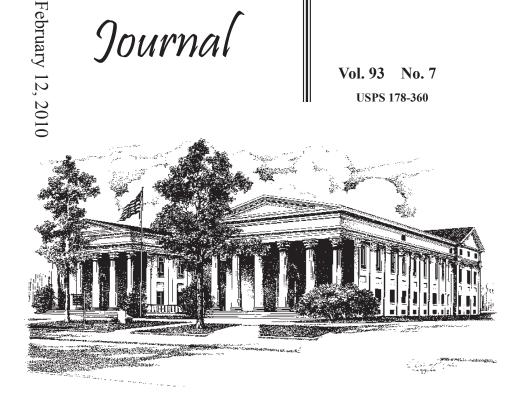
Erie County Legal Journal

Vol. 93 No. 7 USPS 178-360



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

Erie County Legal Journal

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

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

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

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Erie County Bar Association Calendar of Events and Seminars

TUESDAY, FEBRUARY 16, 2010

Juvenile Injustice in Luzerne County: Ethical Consideration for Lawyers, Judges and Prosecutors PBI Groupcast Senior

Erie County Bank is ciation 9:00 a.m. -12: 6 p.m. (8:30 a.m. reg.)

9:00 a.m. 12: Sp.m. (8:30 a.m. reg.) \$214 (h 2 c.) \$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 18, 2010

Family Law Update: Recent developments including the adoption of revisions to the Support Guidelines

ECBA Live Lunch-n-Learn Seminar Bayfront Convention Center 11:45 a.m. lunch 12:15 p.m. - 1:15 p.m. seminar \$30 (ECBA members/staff) \$45 (nonmembers) 1 hour substantive

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

TUESDAY, MARCH 2, 2010

The Briefcase Open
6th Annual Pool Tournament
Andy's Gold Crown Billiards
7:00 p.m. - 10:00 p.m.
\$20/person

THURSDAY, MARCH 4, 2010

Criminal Law Update 2009
PBI Video Seminar
Erie County Bar Association
9:00 a.m. - 1:30 p.m. (8:30 a.m. reg.)
\$129 (member) \$109 (admitted after 1/1/06)
\$149 (nonmember)
4 hours substantive

TUESDAY, MARCH 9, 2010

Government Intervention in Parenting Decisions
PBI Groupcast Seminar
Erie County Bar Association
12:00 p.m. - 2:00 p.m. (11:30 a.m. reg.)
Lunch included
\$154 (member) \$134 (admitted after 1/1/06)

\$174 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$129 (member) \$109 (admitted after 1/1/06) \$149 (nonmember) 2 hours substantive

WEDNESDAY, MARCH 10, 2010

LLC Document Preparation In PA
PBI Groupcast Seminar
Erie County Bar Association
9:00 a.m. – 12:15 p.m. (8:30 a.m. reg.)
\$274 (member) \$254 (admitted after 1/1/06)
\$294 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$249 (member) \$229 (admitted after 1/1/06) \$269 (nonmember) 3 hours substantive

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LIVE LUNCH-N-LEARN SEMINAR

presented in cooperation with the ECBA Family Law Section

Family Law Update: Recent developments including the adoption of revisions to the Support Guidelines

THURSDAY, FEBRUARY 18, 2010

Bayfront Convention Center 12:15 p.m. - 1:15 p.m. (Lunch @ 11:45 a.m.) \$30 (ECBA members/staff) \$45 (nonmembers)



Presented by: Joseph P. Martone, Esquire

McCarthy, Martone & Peasley

First Vice Chair, Pennsylvania Bar Association Family Law Section

ATTEND THIS TIMELY SEMINAR TO LEARN ABOUT THE Pennsylvania Supreme Court's revisions to the Support Guidelines, approved January 13, 2010 and effective May 12, 2010.

Other subjects to be reviewed include pending and PROPOSED FAMILY LAW LEGISLATION AND RULES.

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

Reservations are due to the ECBA office by Monday, February 15.

You may also register online at www.eriebar.com.

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

Cancellation Policy:

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

NOTICE TO THE PROFESSION

PARENT COORDINATOR PROGRAM

It has been two years since the Erie County Court of Common Pleas approved the use of Parent Coordinators in high conflict custody cases. A Parent Coordinator is a professional, either an attorney or mental health counselor, appointed by the Court to assist separated or divorced parents to greatly reduce the conflict between parents and to curtail custody litigation. The current Parent Coordinators are: Bradley Enterline, Esquire; Katherine Wardi-Zonna, Ph.D., Susan M. Evans, Ph.D.

This program has helped a number of parties in Erie County with high conflict custody cases to resolve issues without the turmoil of constant litigation which is so traumatic to the children. Accordingly, if you have a custody case which you believe might benefit from this program, please click on the Parent Coordinator website via the Erie County Bar Association's website. This website includes the local rules for the Parent Coordinators Program, the resumes regarding the three Parent Coordinators and the Stipulation and Order for the Parent Coordinator Program.

Should you have any further questions regarding this program, please email: ppeasley@martonepeasley.com; bkelaw@earthlink.net; sevans8165@aol.com; or wardizonna@adelphia.net.

Feb. 12

Our offices have helped thousands of people file under the new bankruptcy code.

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ERIE COUNTY LEGAL JOURNAL

In Re: Jean Anne Law

IN RE JEAN ANNE LAW, Debtor

JEAN ANNE LAW, Movant v. NO RESPONDENT

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA Case No. 09-11808-TPA Chapter 7 Related to Document No. 11

MEMORANDUM ORDER

The Debtor in this no-asset Chapter 7 case is acting *pro se* and filed her petition on October 1, 2009. On November 9, 2009, she filed a *Reaffirmation Agreement* and related materials, Document No. 11 on *Official Form B240A* that she had entered into with Northwest Savings Bank ("Northwest") on November 4, 2009. In addition to the Debtor, the *Reaffirmation Agreement* was signed by co-borrower Warner I. Law.

The *Reaffirmation Agreement* indicates that the amount to be reaffirmed is \$28,296.85 at 7.125% interest, representing a conventional mortgage, Northwest Account No. 1235007836, on the property located at 1430 East 7th St., Erie, Pennsylvania. There are to be no changes to the underlying loan as part of the *Reaffirmation Agreement* and monthly payments are \$340.67. A review of the *Reaffirmation Agreement* indicates that there is no presumption of undue hardship raised. Nevertheless, because the Debtor was not represented by an attorney in this matter, the Court was required to schedule a hearing on the matter. *See 11 U.S.C. §524(d)*.

At the hearing held on December 17, 2009, the Debtor appeared as directed.² She informed the Court that this obligation with Northwest represents the mortgage on her residence which she desires to keep. She said that her mortgage obligation was current at the time she filed her petition and has remained current since that time. In other words, this bankruptcy case was not triggered by a foreclosure action, or even the threat of such an action. By entering into the *Reaffirmation Agreement*, the Debtor's intent was to make sure she could continue to make the monthly payments and keep her house. Before concluding the hearing the Court advised the Debtor that it wanted to consider the matter further and that in the meantime she should continue to make her payments to Northwest.

The Bankruptcy Code permits reaffirmation agreements to allow a debtor to voluntarily agree to continue to be bound by an obligation that would otherwise be discharged by the bankruptcy. However, in recognition of the potential for abuse in this area, there are a number of safeguards set forth in the Bankruptcy Code. One of these safeguards is that the

¹ The Reaffirmation Agreement is on Northwest letterhead and was presumably prepared by Northwest, although it is unclear which party first raised the possibility of such agreement.

² While the Order scheduling the hearing required the Debtor to personally appear, it did not require the appearance of anyone on behalf of Northwest. Northwest was served with a copy of the Order, but no representative of the company appeared at the hearing.

ERIE COUNTY LEGAL JOURNAL

In Re: Jean Anne Law

debtor must be provided with certain written disclosures by the creditor at or before the time the agreement is signed. See 11 U.S.C. §524(c)(2), 524(k). In this case, as indicated above, the Reaffirmation Agreement followed Official Form B240A which incorporates the various items of disclosure required by the Code. Additionally, at the hearing the Court questioned the Debtor and it appeared that she did receive the legally-required disclosures, so the Court finds nothing improper concerning the Reaffirmation Agreement in that regard.

A second safeguard that comes into play when a court is considering a reaffirmation agreement is whether it will cause an undue hardship on the debtor. As to what constitutes an "undue hardship," 11 U.S.C §524(m) provides that a presumption of undue hardship arises if "the debtor's monthly income less the debtor's monthly expenses as shown on the debtor's completed and signed statement in support of such agreement required under subsection (k)(6)(A) is less than the scheduled payments on the reaffirmed debt." If a presumption of undue hardship arises under this test and is not rebutted, the court may disapprove the agreement. In this case, Part D of the Reaffirmation Agreement shows Debtor with a monthly income of \$1,612.00 and monthly expenses totaling \$1,133.00, leaving a "surplus" of \$479.00, which is more than sufficient to allow for the roughly \$340.00 per month required for payment to Northwest. Thus, the Court concludes that the Reaffirmation Agreement does not cause an undue hardship for the Debtor and it will not be disapproved on that basis.

A final safeguard that may arise in considering a reaffirmation agreement that was negotiated by a debtor who was not represented by an attorney is whether such agreement is in the "best interest" of the debtor. See 11 U.S.C. §524(c)(6)(A)(ii). This "best interest test" is broader than the relatively straightforward mathematical question posed by the undue hardship inquiry, and it allows a court flexibility in considering the particular circumstances of the case in reaching a decision as to whether a reaffirmation agreement should be approved. See, e.g., 4-524 Collier on Bankruptcy ¶524.04, text at notes 41-48 (discussing cases wherein courts have considered various factors in the best interest determination).

Were the Court to apply the best interest test in the present case it is unlikely that the *Reaffirmation Agreement* would be approved because it does not appear to provide any benefit to the Debtor. In *In re Price*, 370 F.3d 362 (3d Cir. 2004) the court held that a non-defaulting bankruptcy debtor has the option to retain property while remaining current on payments, without needing to enter into a reaffirmation agreement, a so-called "pass through" option. Cases within the Third Circuit decided since the passage of the *Bankruptcy Abuse Prevention and Consumer Protection Act of 2005* ("BAPCPA") have concluded that the passage of that statute did not affect the availability of the pass through option as recognized in *Price. See, In re Baker*, 390 B.R. 524 (Bankr. D. Del. 2008), *In re Hart*, 402 B.R. 78 (Bankr. D. Del. 2009).⁴ This Court agrees with that conclusion. Thus,

³ A review of Schedules I and J of the Debtor's petition shows monthly income of \$1612.00 and monthly expenditures of \$1473.00. However, the monthly expenditures include \$340.00 for the home mortgage payment to Northwest, so the schedules are consistent with Part D of the *Reaffirmation Agreement*.

⁴ BAPCPA did impose a requirement that debtors must either enter into a reaffirmation agreement or redeem in order to retain possession of <u>personal</u> property that is the subject of a security interest. See II U.S.C. §521(a) (6). This requirement does not apply to real property. Additionally, it appears that debtors meet their obligation under this provision even if the reaffirmation agreement is subsequently disapproved by a court, leaving the pass through option available in such circumstance. Baker, 390 B.R. at 530.

ERIE COUNTY LEGAL JOURNAL

In Re: Jean Anne Law

the Debtor in the present case was not required to enter into the *Reaffirmation Agreement* in order to keep her home so long as she makes the required payments. The only effect of the *Reaffirmation Agreement* is to permit the Debtor's personal liability to Northwest to survive the discharge that will be granted at the end of the case. It is difficult to see how that is beneficial to the Debtor.

Nevertheless, it is clear that the best interest test of *Section 524(c)(6)(A)(ii)* is not to be considered in this case because *Section 524(c)(6)(B)* provides that it does not apply "to the extent that such debt is a consumer debt secured by real property." That precisely describes the debt involved here, so the Court must conclude that the *Reaffirmation Agreement* is enforceable despite the fact that the Court may not believe it to be in the best interest of the Debtor. *See Hart*, 402 B.R. at 84 ("... a reaffirmation agreement for a consumer debt secured by real property need not be approved by the court to be enforceable, regardless of whether the debtor was represented by counsel during its negotiation.").

Although approval of the subject *Reaffirmation Agreement* is not required in these circumstances, the Court does have a role to make sure the Debtor understands her legal rights. The Court will thus take this opportunity to advise the Debtor that she retains the right to rescind the *Reaffirmation Agreement* at any time before the entry of a discharge order simply by notifying Northwest. *See 11 U.S.C.* §524(k)(3)(J)(i)(7). In order to allow the Debtor an opportunity to exercise that right should she choose to do so, the Court will delay the entry of the discharge order by at least 60-days.

AND NOW, this 19th day of January, 2010, for the reasons stated above the Court finds that the Reaffirmation Agreement does not cause an undue hardship and is enforceable, provided however, that no discharge order shall be entered in this case before March 19, 2010, in order to allow the Debtor an opportunity to rescind the Reaffirmation Agreement by notifying Northwest if she chooses to do so.

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

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about January 26, 2010, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

Tatkatel, Inc. c/o Corporate Creations Network Inc.

This corporation is incorporated under the laws of New York.

The address of its principal office under the laws of its jurisdiction in which it is incorporated is 16001 Hillside Avenue, Jamaica, NY 11432

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

Feb. 12

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania Docket No. 10319-10

IN RE: Cameron Phillip Krol Notice is hereby given that on the 25th day of January, 2010, a Petition was filed in the above named Court, requesting an order to change the name of Cameron Phillip Krol to Cameron Phillip Krol to Cameron Phillip Kobielski. The Court has fixed the 18th day of March, 2010 at 8:45 a.m. in Courtroom No. H of the Eric County Court House as the time and place for the hearing on said Petition, when

and where all interested parties may appear and show cause, if any, why

the prayer of the Petitioner should

not be granted.

Feb. 12

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania

Docket No. 10417-10

Notice is hereby given that on January 29, 2010 a Petition was filed in the above named Court, requesting an order to change the name of Harparteet Simmi to Simmi Kang.

The Court has set the 30th day of March, 2010 at 9:00 a.m. in Courtroom No. I of the Erie County Court House as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the prayer of the Petitioner should not be granted.

Feb. 12

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

- 1. Fictitious Name: Dewey Avenue Partnership
- 2. The principal office of the partnership: 2540 Village Common Drive, Erie, Pennsylvania 16506
- 3. The name and address of the person who is party to the registration: Gregory S. Baldwin, c/o 2540 Village Common Drive, Erie, Pennsylvania 16506
- 4. An application for registration of the Fictitious Name has or is about to be filed with the Department of State for the Commonwealth of Pennsylvania under the Fictitious Names Act.

Feb. 12

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

February 19, 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

Jan. 29 and Feb. 5, 12

SALE NO. 1 Ex. #14316 of 2009

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

> James F. Hammerman Lisa L. Hammerman, Defendant(s)

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, and State of Pennsylvania, being lot No. 5, Block "C" of the WILLOW WAY HEIGHTS SUBDIVISION NO. 3 in Tract No. 251 of the City of Erie and State of Pennsylvania, as the same is more particularly described in Erie County Map Book

9 at page 35, having erected thereon a one story frame dwelling house commonly known as 4227 Bird Drive, Erie, Pennsylvania, City of Erie Index No. (18) 5260-502. BEING KNOWN AS: 4227 BIRD DRIVE, ERIE, PA 16511 PROPERTY ID NO: 18-5260-502 TITLE TO SAID PREMISES IS VESTED IN James F. Hammerman and Lisa L. Hammerman, husband and wife, as tenants by the entireties by Deed from Lucille J. Grutkowski. an unremarried widow and Charles T. Grutkowski, single dated 3/28/02 recorded 4/1/02 in Deed Book 866 page 2314. Udren Law Offices, P.C.

page 2314. Udren Law Offices, P.C. Mark J. Udren, Esq. Attorneys for Plaintiff 111 Woodcrest Road, Suite 200 Cherry Hill. NJ 08003-3620

856-669-5400

Jan. 29 and Feb. 5, 12

SALE NO. 2

Ex. #14636 of 2009 Bank of America, N.A., Plaintiff

v.

Alexander S. Jackna, Jr. Sandra L. Jackna, Defendant(s) LEGAL DESCRIPTION

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

Beginning at a point in the south line of Thirty-first Street, three hundred eleven and eighty-four hundredths (311.84) feet east of the point of intersection of the south line of Thirty-first Street with the east line of Elmwood Avenue: thence southwardly parallel with Elmwood Avenue, one hundred thirty-five (135) feet to a point; thence eastwardly, parallel with Thirty-first Street, thirty-five (35) feet to a point; thence northwardly, parallel with Elmwood Avenue, one hundred thirty five (135) feet to a point in the south line of Thirty-first Street: thence westwardly along the south line of Thirty-first Street, thirty-five (35) to the place of beginning, being Lot No. 79 on the Rossi Addition to the City of Erie, recorded in Map Book No. 2, pages

82 and 83.

Having erected thereon a dwelling commonly known as 1165 West 31st Street, Erie, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (19) 6219-119.

(19) 6219-119.
BEING KNOWN AS: 1165 WEST
31ST STREET, ERIE, PA 16508
PROPERTY ID NO.: 19-6219-119
TITLE TO SAID PREMISES IS
VESTED IN Alexander S. Jackna,
Jr. and Sandra L. Jackna, husband
and wife, as tenants by the entireties
by Deed from Albina A. Palmisano,
single dated 8/30/06 recorded
8/30/06 in Deed Book 1356 page
2226.

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

Jan. 29 and Feb. 5, 12

SALE NO. 3

Ex. #14410 of 2009

Household Finance Consumer Discount Company, Plaintiff

V.

Michael R. Lockwood Morgan M. Lockwood (Real Owner), Defendant(s) LEGAL DESCRIPTION

ALL THAT CERTAIN tract, parcel or piece of land situate in the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania being more particularly bounded and described as follows, to wit:

BEGINNING at an iron survey pin set in the south margin of U.S. Route 20, said pin is located North 57° 51' 00" East a distance of 418.77 feet from an iron survey pin set at the intersection of the East line of Polly Drive with the South line of U.S. Route 20; Thence, South 25° 58' 00" East, 342.20 feet to a concrete monument: Thence South 64° 50' West, a distance of 136.25 feet to an iron survey pin; Thence, North 31° 39' 08" West, a distance of 80.67 feet to iron survey pin; Thence continuing North 23° 10' 51" West, a distance of 245.86 feet to an iron survey pin set in the south margin

LEGAL NOTICE

COMMON PLEAS COURT

of U.S. Route 20; Thence, along the South line of U.S. Route 20, North 57° 51' 00" East, a distance of 134.00 feet to the point and place of beginning.

CONTAINING 1,070 total acres and having erected thereon a house and garage and being the same property shown as Lot No. 2 on a survey for Michael R. Lockwood recorded as Erie County Drawing No. 2000-110.

BEING the same premises conveyed to party of the first part by Deed dated April 28, 2000 and recorded on May 2, 2000 in Erie County Record Book 701, Page 634.

BEING KNOWN AS: 6711 WEST RIDGE ROAD, P.O. BOX 17, FAIRVIEW, PA 16415

PROPERTY ID NO.: 21-53-93-48.1 TITLE TO SAID PREMISES IS VESTED IN Michael R. Lockwood and Morgan M. Lockwood, his daughter, as joint tenants with the right of survivorship by Deed from Michael R. Lockwood, sole owner dated 12/5/06 recorded 12/6/06 in Deed Book 1381 page 314. Udren Law Offices, P.C. Mark J. Udren, Esq. Attorneys for Plaintiff

856-669-5400 Jan. 29 and Feb. 5, 12

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

SALE NO. 4 Ex. #14706 of 2009 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania, Plaintiff

Brian M. Quimby Miki Bito-Quimby, Defendant(s) <u>LEGAL DESCRIPTION</u>

All that certain piece of parcel of land situate in the Township of Fairview, County of Erie and Commonwealth of Pennsylvania, being all of Lot No. 576 and part of Lot No. 577 of Lake Shore Club District Subdivision, part of tracts No. 283 and 284 (incorrectly stated as "part of Tract No. 284" in prior deeds) as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book

3, pages 176 and 177, and more particularly bounded and described as follows:

BEGINNING at the northeast corner of the land herein described, the corner common to Lots No. 575 (incorrectly stated as No. 574 in prior deeds) and 576 of Lake Shore Club District Subdivision in the westerly line of Hardscrabble Boulevard around a curve to the right, one hundred eight and thirty four hundredths (108.34) feet to a point in said boulevard line situated twenty one and sixty six hundredths (21.66) feet northerly from the southeast corner of Lot No. 577; thence South 60° 46' West, passing through Lot No. 577, one hundred seventy and three hundredth (170.03) feet to a point in the line common to Lots No. 577 and 563 situated sixteen and sixty six hundredths (16.66) feet northerly from the southwest corner of Lot No. 577; thence North 26° 37 1/21 West, eighty nine and thirty four hundredths (89.34) feet to the northwest corner of Lot No. 576; thence North 54° 13' East along (formerly referred to as "with" in prior deeds) the northerly line of Lot No. 576, one hundred sixtyfive and nine hundredths (165.09) feet to the place of beginning. The beginning point in the westerly line of Hardscrabble Boulevard is four hundred twenty-five (425) feet southwardly from the southerly line of Bogev Wav.

The above-described property is commonly known as 1312 Hardscrabble Boulevard, Erie, PA. Being further identified by Index No. (21) 39-47-4.

BEING KNOWN AS: 1312 HARDSCRABBLE BOULEVARD, ERIE, PA 16505

PROPERTY ID NO.: 21-39-47-4
TITLE TO SAID PREMISES IS
VESTED IN Brian M. Quimby and
Miki Bito-Quimby, husband and
wife, as tenants by the entireties with
the right of survivorship by Deed
from Jane A. McMaster McGinty,
married dated 6/11/98 recorded
6/17/98 in Deed Book 568 page 213.
Udren Law Offices, P.C.
Mark J. Udren, Esq.

Attorneys for Plaintiff 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Jan. 29 and Feb. 5, 12

SALE NO. 5 Ex. #11059 of 2009

Cadle of Grassy Meadows II, L.L.C., Assignee of National City Bank, Successor in interest to National City Bank of Pennsylvania, Plaintiff

v. Mark L. Moore and Katherine H. Moore, Defendant SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11059-09 Cadle of Grassy Meadows II, L.L.C., Assignee of National City Bank, Successor in interest to National City Bank of Pennsylvania vs. Mark L. Moore and Katherine H. Moore

Mark L. Moore and Katherine H. Moore, owner(s) of property situated in Greene Township, Erie County, Pennsylvania being 8141-8149 Wattsburg Road, Erie, Pennsylvania 16509

7.9500 acres

Assessment Map number: 25-2-6-42 Assessed Value figure: \$155,800.00 Improvement thereon: Auto Service Garage and Residential Family Dwelling

Christine A. Saunders, Esq. Metz Lewis LLC 11 Stanwix Street, 18th Floor Pittsburgh, PA 15222 412 918 1100

Jan. 29 and Feb. 5, 12

SALE NO. 7

Ex. #14146 of 2009

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-1, by its attorney in fact, Ocwen Loan Servicing, LLC

David C. Weyand and Jadie A. Weyand

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, being the East end of Lot No. 34 in the Normandale Addition. A plot of said addition being recorded in Map Book 2, page 231, Recorder's Office of Erie County, Pennsylvania, and more fully bounded and described as follows, to-wit:

COMMENCING at a pin in the southwest corner of Maple Avenue and Orchard Street; thence westerly along the south line of Orchard Street forty-five (45) feet to a pin; thence southerly parallel with the west line of Maple Avenue ninety nine and three tenths (99.3) feet to the New York Central Railroad fence and right of way: thence easterly along said New York Central right of way forty-five and five tenths (45.5) feet to an iron pin in the west line of Maple Avenue; thence northerly along the west line of Maple Avenue one hundred and five (105) feet to the place of beginning. Containing the amount of land within said enclosure.

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

BEING Lots 10 and 11 in the Allen Park Subdivision as plotted by A.J. Cobb. Robert J. O'Brien and recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book 2 at page 31. Said Lot No. 10 having a frontage of fifty-two (52) feet on Orchard Avenue, with a uniform depth of one hundred sixteen and four tenths (116.4) feet; and Lot No. 11 having a frontage of fifty-six and thirty five hundredths (56.35) feet on Orchard Avenue, with a uniform depth of one hundred nine and one-tenth (109.1) feet more or less. Said lots extending from Orchard Avenue to the right of way of the L.S. and M.S. Railway. Having erected on the piece described above a one and one-half story frame cottage.

BEING the same premises which

Richard C. Cornwell, II and Bonnie M. Cornwell, his wife, by deed dated October 31, 1984, and recorded on November 6, 1984, in Book 1559 at Page 66, of the Erie County, PA Records, granted and conveyed unto, David C. Weyand and Jadie A. Weyand, his wife. Property Address: 6961 Orchard Street, Harborcreek, PA 16421. Attorney for Plaintiff: Kevin P. Diskin, Esquire

Stern and Eisenberg, LLP The Pavilion, 261 Old York Road, Suite 410

Jenkintown, PA 19046 (215) 572-8111

Jan. 29 and Feb. 5, 12

SALE NO. 8 Ex. #13912 of 2009 **Northwest Savings Bank**

Tod Buchanan SHERIFF'S SALE By virtue of a Writ of Execution

filed at No. 13912-2009, Northwest Savings Bank vs. Tod Buchanan, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1541 West 42nd Street, Erie, Pennsylvania. 56' X 137.54' X 56' X 137.54' Assessment Map Number: (19) 6169-209 Assessed Value Figure: \$84,400.00 Improvement Thereon: Residence Kurt L. Sundberg, Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Jan. 29 and Feb. 5, 12

SALE NO. 9 Ex. #14846 of 2009 HSBC Bank USA, N.A., as **Indenture Trustee for the** registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4, Plaintiff

Tammy L. Lobdell and Steven A. Lobdell, Defendant SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 14846-09 HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-4. Renaissance Home Equity Loan Asset-Backed Notes. Series 2005-4 vs. Tammy L. Lobdell and Steven A. Lobdell, owner(s) of property situated in Borough of Elgin, Erie County, Pennsylvania being 11707 Route 6, Corry, PA 16407

4 acres

Assessment Map number: 3-2-2-1 Assessed Value figure: \$87,460,00 Improvement thereon: a residential dwelling

Leslie J. Rase, Esquire Shapiro & DeNardo, LLC Attorney for Movant/Applicant 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 (610) 278-6800

Jan. 29 and Feb. 5, 12

SALE NO. 11

Ex. #14823 of 2009

U.S. Bank National Association. as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-**Backed Securities Trust 2007-**HE1 Mortgage Pass-Through Certificates, Series 2007-HE1

Jeffrey M. Leech and Robin L. Leech SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2009-14823, U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates. Series 2007-HE1 vs. Jeffrey M. Leech and Robin L. Leech, owners of property situated in Township of Harborcreek, Erie County, Pennsylvania being 6186 Redwood Drive, Harborcreek, PA 16421 Assessment Map number:

27-18-33-14

Assessed Value figure: \$103,140.00 Improvement thereon: Residential Dwelling

Mary L. Harbert-Bell, Esquire 220 Lake Drive East, Suite 301 LEGAL NOTICE

COMMON PLEAS COURT

Cherry Hill, NJ 08002 (856) 482-1400

Jan. 29 and Feb. 5, 12

SALE NO. 12 Ex. #12932 of 2009

Citibank N.A. as Trustee under Pooling and Servicing Agreement dated as of March 31, 2005 Wachovia Loan Trust 2005-SD1 Asset-Backed Certificates, Series 2005-SD1

v

Gordon J. Pruzenski, Original Mortgagor and Real Owner and Stephanie A. Pruzenski, Original

Mortgagor SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12932-09, Citibank N.A. as Trustee under Pooling and Servicing Agreement dated as of March 31, 2005 Wachovia Loan Trust 2005-SD1 Asset-Backed Certificates, Series 2005-SD1 vs. Gordon J. Pruzenski, Original Mortgagor and Real Owner and Stephanie A. Pruzenski, Original Mortgagor, owners of property situated in 5th Ward, City of Erie, Erie County, Pennsylvania being 2914 Florence Avenue, Erie, PA 16504

Assessment Map number: 18-5105-207

Assessed Value figure: \$55,990.00 Improvement thereon: Residential Dwelling

Mary L. Harbert-Bell, Esquire 220 Lake Drive East, Suite 301 Cherry Hill, NJ 08002 (856) 482-1400

Jan. 29 and Feb. 5, 12

SALE NO. 13 Ex. #14136 of 2009

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, Plaintiff

Martin J. Zapolski Debbie A. Zapolski, Defendants <u>LEGAL DESCRIPTION</u>

ALL that certain piece or parcel of land situate in the Borough of Wesleyville, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING in the east line of Bird Drive at a point 214 feet southwardly from the south line of Buffalo Road; thence southwardly along the East line of Bird Drive, 47.12 feet to a point; thence eastwardly at an included angle of 90°, 166.79 feet to a point; thence northwardly, along the west line of "Wesleyville Subdivision No. 2" as recorded in the office of the Recorder of Deeds of Erie County, a distance of 47.12 feet to a point; thence westwardly 166.45 feet to a point in the east line of Bird Drive, being the place of beginning.

Subject to all restrictions, easements and rights of way of record.

Having erected thereon a two story frame residence building also being known as 2023 Bird Drive, Wesleyville, Pennsylvania.

BEING the same premises as conveyed from Martin J. Zapolski and Debbie A. Zapolski, husband and wife to Martin J. Zapolski and Debbie A. Zapolski, husband and wife by deed dated 02/18/2004 and recorded 02/27/20047 [sic] in Book 1111, Page 602.

BEING commonly known as 2023 Bird Drive, Erie, PA 16510 HAVING Tax/Parcel ID No.: 50-3-25-31

50-3-25-31 Martin S. Weisberg, Esquire Attorney ID Number: 51520 Mattleman, Weinroth & Miller 401 South 70 East, Suite 100 Cherry Hill, NJ 08034 (856) 429-5507

Attorneys for Plaintiff

Jan. 29 and Feb. 5, 12

SALE NO. 14 Ex. #14346 of 2009 Corry Federal Credit Union, Plaintiff

Robert E. Cross, Sr. and Sherri A. Cross, Defendants ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 14346-2009, Corry Federal Credit Union v. Robert E. Cross, Sr. and Sherri A. Cross, owner of the following properties identified below:

1) Situate in the City of Corry, County of Erie, and Commonwealth

of Pennsylvania at 54 Brook Street, Corry, PA 16407. Assessment Map No.: (8) 33-157-8

Assessed Value Figure: \$30,820.00
Improvement Thereon: Single
Family Residential Dwelling
Michael S. Jan Janin, Esq.

Pa. I.D. No. 38880 2222 West Grandview Boulevard Erie, PA 16506-4508

Phone: (814) 833-2222 Attorneys for Plaintiff, Corry Federal Credit Union

Jan. 29 and Feb. 5, 12

SALE NO. 15 Ex. #10732 of 2008 PNC BANK, NA, Plaintiff

v

Renee M. Hopkins, Defendant SHERIFF'S SALE

By virtue of Writ of Execution filed to No. 10732-08 PNC Bank N.A. vs. Renee M. Hopkins, owner(s) of property situated in 1st Ward, City of Erie, Erie County, Pennsylvania being 423 East 6th St., Erie, PA, 16512.

247.6' x 41.3' x 165' x 41.3' x 165' Assessment Map number: (14) 1013-415.

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

Patrick Thomas Woodman, Esq. 436 Seventh Ave., 1400 Koppers Bldg. Pittsburgh, PA 15219 (412) 434-7955

Jan. 29 and Feb. 5, 12

SALE NO. 16

Ex. #14064 of 2009 PNC Bank, NA, Plaintiff

v.

Timothy A. Horton, Sr. and Donna J. Horton, Defendant SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14064-09, PNC Bank, NA vs. Timothy A. Horton, Sr., and Donna J. Horton, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 922 East 24th Street, Erie, PA 16503 135' x 50'

Assessment Map number: 18-5038-125

Assessed Value figure: \$47,600.00 Improvement thereon: Single

LEGAL NOTICE

COMMON PLEAS COURT

family dwelling Patrick Thomas Woodman, Esq. 436 Seventh Ave., 1400 Koppers Bldg. Pittsburgh, PA 15219 (412) 434-7955

Jan. 29 and Feb. 5, 12

SALE NO. 17 Ex. #15027 of 2008 U.S. Bank National Association. as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-5 Home Equity Pass-Through Certificates, Series 2006-5

Rodnev L. Schuler SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 15027-08 U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-5 Home Equity Pass-Through Certificates, Series 2006-5 vs. Rodney L. Schuler, owner(s) of property situated in the Township of North East, County of Erie, Pennsylvania being 2271 North Mill Road, North East, PA 16428

10 ACRES

Assessment Map Number: (37) 3-53-28 Assessed Value figure: \$96,280.00 Improvement thereon: Single Family Dwelling Scott A. Dietterick, Esquire Zucker, Goldberg & Ackerman, LLC 200 Sheffield Street, Suite 301 Mountainside, NJ 07092 (908) 233-8500

Jan. 29 and Feb. 5, 12

SALE NO. 18 Ex. #14292 of 2009 First National Bank of Pennsylvania, Plaintiff

Matthew M. Laniewicz, Jr. and Kelli A. Laniewicz, Defendants SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Weslevville. County of Erie and Commonwealth of Pennsylvania, having erected thereon a one and one-half story brick dwelling and one-car frame garage and further identified by Erie County

Assessment Index No. (50) 4-27-25 and commonly known as 2424 Avenue. Wesleyville, Eastern Pennsylvania.

Susan Fuhrer Reiter

Pa. Supreme Court ID No. 43581 MacDonald, Illig, Jones &

Britton LLP 100 State Street, Suite 700 Erie, Pennsylvania 16507-1459 (814) 870-7760

Attorneys for Plaintiff

Jan. 29 and Feb. 5, 12

SALE NO. 19 Ex. #13436 of 2009 PNC Bank, National Association,

Plaintiff

Daniel L. Glass, Jr., Defendant SHERIFF'S SALE

By Virtue of a Writ of Execution filed to No. 13436-09 PNC Bank National Association vs. Daniel L. Glass, Jr., owners of property situated in Township of Union, Erie, County, Pennsylvania being 16444 Old Valley Road, Union City, PA 16438

1.77 Acres

Assessment Map number: (43) 20-33-7

Assessed Value figure: \$70,200.00 Improvement thereon: Residential Dwelling

Brett A. Solomon, Esq. Michael C. Mazack, Esq. 1500 One PPG Place Pittsburgh, PA 15222 (412) 594-5506

Jan. 29 and Feb. 5, 12

SALE NO. 20 Ex. #14155 of 2009 CITIMORTGAGE, INC., **Plaintiff**

NANCY R. ADAMS ROY R. ADAMS, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14155-09 CITIMORTGAGE, INC. NANCY R. ADAMS and ROY R. **ADAMS**

Amount Due: \$98,613.86 NANCY R. ADAMS and ROY R. ADAMS, owner(s) of property situated in the TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 2220 GATESMILL DRIVE, ERIE, PA 16510-6410

Dimensions: 60 x 125

Acreage: 0.1722

Assessment Map number: 33108480801700

Assessed Value: \$131,400.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400

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

Jan. 29 and Feb. 5, 12

SALE NO. 21 Ex. #13759 of 2009 THE HUNTINGTON NATIONAL BANK S/B/M SKY BANK, Plaintiff

SARA M. AHL A/K/A SARA AHL JOHN JEFFREY AHL, JR., Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13759-09 THE HUNTINGTON NATIONAL BANK S/B/M SKY BANK vs. SARA M. AHL A/K/A SARA AHL and JOHN JEFFREY AHL, JR Amount Due: \$115,368.92 SARA M. AHL A/K/A SARA AHL and JOHN JEFFREY AHL, JR, owner(s) of property situated in the TOWNSHIP OF GIRARD, Erie County, Pennsylvania being 7155 GENEVA MARIE LANE A/K/A, 7210 GENEVA MARIE LANE. GIRARD, PA 16417-7853 Acreage: 1.1940 Assessment Map number:

Assessed Value: \$86,100.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban

24013036007104

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

Jan. 29 and Feb. 5, 12

SALE NO. 22 Ex. #13702 of 2005 US BANK, Plaintiff v.

SCOTT A. BJORK LINDA E. BJORK, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13702-05 US BANK vs. SCOTT A. BJORK and LINDA E. BJORK Amount Due: \$219.810.55 SCOTT A. BJORK and LINDA E. BJORK, owner(s) of property situated in Erie County. being Pennsylvania 4526 CEDARWOOD COURT, ERIE, PA 16506

Dimensions: 90 x 162.67
Acreage: 0.3361
Assessment Map number: 33-062-235-0-056-14
Assessed Value: 160,950.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 23 Ex. #13922 of 2009 WELLS FARGO BANK, N.A., Plaintiff

v. ROGER S. CHENEY Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13922-09
WELLS FARGO BANK, N.A. vs. ROGER S. CHENEY
Amount Due: \$51,096.04
ROGER S. CHENEY, owner(s) of property situated in the 2ND WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 330 EAST 9TH STREET, ERIE, PA 16503-1108

Dimensions: 41.25 X 165 Acreage: 0.1562

Assessment Map number: 15020016023800

Assessed Value: \$57,700.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 24
Ex. #12047 of 2009
TAYLOR, BEAN & WHITAKER
MORTGAGE CORPORATION,
Plaintiff

v. RANDY L. DINGLE, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 2009-12047 TAYLOR, BEAN & WHITAKER MORTGAGE CORPORATION vs. RANDY L. DINGLE Amount Due: \$124,408.63 RANDY L. DINGLE, owner(s) of property situated in BOROUGH OF UNION CITY BOROUGH. 1ST WARD OF THE BOROUGH OF UNION CITY. Erie County. Pennsylvania being 52 WARDEN STREET, A/K/A 52 WARDEN STREET, UNION CITY. PA 16438-1041 Dimensions: 4.6 AC Acreage: 4.6000 Assessment Map number: 41-003-004.0-002.00 Assessed Value: \$91,440.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 26 Ex. #13998 of 2009 WELLS FARGO BANK, N.A., Plaintiff

LATORY W. FELDER A/K/A LETORY W. FELDER, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13998-09
WELLS FARGO BANK, N.A. vs. LATORY W. FELDER A/K/A LETORY W. FELDER
Amount Due: \$74,946.62

LATORY W. FELDER A/K/A LETORY W. FELDER, owner(s) of property situated in the 3RD WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 354 WEST 9TH STREET, ERIE, PA 16502-1427 Dimensions: 47.5 X 132 IRREGULAR Acreage: 0.1439

Assessment Map number: 16030020022900

Assessed Value: \$49,730.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station. Suite 1400

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

Jan. 29 and Feb. 5, 12

SALE NO. 27 Ex. #12279 of 2009

ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED CERTIFICATES, SERIES 2004-AC7. Plaintiff

US BANK NATIONAL

JOSEPH FENDONE, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12279-09
US BANK NATIONAL

ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED CERTIFICATES, SERIES 2004-AC7 vs. JOSEPH FENDONE Amount Due: \$101.272.10

JOSEPH FENDONE, owner(s) of property situated in BOROUGH OF EDINBORO, Erie County, Pennsylvania being 206 HIGH STREET, EDINBORO, PA 16412-

Dimensions: 80 X 260 Acreage: 0.4775

Assessment Map number: 11010044000400

Assessed Value: 83,920.00

Improvement thereon: residential Phelan Hallinan & Schmieg, LLP

LEGAL NOTICE

COMMON PLEAS COURT

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

Jan. 29 and Feb. 5, 12

SALE NO. 28 Ex. #14423 of 2007 FLAGSTAR BANK, FSB, Plaintiff

v. KRISTOFFER S. FILSON DARCIE L. FILSON, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14423-07 FLAGSTAR BANK, FSB vs. KRISTOFFER S. FILSON and DARCIE L. FILSON Amount Due: \$159,753,36 KRISTOFFER S. FILSON and DARCIE L. FILSON, owner(s) of property situated in Erie County, Pennsylvania being 10386 HALL AVENUE, LAKE CITY, PA 16423 Dimensions: 65 X 140 Acreage: 0.2089 Assessment Map number:

28009009003600 Assessed Value: 93,590.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

Jan. 29 and Feb. 5, 12

SALE NO. 30
Ex. #14441 of 2009
BAC HOME LOANS
SERVICING, LP, Plaintiff
v.
ROBIN R. GALBRAITH,
Defendant(s)
SHERIFF'S SALE

(215) 563-7000

By virtue of a Writ of Execution filed to No. 14441-09
BAC HOME LOANS SERVICING, LP vs. ROBIN R. GALBRAITH Amount Due: \$109,500.57
ROBIN R. GALBRAITH, owner(s) of property situated in the TOWNSHIP OF NORTH EAST, Erie County, Pennsylvania being 11078 WEST LAW ROAD,

Dimensions: 100 X 175
Acreage: 0.4017
Assessment Map number: 37023092003200
Assessed Value: \$63,230.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP

NORTH EAST, PA 16428-3873

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

Jan. 29 and Feb. 5, 12

SALE NO. 31
Ex. #11755 of 2008
PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff

DEREK E. GATES, Defendant(s) <u>SHERIFF'S SALE</u>

By virtue of a Writ of Execution filed to No. 11755-08
PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION vs. DEREK E.
GATES

Amount Due: \$76,295.56 DEREK E. GATES, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1338 WEST 30TH STREET, ERIE, PA 16508.

Dimensions: 40 X 95 Acreage: 0.0872

Assessment Map number: 19062023042300

Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400

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

Jan. 29 and Feb. 5, 12

SALE NO. 32
Ex. #12685 of 2009
AURORA LOAN SERVICES
LLC, Plaintiff
v.
KATHRYN HARPER
ANTHONY HARPER,
Defendant(s)

By virtue of a Writ of Execution filed to No. 12685-09 AURORA LOAN LLC vs. KATHRYN HARPER and ANTHONY HARPER Amount Due: \$90,465.94 KATHRYN HARPER and ANTHONY HARPER, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1128 WEST 28th STREET, ERIE, PA 16508-1530 Dimensions: 40X135 Acreage: 0.1240 Assessment Map number: 19-062-018.0-231.00

Assessed Value: \$75,500.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Bouleyard

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

Jan. 29 and Feb. 5, 12

SALE NO. 33 Ex. #13431 of 2009 CITIMORTGAGE, INC., Plaintiff

PEARL L. HILL JAMES HENDERSON, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13431-09
CITIMORTGAGE, INC. vs.
PEARL L. HILL and JAMES
HENDERSON
PEARL L. HILL and JAMES
HENDERSON, owner(s) of
property situated in TOWNSHIP
OF ERIE CITY, CITY OF ERIE,
Erie County, Pennsylvania being
635 EAST 24TH STREET, ERIE,
PA 16503-2111

Dimensions: 32.5 X 128 Acreage: 0.0955

Assessment Map r 18-050-027.0-210.00 Assessed Value: \$25,170.00

Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400

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

Jan. 29 and Feb. 5, 12

number:

LEGAL NOTICE

COMMON PLEAS COURT

SALE NO. 35
Ex. #13999 of 2009
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR SOUNDVIEW
HOME LOAN TRUST 2006WF2. Plaintiff

SULEMAN HUCIC, A/K/A SULEJMAN HUCIC RAZA MANJIC, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13999-09 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-WF2 vs. SULEMAN HUCIC A/K/A SULEJMAN HUCIC and RAZA MANJIC Amount Due: \$88.343.32 SULEMAN HUCIC A/K/A SULEJMAN HUCIC and RAZA MANJIC, owner(s) of property situated in the 5TH WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 737 EAST 30TH STREET, ERIE, PA 16504-1214

Dimensions: 70 x 130
Acreage: 0.2089
Assessment Map number: 18050062020800
Assessed Value: \$70,720.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 36
Ex. #10404 of 2009
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR FFMLT TRUST
2006-FF6, MORTGAGE PASSTHROUGH CERTIFICATES,
SERIES 2006-FF6, Plaintiff

JAMES S. KLOBUSNIK, JR., Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10404-09
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF6.

MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF6 vs. JAMES S. KLOBUSNIK, IR

Amount Due: \$118,859.60

JAMES S. KLOBUSNIK, JR, owner(s) of property situated in TOWNSHIP OF SPRINGFIELD, Erie County, Pennsylvania being 631 ELLIS ROAD, EAST SPRINGFIELD, PA 16411-9736

Dimensions: TR 590 1.25 AC

Acreage: 1.2500

Assessment Map number: 39-003-013.0-019.00
Assessed Value: \$64,310.00
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 37 Ex. #11482 of 2009 CITIMORTGAGE, INC., Plaintiff

DAVID J. LANAGAN JACQUELINE M. LANAGAN, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11482-09 CITIMORTGAGE INC. VS. DAVID J. LANAGAN and JACQUELINE M. LANAGAN Amount Due: \$87,923,79 DAVID J. LANAGAN JACOUELINE M. LANAGAN. owner(s) of property situated in BOROUGH OF WATTSBURG, Erie County, Pennsylvania being 14451 LOWVILLE STREET, WATTSBURG, PA 16442 Dimensions: 110 X 200

Dimensions: 110 X 200
Acreage: 0.5051
Assessment Map number: 48-002-012.0-017.03
Assessed Value: 90,620.00
Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

Jan. 29 and Feb. 5, 12

SALE NO. 38 Ex. #10852 of 2008

> FLAGSTAR BANK, FSB, Plaintiff

> > v.

DALE L. MATHA A/K/A
DALE L. MATHA, JR
MELISSA A. MATHA,
Defendants)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10852-08 FLAGSTAR BANK, FSB vs. DALE L. MATHA A/K/A DALE L. MATHA, JR and MELISSA A. MATHA

Amount Due: \$96,920.13
DALE L. MATHA A/K/A DALE L.
MATHA, JR and MELISSA A.
MATHA, owner(s) of property
situated in the TOWNSHIP OF
MILLCREEK, Erie County,
Pennsylvania being 1642 BIEBEL
AVENUE, ERIE, PA 16509

Dimensions: 100 x 165

Acreage: 0.3788

Assessment Map number: 33165609001100

Assessed Value: \$70,610.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Bouleyard

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

Jan. 29 and Feb. 5, 12

SALE NO. 39 Ex. #10064 of 2009

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE STRUCTURED
ASSET INVESTMENT LOAN
TRUST, 2006-4, Plaintiff

v.
JAMES PARENT
MICHELLE PARENT,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10064-09

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-4 vs. JAMES PARENT and MICHELLE PARENT

Amount Due: \$70,718.41

(215) 563-7000

LEGAL NOTICE

COMMON PLEAS COURT

JAMES PARENT and MICHELLE PARENT, owner(s) of property situated in the CITY OF ERIE. Erie County, Pennsylvania being 254 SCOTT STREET, ERIE, PA 16508-1836

Dimensions: 35 X 120

Acreage: .0964 Assessment

Map number:

19-060-053.0-337.00

Assessed Value: 42.630.00

Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban

Station, Suite 1400

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

(215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 40 Ex. #13210 of 2009 NATIONAL CITY BANK. Plaintiff

ALICE A. RICE KEITH A. RICE, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13210-09 NATIONAL CITY BANK vs. ALICE A. RICE and KEITH A. RICE

Amount Due: \$103.303.44 ALICE A. RICE and KEITH A. RICE. owner(s) of property situated in TOWNSHIP HARBORCREEK, Erie County, Pennsylvania being 1429 DAVISON ROAD. HARBORCREEK. PA 16421

Dimensions: 218 x 150

Acreage: 0.7507 Assessment

number: 27-021-118.0-006.00 Assessed Value: \$77.610.00

Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban

Station, Suite 1400 1617 John F. Kennedy Boulevard

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

Jan. 29 and Feb. 5, 12

SALE NO. 41 Ex. #13981 of 2009 BANK OF AMERICA, N.A., Plaintiff

DAVID L. SLIDER MELINDA S. SLIDER. Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13981-2009 BANK OF AMERICA, N.A. vs. DAVID L. SLIDER and MELINDAS. SLIDER

Amount Due: \$67,305.24

DAVID L. SLIDER and MELINDAS. SLIDER, owner(s) of property situated in the CITY OF ERIE, Erie County. Pennsylvania being 2926 HOLLAND STREET, ERIE, PA

16504-1044

Dimensions: 35 X 110

Acreage: 0.0884

Assessment number: Map 18050085010000

Assessed Value: 55.510.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban

Station, Suite 1400

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

Jan. 29 and Feb. 5, 12

SALE NO. 42 Ex. #13866 of 2009 CITIMORTGAGE, INC., Plaintiff

MICHAEL R. SMITH MARTINA M. SMITH, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 13866-09 CITIMORTGAGE. INC VC MICHAEL R SMITH and MARTINA M. SMITH Amount Due: \$227,900.71 MICHAEL R. SMITH MARTINA M. SMITH. owner(s) of property situated in the TOWNSHIP OF SUMMIT, Erie County. Pennsylvania being 8600 HONEYSUCKLE DRIVE, ERIE, PA 16509-5069

Dimensions: 55.32 X IRREGULAR

Acreage: 0.3491

Assessment Map number: 40030084000700

Assessed Value: \$187,100.00

Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

(215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 43 Ex. #11871 of 2009 JPMORGAN CHASE BANK. N.A. SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK, Plaintiff

WILLIAM TAIT SANDRA J. TAIT, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11871-09 IPMORGAN CHASE BANK N.A. SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK vs WILLIAM TAIT and SANDRA J. TAIT

Amount Due: \$54,445.68

WILLIAM TAIT and SANDRA J. TAIT, owner(s) of property situated in Township of Erie City, Erie County, Pennsylvania being 1308 WEST 24TH STREET, ERIE, PA 16502-2336

Dimensions: 64 X 128.5

Acreage: 0.1888

Assessment Map number:

19062003010000

Assessed Value: 39,030.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400

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

Jan. 29 and Feb. 5, 12

SALE NO. 44 Ex. #15388 of 2008

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS ASSET-BACKED CERTIFICATES TRUST 2005-

BC4, Plaintiff

SANDRA J. WITOSKY. Defendant(s) SHERIFF'S SALE

LEGAL NOTICE

COMMON PLEAS COURT

By virtue of a Writ of Execution filed to No. 15388-08 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS ASSET-BACKED CERTIFICATES TRUST 2005-BC4 vs. SANDRA J. WITOSKY Amount Due: \$74,036.93 SANDRA J. WITOSKY, owner(s) of property situated in Erie County, Pennsylvania being 956 WEST 35TH STREET, ERIE, PA 16508-

2514 Dimensions: 45.5 x 135 Acreage: 0.1410

(215) 563-7000

Assessment Map number: 19-6113-214

Assessed Value: \$44,120.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

Jan. 29 and Feb. 5, 12

SALE NO. 45
Ex. #11391 of 2004
CITIFINANCIAL MORTGAGE
COMPANY, INC., Plaintiff

DAVID J. WROBLEWSKI MARGARET L. WROBLEWSKI, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 11391-04

CITIFINANCIAL MORTGAGE COMPANY, INC. vs. DAVID J. WROBLEWSKI and MARGARETL. WROBLEWSKI Amount Due: \$174,120.67 DAVID J. WROBLEWSKI and MARGARET L. WROBLEWSKI, owner(s) of property situated in the TOWNSHIP OF VENANGO, Eric County, Pennsylvania being 11595 ROUTE 89, WATTSBURG, PA 16442

Parcel: 44003008000103 Acreage: 5.0350

Parcel: 26011031003200 Dimensions: 181.50 x 90

Acreage: 0.3750

Assessment Map number: 44003008000103 & 26011031003200

Parcel: 44003008000103 Assessed Value: \$101,740.00 Parcel: 26011031003200 Assessed Value: \$42,700.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jan. 29 and Feb. 5, 12

SALE NO. 46 Ex. #10244 of 2008 THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, F/K/A THE CHASE MANHATTAN BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2001, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC, RESIDENTIAL ASSET FUNDING CORPORATION, LITTON LOAN SERVICING LP AND THE CHASE MANHATTAN BANK, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2001- CB3, Plaintiff

GRANT E. ZELLEFROW, Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10244-08 THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK. NATIONAL ASSOCIATION, F/K/A THE CHASE MANHATTAN BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1. 2001, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC. RESIDENTIAL ASSET FUNDING CORPORATION, LITTON LOAN SERVICING LPAND THE CHASE MANHATTAN BANK, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES.

SERIES 2001-CB3 vs. GRANT E. ZELLEFROW

Amount Due: \$31,206.03

GRANT E. ZELLEFROW, owner(s) of property situated in Erie County, Pennsylvania being 816 CHERRY STREET, ERIE, PA 16502

Dimensions: 35 X 100

Acreage: .0803

Assessment Map number:

16030035020400

Assessed Value: 33,720.00 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station. Suite 1400

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

Jan. 29 and Feb. 5, 12

SALE NO. 47 Ex. #14731 of 2006 CHASE HOME FINANCE LLC, Plaintiff

ANTHONY P. ZEUS, JR. MARY LOU ZEUS (DECEASED), Defendant(s) SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14731-06 CHASE HOME FINANCE LLC vs. ANTHONY P. ZEUS, JR. AND MARY LOU ZEUS (DECEASED)

Amount Due: \$145,920.43

ANTHONY P. ZEUS, JR., owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 4331 AARON ROAD, ERIE, PA 16511

Dimensions: 80 X 130

Acreage: 0.2388

Assessment Map number: 27001003002601

27001003002601 Assessed Value: 164,960.00

Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station. Suite 1400

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

Jan. 29 and Feb. 5, 12

SALE NO. 48 Ex. #12829 of 2009 RBS CITIZENS, N.A., F/K/A

LEGAL NOTICE

COMMON PLEAS COURT

CITIZENS BANK, N.A., S/B/M CCO MORTGAGE CORP.

DONNA DAMON ADVERTISING DESCRIPTION

ATC piece or parcel of land sit. in the City of Erie, Co. of Erie, PA, being part of in Lot No. 495 of Square No. 75 in the Second Section of the City of Erie, Co. COMMENCING at a point in the W. line of Plum St., 42 ½ ft. southerly from the point of intersection of the W. line of Plum St. with the S. line of 10th St.: thence westerly, parallel with 10th St., 41 1/4 ft. to a point; thence southerly, parallel with Plum St., 40 ft. to a point; thence easterly, parallel with 10th St., 41 1/4 ft. to the W. line of Plum St.: thence northerly along the W. line of Plum St., 40 ft. to the place of beg.

SAID piece or parcel of land has erected thereon a two-story frame dwelling house known as 1006 Plum St., Erie, PA 16502 PARCEL No. 16030046020700 Gregory Javardian, Esquire Attorney for Plaintiff 1310 Industrial Boulevard 1st Floor, Suite 101 Southampton, PA 18966 (215) 942-9690

Jan. 29 and Feb. 5, 12

SALE NO. 49 Ex. #13952 of 2009 WELLS FARGO BANK, N.A., AS TRUSTEE FOR HOLDERS OF BANK OF AMERICA ALTERNATIVE LOAN TRUST 2006-6 MORTGAGE PASS-THROUGH CERTIFICATES **SERIES 2006-6**

JAMES L. GRILL, A/K/A JAMES LEO GRILL

ADVERTISING DESCRIPTION

ATC piece or parcel of land sit. in the City of Erie, Co. of Erie, PA. BEG. at a point in the S. line of 20th St. 99 ft. easterly from the intersection of the S. line of 20th St. with the E. line of Myrtle St.; thence easterly along the S. line of 20th St. 49 1/2 ft. to a post; thence, southwardly parallel with Myrtle St. 52.05 ft. to the N. line of Crandall St., thence westerly along

the N. line of Crandall St. 49 1/2 ft. to a post; and thence northwardly parallel with Myrtle St. 52.05 ft. to the place of beg.

Having erected thereon a frame dwelling house and garage known as 253 W. 20th St., Erie, PA 16502 PARCEL No. 19060006021500 Gregory Javardian, Esquire Attorney for Plaintiff 1310 Industrial Boulevard 1st Floor, Suite 101 Southampton, PA 18966 (215) 942-9690

Jan. 29 and Feb. 5, 12

Ex. #14154 of 2009 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF BANK OF

SALE NO. 50

AMERICA ALTERNATIVE LOAN TRUST 2006-6 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-6

JAMES L. GRILL A/K/A JAMES LEO GRILL ADVERTISING DESCRIPTION

ATC piece or parcel of land sit. in the City of Erie, Co. of Erie, PA. BEG, at a point in the S, line of 16th St., 85 ft. westwardly from the W. line of Poplar St.: thence southwardly parallel with Poplar St., 55 ft.; thence westwardly parallel with 16th St., 35 ft.; thence northwardly parallel with Poplar St., 55 ft. to the S. line of 16th St.; and thence eastwardly along the S. line of 16th St., 35 ft. HAVING erected thereon a twostory brick dwelling known as 709 W. 16th St., Erie, PA 16502 PARCEL NO. 16030036021700 Gregory Javardian, Esquire Attorney for Plaintiff 1310 Industrial Boulevard 1st Floor, Suite 101 Southampton, PA 18966 (215) 942-9690 Jan. 29 and Feb. 5, 12

SALE NO. 52 Ex. #13106 of 2009 U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA,

N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST. MORTGAGE LOAN ASSET-BACKED CERTIFICATES. SERIES 2006-FF18, assignee of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., (MERS) AS NOMINEE FOR FIRST FRANKLIN, A DIVISION OF NATIONAL CITY BANK, Plaintiff,

v. Aimee L. Farley, Defendant SHERIFF'S SALE By virtue of a Writ of Execution

filed to No. 2009-13106, U.S. Bank, et al vs. Aimee L. Farley, owner of property situated in Waterford Borough, Erie County, Pennsylvania being 129 East 1st Street, Waterford, PA 16441. Dimensions: 13.974 Sq. Ft. Assessment Number: Map 46-009.059.0.003.00 Assess Value figure: \$61,200.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jan. 29 and Feb. 5, 12

SALE NO. 53 Ex. #14427 of 2009

WELLS FARGO BANK, N.A. IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF ASSET BACKED

SECURITIES CORPORATION HOME EQUITY LOAN TRUST. SERIES OOMC 2005-HE6, Plaintiff

TADD B. BURCH ALLISON R. BURCH. Defendant(s) DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Township of North East, County of Erie and State of Pennsylvania, being a part of tract No. 146, bounded and described as follows. to wit: BEGINNING in the center of a road leading from Moorheadville

to Greenfield Townline Road (said road is known as Moorheadville Road) at a distance southerly along the centerline of said road of eight hundred sixty-one and four tenths (861.4) feet from the Sheridan-Burch property line; thence along the centerline of said road in southeasterly direction to a point which is South 19° 0' East, two hundred forty six and three tenths (246.3) feet from the North property line of this description; thence South 71° 0' West, three hundred sixty eight and five tenths (368.5) feet to a point; thence north 19° 0' West, two hundred forty six and three tenths (246.3) feet to a point; thence North 71° 0' East, three hundred thirty nine and five tenths (339.5) feet to the place of beginning, containing two (2) acres of land being the same more or less

SAID premises have erected thereon a dwelling commonly known as 6860 Moorheadville Road, North East, Pennsylvania, 16428 and are further identified by Erie County Assessment Index Number (37) 32-125-3.

PROPERTY ADDRESS: 6860 Mooreheadville Road, North East, PA 16428 Michael T. McKeever, Esq. Suite 5000 - Mellon Independence Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322 Jan. 29 and Feb. 5, 12

SALE NO. 54
Ex. #14545 of 2009
WELLS FARGO BANK,
NATIONAL ASSOCIATION AS
TRUSTEE FOR SECURITIZED
ASSET BACKED
RECEIVABLES LLC 2005-OP1
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005OP1, Plaintiff

CYNTHIA L. COLE, Defendant(s) DESCRIPTION

All those parcels situate in the Township of Girard, County of Erie and State of Pennsylvania, and more particularly described as follows: Parcel No. 1. All that certain piece

or parcel of land situate in the Township, County, and State aforesaid, bounded and described as follows, to-wit: BEGINNING at a point in the South line of Smith Street, 523.25 feet measured Southwesterly along said South line of Smith Street from the center of the cross road leading from the Lake Road at Cranes School House to the Village of Girard: thence in a Southeasterly direction parallel to said cross road about three hundred sixteen and five tenths (316.5) feet to a point in the Northerly property line of F.H. Coates estate; thence in a southwesterly direction and along said Northerly property line of C.A Coates about five hundred twenty three and twenty-five hundredths (523.25) feet to a stake which is on the Southeast corner of a two acre lot conveyed to E.A. Coates by E. Smith by deed dated August 8, 1918; thence Northwesterly along the Easterly line of said two acre lot about three hundred seventeen and seven tenths (317.7) feet to a stake on the South line of Smith Street: thence in a Northeasterly direction and along the South line of Smith Street about five hundred twentythree and twenty-five hundredths (523.25) feet to the place beginning, containing three and seven tenths (3.7) acres of land, be the same more or less: ALSO.

Parcel No. 2. All that Certain piece or parcel of land situate in the Township, County, and State aforesaid, bounded and described as follows, to-wit: BEGINNING at a point where the South line of Smith Street intersects the centerline of the cross road leading from Cranes School House on Lake Road to the Village of Girard; thence in a Southeasterly direction and along the centerline of said cross road. three hundred fourteen and five tenths (314.5) feet to the Northeast corner of the Premises of Coates: thence in a Southeasterly direction and along the Northerly line of said Coates property about five hundred twenty-three and twenty-five hundredths (523.25) feet; thence in a Northwesterly direction about three hundred sixteen and fivetenths (316.5) feet to the South line of Smith Street; thence along the South line of Smith Street about five hundred twenty-three and twenty-five hundredths (523.25) feet to the place beginning, containing three and seven tenths (3.7) acres of land, be the same more or less.

Excepting and reserving from this deed, one hundred (100) feet of land taken from the Southerly part of Parcel No. 2 hereinbefore described, said one hundred (100) feet being more specifically described in a deed from George Hubert Golden and Marian Alice Golden, his wife, to Ronald Golden, said deed being recorded in the Recorder of Deeds Office of Erie County, Pennsylvania, in Deed Book 797, at page 257.

PROPERTY ADDRESS: 2034 Nursery Road, Lake City, PA 16423 Michael T. McKeever, Esq. Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 55 Ex. #12772 of 2009 CITIFINANCIAL SERVICES, INC, Plaintiff

KIMBERLY A. KABASINSKI, Defendant(s) DESCRIPTION

ALL that certain parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, beginning at an iron survey point at the Northeast corner of the intersection of East 32nd street with Pennsylvania Avenue, thence Northerly along Pennsylvania Avenue forty-five (45) feet to a point; thence Easterly parallel to East 32nd Street for a distance of One Hundred Thirty-four (134) feet to a point, thence southerly parallel to Pennsylvania Avenue for a distance of Forty-five (45) feet to a point; thence Westerly along the Northern line of East 32nd Street for a distance of One Hundred Thirtyfour (134) feet to the starting point, being part of Lot Nos. 109, 112, 113. 116 in what is known as No.

10 Subdivision by Andrews Land Company, part of a reserve Tract No. 34 as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, in Map Book No. 2, pages 104-105. Part of Erie County Index No. 5047-222. Having erected thereon a dwelling house commonly known as 3123 Pennsylvania Avenue, Erie, Pennsylvania, being part of the same premises conveyed Kabasinski Leonard Kimberly A. Kabasinski by deed dated August 5, 1977 and recorded in Erie County Deed Book 1274, page 556.

BEING the same premises which Duane Kreger and Susan Kreger, husband and wife, by Deed dated 08/05/77 and recorded 08/05/77 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 1274 Page 556, granted and conveyed unto Leonard and Kimberly Kabasinski, husband and wife.

PARCEL #: 5047-222
PROPERTY ADDRESS: 3123
Penna Avenue, Erie, PA 16404
Michael T. McKeever, Esq.
Suite 5000 - Mellon Independence
Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 56
Ex. #14257 of 2009
BAC HOME LOANS
SERVICING, LP FKA
COUNTRY WIDE HOME
LOANS SERVICING LP,
Plaintiff

v. CHRISTOPHER J. KAVANAGH, Defendant(s) DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being the eastwardly one-half of In Lot No. 3114 in Square No. 11, bounded and described as follows, to-wit: BEGINNING at a point in the northerly line of Third Street, distant along the same eighty-two and one-half (82 ½) feet Westerly

from the intersection of said line with the westerly line of Poplar Street; thence Northwardly parallel with Poplar Street, one hundred (165)sixty-five feet: thence Westwardly parallel with Third Street, forty-one and one-fourth (41 1/4) feet; thence Southwardly parallel with Poplar Street one hundred sixty-five (165) feet to the north line of Third Street: thence Eastwardly along the North line of Third Street, forty-one and one-fourth (41 1/4) feet to the place of beginning; having erected thereon a dwelling commonly known as 712 West 3rd Street, Erie, Pennsylvania and being further identified as Index No. (17)

TAX PARCEL NO.: (17) 4024-226 PROPERTY ADDRESS: 712 West 3rd Street, Erie, PA 16507 Michael T. McKeever, Esq. Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 57 Ex. #13915 of 2009 MIDFIRST BANK, Plaintiff

ELIZABETH J. LUNGER DENNIS L. LUNGER JR., Defendant(s) DESCRIPTION

All that certain piece or parcel of land situate in the Fourth Ward of the City of Corry, County of Erie, Commonwealth of Pennsylvania, bounded and described as follows; Beginning at a point in the center of West Church Street, such point being the southeast corner of land formerly owned by Hannah P. Brown; Thence northerly along the land of Hannah P. Brown 159 feet to land now or formerly of Raymond C. Ecklund; Thence easterly along land now or formerly to said Ecklund 59-1/2 feet to a point; Thence southerly along land now or formerly of Edward P. Rossbacher and Elsie Rossbacher, 159 feet to the center of West Church Street; Thence westerly along the center of West Church Street 59-1/2 to the place of beginning. Commonly known

as 555 West Church Street, Corry, Pennsylvania bearing Erie County Tax Index Number (8) 34-137-17. Under and Subject to all easements, restrictions and rights of way of record and/or those that are visible to the physical inspection.

Together with all and singular the rights, liberties, privileges, hereditaments, improvements and appurtenances, whatsoever thereto belonging, and reversions and remainders, rent, issues and profits thereof; and also, all the estate and interest whatsoever of the said Grantors, in law or equity, of, in, to or out of the same.

PROPERTY ADDRESS: 555 West Church Street, Corry, PA 16407 Michael T. McKeever, Esq. Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 58
Ex. #10694 of 2009
COUNTRYWIDE HOME
LOANS SERVICING, L.P.,
Plaintiff

JON A. MASON, Defendant(s) <u>DESCRIPTION</u>

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

BEGINNING at a point in the north line of east Twenty-fourth Street. two hundred ten (210) feet west of the west line of Wayne Street as now laid out and open on the ground as fifty (50) foot wide street: Thence north, parallel with Wayne Street, One hundred thirty-five (135) feet; thence West, parallel with East Twenty-fourth Street, thirty-six (36) feet, eight (8) inches: thence south parallel with Wayne Street, one hundred thirty-five (135) feet to the North line of East Twenty-fourth Street; thence East, along the North line of East Twenty-fourth Street. thirty-six (36) feet, eight (8) inches to the place of beginning.

Having erected thereon a two-

LEGAL NOTICE

family dwelling commonly known as 740 East 24th Street, Erie, Pennsylvania and being further identified by Erie County Tax Index No. (18) 5030-129.

TAX PARCEL NO.: (18) 5030-129

PROPERTY ADDRESS: 740 East 24th Street, Erie, PA 16503

Michael T. McKeever, Esq.

Suite 5000 - Mellon Independence Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 59
Ex. #14399 of 2009
JP MORGAN CHASE, N.A.,
AS ACQUIRER OF CERTAIN
ASSETS AND LIABILITIES
OF WASHINGTON
MUTUAL BANK FROM
THE FEDERAL DEPOSIT
INSURANCE CORPORATION
ACTING AS RECEIVER
F/K/A WASHINGTON
MUTUAL BANK S/B/M PNC
MORTGAGE CORPORATION
OF AMERICA, Plaintiff

MARIA L. REYES, Defendant(s) DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows. Commencing at the intersection of the westerly line of Pennsylvania Avenue with the Northerly line of Twenty Fourth Street; thence Westwardly along the Northerly line of Twenty Fourth Street, fifty (50) feet; thence Northerly parallel with Pennsylvania Avenue, One hundred thirty five (135) feet; thence parallel with Twenty Easterly Fourth Street fifty (50) feet to the West line of Pennsylvania Avenue: and thence Southerly along the West line of Pennsylvania Avenue. One Hundred Thirty five (135) feet to the place of beginning, being Lot Number thirty (30) in Block C in the plot of Warfel Subdivision as shown in Map Book 3, page 41. Having erected thereon a one and one-half story frame dwelling known and numbered as No. 1060 East Twenty

Fourth Street, Erie, Pennsylvania. Said property bearing Erie County Tax Index No. (18) 50-41-100. TAX PARCEL: (18) 50-41-100 Being the same premises conveyed to Mortgagor by deed intended to be recorded forthwith.

PROPERTY ADDRESS: 1060 East 24th Street, Erie, PA 16504 Michael T. McKeever, Esq. Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 60
Ex. #11395 of 2009
CITIMORTGAGE, INC. S/B/M
CITIFINANCIAL MORTGAGE
COMPANY, INC, Plaintiff
v.
EDVARDO SANTIACO

EDUARDO SANTIAGO SILVIA SANTIAGO A/K/A SILVIA R. SANTIAGO, Defendant(s) DESCRIPTION

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

BEGINNING at a point in the East line of Poplar (formerly Laurel) Street, 294 feet South of the South line of Twenty-ninth Street; thence Eastwardly and parallel with Twenty-ninth Street, 125.67 feet to an Allev: thence Southwardly and parallel with Poplar (formerly Laurel) Street, 38 feet; thence Westwardly and parallel with Twenty-ninth Street, 125.67 feet to the East line of Poplar (formerly Laurel) Street, thence Northwardly 38 feet to the place of beginning, being Subdivision No. 53 of the Froess Subdivision of part of Purpart No. 7. Reserve Tract No. 29 as recorded in the Recorder's Office, Erie County Map Book 2, Page 9. Partial Plot of Froess Subdivision of Part of Purpart No. 7, of Tract No. 29, Erie Pennsylvania, as recorded October 30, 1912 in Map Book 2, Page 9.

Having erected thereon a two story dwelling with detached one car garage being more commonly known as 2931 Poplar Street, Erie, Pennsylvania and bearing Erie County PROPERTY ADDRESS: 2931 Poplar Street, Erie, PA 16508 Michael T. McKeever, Esq.

Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-7734

Jan. 29 and Feb. 5, 12

SALE NO. 61 Ex. #14021 of 2009 CITIMORTGAGE, INC., Plaintiff

BEVERLY A. YOKOFF MICHAEL K. YOKOFF, Defendant(s) DESCRIPTION

ALL the certain tract, parcel or piece of land situate in the Borough of Wesleyville (formerly Township of Harborcreek), County of Erie and Commonwealth of Pennsylvania, being Lots Numbers 33 and 34 of College Heights Subdivision on the Shannon Road, as appears in Map Book Number 2, at pages 4 and 5. HAVING erected thereon a 1 1/2 story aluminum sided dwelling commonly known as 2935 East 30th Street, Erie, Pennsylvania 16510 and bearing Erie County Tax Index No. (50) 5-64-3 for the Borough of Wesleyville.

TAX PARCEL NO.: (50) 5-64-3 PROPERTY ADDRESS: 2935 East 30th Street, Erie, PA 16510 Michael T. McKeever, Esq. Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 62 Ex. #14323 of 2007

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania

v.

Marcus DeSantis a/k/a Marcus L. DeSantis and Elizetta DeSantis a/k/a Elizetta L. DeSantis SHORT DESCRIPTION

LEGAL NOTICE

COMMON PLEAS COURT

By virtue of a Writ of Execution filed to No. 14323-07 Beneficial Consumer Discount Company Mortgage d/b/a Beneficial Company of Pennsylvania v. Marcus DeSantis a/k/a Marcus L. DeSantis and Elizetta DeSantis a/k/a Elizetta L. DeSantis, owners of property situated in the Township of Hillcreek [sic], Erie County, Pennsylvania being 3654 W. Lake Road, Erie, Pennsylvania 16505.

Tax I.D. No. 33-006-022.0-014.00 Assessment: \$ 106.051.13

Improvements: Dwelling

Residential

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Jan. 29 and Feb. 5, 12

SALE NO. 63 Ex. #13793 of 2009

Everhome Mortgage Company

Timothy C. Morgan and Janie E. Morgan SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13793-2009, Everhome Mortgage Company v. Timothy C. Morgan and Janie E. Morgan, owners of property situated in the Township of Lawrence Park. Erie County, Pennsylvania being 1053 Priestley Avenue, Erie, Pennsylvania 16511.

Tax I.D. No. (29) 018-05600-4200 Assessment: \$ 54.637.18

Improvements:

Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Jan. 29 and Feb. 5, 12

SALE NO. 64 Ex. #13917 of 2009 **BAC Home Loans Servicing, LP** fka Countrywide Home Loans Servicing LP

> Jaimie Schaff and Brian R. Schaff SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13917-09, BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Jaimie

Schaff and Brian R. Schaff, owners of property situated in the Township of North East, Erie County, Pennsylvania being 4137 Route 89, North East, Pennsylvania 16428. Tax I.D. No. 37-23-91-32

Assessment: \$ 122,810.26

Improvements: Residential

Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Jan. 29 and Feb. 5, 12

SALE NO. 65 Ex. #13683 of 2009 HSBC Mortgage Services, Inc. v.

Timothy W. Smith SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13683-09, HSBC Mortgage Services, Inc. v. Timothy W. Smith, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 938 Colony Drive, Erie, Pennsylvania 16505.

Tax I.D. No. 16-031-039.0-304.00 Assessment: \$117,021.50

Improvements:

Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Jan. 29 and Feb. 5, 12

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

BRAIRTON, MARGARET E., deceased

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

Executor: Barbara L. Brairton, c/o Yochim & Nash, 345 West Sixth Street, Erie, PA 16507 Attorney: Gary H. Nash, Esquire, Yochim & Nash. 345 West Sixth

Street, Erie, PA 16507

GRAY, ROBERT EDWARD, a/k/a ROBERT GRAY, deceased

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

Executor: Thomas O'Brien Gray, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

HAZEN, JAMES P., deceased

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

Administratrix: Donna J. Bastian Attorney: Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 West 8th Street, Erie, PA 16501

HEINTZ, ROSEMARY P., deceased

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

Administratrix: Gretchen M. Smith, c/o 150 West Fifth St., Erie, PA 16507

Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

HILL, RICHARD K., deceased

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

Executrix; Jaye LaVonne Miller, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407 Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

KINSEL, THERESE B., deceased

Late of the Township of Greene, County of Erie, Commonwealth of Pennsylvania

Executrix: Florence G. Winslow, 11267 Donation Road, Waterford, PA 16441-2959

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

KOEHLER, ARNOLD GRANT, a/k/a ARNOLD G. KOEHLER, a/k/a A. GRANT KOEHLER, a/k/a GRANT KOEHLER, deceased

Late of Millcreek Township, Erie County, Pennsylvania

Executrix: Rose Koehler, 4657 White Pine Drive, Erie, PA 16506 Attorney: Nadia A. Havard, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

LUDEN, BEULAH M., deceased

Late of the County of Erie, Commonwealth of Pennsylvania Administrator: Mark L. Luden, 152 West Farm Road, PO Box 197, Marionville, PA 16239 Attorney: None

MEYER, MAE E., deceased

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

Executor: Judith Richter, c/o Yochim & Nash, 345 West Sixth Street, Erie, PA 16507

Attorney: Gary H. Nash, Esquire, Yochim & Nash, 345 West Sixth Street, Erie, PA 16507

SUTTON, ALLEN R., a/k/a ALLEN SUTTON,

deceased

Late of the Township of Waterford, County of Erie and Commonwealth of Pennsylvania Executor: Joyce Sutton, c/o 227 West 5th Street, Erie, PA 16507 Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

SUTTON, CHARLES E., deceased

Late of the City of Erie, County of Erie

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

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

THORN, LEONARD L., deceased

Late of the City of Fort Myers, Lee County, Florida

Executor: Timothy Thorn, 1603 Cherry Street, Wilmington, DE 19809

Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501 ORPHANS' COURT LEGAL NOTICE ORPHANS' COURT

TOWELL, OLGA H., a/k/a OLGA TOWELL.

deceased

Late of the Township of Harborcreek, County of Erie, State of Pennsylvania Executor: Leonard E. Towell, 4775 Clark Road. Erie. Pennsylvania 16510 Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

WATSON, WILMA C., deceased

Late of the City of Erie Executrix: Marylouise Watson, Attorney Terrence Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510 Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

Notice is hereby given of the administration of the Estate and Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are required to make payment without delay to the executrix, trustee or her attorney named below.

KIRK, GLADYS M., deceased

Late of the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania Executrix/Trustee: Lorna T. Kirk, c/o Joseph A. Yochim, Esq., 345 West 6th Street, Erie, PA 16507 Attorney: Joseph A. Yochim, Esq., 345 West 6th Street, Erie, PA 16507

SECOND PUBLICATION

ADAMS, VESTA L., a/k/a VESTA LOUISE ADAMS,

deceased

of Erie, and Commonwealth of Pennsylvania Executor: Galen E. Adams, 2662 Hazel Street, Erie, PA 16508 Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

Late of the City of Erie, County

BEEZUB, JOHN, deceased

Late of the Borough of Union City. County of Erie and Commonwealth of Pennsylvania Executor: Rose Lewis, c/o 504 State Street, 3rd Floor, Erie, PA 16501

Attornev: Michael J. Nies. Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

BLAIR, JEAN J., deceased

Late of Fairview Township Executor: Robert T. Blair, 5545 West Sebago Road, Fairview, PA

16415

Attorney: Brian Glowacki. Knox Esquire, McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

DeHAAS, GARY GRANT, a/k/a GARY G. DeHAAS, deceased

Late of the City of Erie, Pennsylvania

Executor: Jamie J. DeHaas, c/o Jeffrey D. Scibetta, Esq., 120 West 10th Street, Erie, PA 16501 Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

GARVER, CLARENCE E., a/k/a CLARENCE EARLE GARVER. deceased

Late of the City of Erie Administrator: Debra D. DeWalt. 1545 Taki Drive, Erie, PA 16505 Attorney: None

GROTERS, ROBERTA A., deceased

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

Administrator: Claude G. Groters, Jr., 253 West 20th Street, 1st Floor, Erie, Pennsylvania 16502 Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

HARRINGTON, KATHRYN A.,

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

Executors: Julie Harrington and Patricia Omniewski, c/o John P. Eppinger, Esq., Suite 300, 300 State Street, Erie, PA 16507 Attornevs: Marsh.

Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

MARKIEVICH, MARY M., a/k/a MARGARET M. MARKIEVICH.

deceased

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

Executor: Gregory J. Markievich, c/o 150 West Fifth St., Erie, PA 16507

Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

MATHUR, NAVIN P., a/k/a NAVIN PRAKASH MATHUR. deceased

Late of the Township of Millcreek. County of Erie and Commonwealth of Pennsylvania Executrix: Andrea E. Mathur, c/o 3305 Pittsburgh Avenue, Erie. Pennsylvania 16508

Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

ORPHANS' COURT LEGAL NOTICE ORPHANS' COURT

SIMON, ROSEMARY H., deceased

Late of the City of Erie. County of Erie, Pennsylvania Executrix: Susan M. Simon, c/o 150 West Fifth St., Erie, PA 16507 Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

TAYLOR, WILLIAM R., deceased

Late of the Township of Millcreek Executor: John M. Taylor Attorney: Norman A. Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

TIMKO, ANNE MARIE, a/k/a ANNA M. TIMKO. deceased

Late of the City of Erie, Commonwealth of Pennsylvania Executor: Michael J. Timko, 3614 Hazel Street, Erie, Pennsylvania 16508 Attornev: None

WEAVER, MADALENE L., deceased

Late of the City of Erie Executor: Larry B. Weaver, 120 Long Acre Ave., Erie, PA 16509 Attorney: None

WILLIAMS, EVELYN, deceased

Late of the City of Erie, County of Erie, PA Administrator: Arthur Williams

III, c/o Elizabeth Brew Walbridge, Esq., 900 State Street, Suite 103, Erie. PA 16501

Attornev: Elizabeth Walbridge, Esq., 900 State Street, Suite 103, Erie, PA 16501

VAN RIPER, ALBERT F., deceased

Late of the Township of Millcreek Executor: Charles A. Van Riper Attorney: Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Berlin, Elv. Smith and Walsh, 305 West 6th Street, Erie, PA 16507

THIRD PUBLICATION

BATEMAN, LILLIAN M., a/k/a LILLIAN BATEMAN,

deceased

Late of Elk Creek Township, Erie County, Pennsylvania Co-Executors: James R. Davis, 394 Westchester Drive SE, Warren, OH 44484 and Janet R. Davis Rodney, 3186 Rohl Road, North East, PA 16428

Attorney: Scales Law Office, LLC, 115 South Washington Street, Room 206, P.O. Box 346, Titusville, PA 16354

BIFULCO, MARGARET N., a/k/a MARGARET P. BIFULCO, deceased

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

Executrix: Barbara A. Skonieczki, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

Attorney: Darlene M. Vlahos, Esquire. 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

BIGWOOD, ALBERTA E., a/k/a ALBERTA ELIZABETH BIGWOOD, a/k/a ALBERTA BIGWOOD, deceased

Late of the City of Erie, County of Erie, State of Pennsylvania Executor: Gary E. Bigwood, 3128 West 25th Street, Erie, Pennsylvania 16506

Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

BUZANOWSKI, SUSAN S., SUSAN ROMANCE a/k/a BUZANOWSKI, deceased

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

Executor: Carolyn S. Cullen, 3226 NE 92nd St., Seattle, WA 98115

Attorney: Brian M. McGowan, Esq., 425 West 10th St., Ste. 201, Erie, PA 16502

CALKINS, LUCY P., a/k/a LUCY PARADISE CALKINS. deceased

Late of the Township Harborcreek, County of Erie, and Commonwealth of Pennsylvania Executor: Veryl J. Calkins, 7037 Station Road, Erie, Pennsylvania 16510 Attorney: Robert E. McBride,

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

FULGENZIO, ARTURO, a/k/a ARTHUR FULGENZIO. deceased

Late of Erie City, Erie County, Pennsylvania

Executrix: Teresa P. Giammario. 1314 West 30th Street, Erie, Pennsylvania 16508

Attorney: John R. Falcone, Esq., The Gideon Ball House, 135 East 6th Street, Erie, Pennsylvania 16501

KERNER, VIRGINIA T., a/k/a VIRGINIA C. KERNER. deceased

Late Harborcreek Township, County of Erie and Commonwealth of Pennsylvania Co-Executors: Linda Milton and Rebecca Kathman

Attorney: David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

MANROSS, MARIE E., deceased

Late of Union City Borough, Erie County, Pennsylvania

Executrix: Carol Fielding c/o Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

Attorney: Paul J. Carney, Jr., Esquire, 43 North Main Street, Union City, Pennsylvania 16438

ORPHANS' COURT LEGAL NOTICE ORPHANS' COURT

MILLS, GEORGE M., a/k/a GEORGE MERRITT,

deceased

Late of the Township Millcreek, County of Erie, and Commonwealth of Pennsylvania Executrix: Cynthia Freligh, 721 Mineo Drive, Erie, Pennsylvania 16509

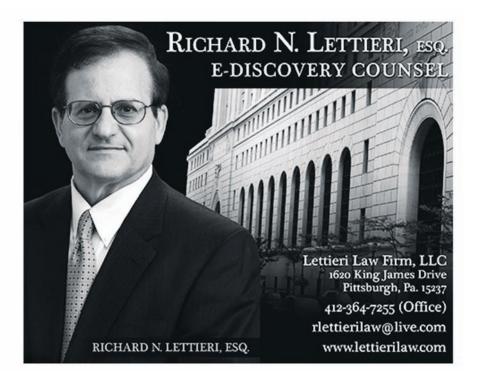
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

NAGLE, WILMA D., deceased

Late of the Township Millcreek, County of Erie, Commonwealth of Pennsylvania Executors: Douglas B. Nagle III, 17813 Hibiscus Cove Court, Punta Gorda, FL 33955-4678 and Richard W. Nagle, 250 Collman Road, Fairview, PA 16415-1642 Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

SLATER, BRODERICK E., deceased

Late of Fairview, PA Executor: Mark A. Slater, 1716 Campus Dr., Vestal, NY 13850 Attorney: None



CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

Mark A. Goldstein, Esq	(412) 258-8080
Goldstein and Associates	(f) (412) 258-8088
1125 Penn Avenue, 3rd Floor	
Pittsburgh, PA 15222	mgoldstein@mglaw.com
Raquel L. Taylor, Esq	(814) 835-1111
Taylor & Taylor	(f) (814) 835-0401
2525 West 26th Street, Suite 202	
Erie, PA 16506	rtaylor@northwest palaw.com
New Email	
Timothy D. McNair	imcnair@mcnairlaw.com

IF THERE ARE ANY NEW ATTORNEYS IN ERIE INTERESTED IN JOINING
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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