

Erie County Legal Journal

February 26, 2010

Vol. 93 No. 9

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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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INDEX

IN MEMORIAM ----- 4

COURT OF COMMON PLEAS

Action to Quiet Title ----- 5
Change of Name Notices ----- 5
Legal Notice ----- 6
Sheriff Sales ----- 8

ORPHANS' COURT

Audit List ----- 15
Estate Notices ----- 16

CHANGES IN CONTACT INFO FOR ECBA MEMBERS ----- 19

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Erie County Bar Association

Calendar of Events and Seminars

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

FRIDAY, MARCH 12, 2010

*Renewable Energy and Energy Efficiency:
Key Financial Incentives for Businesses*
PBI Groupcast Seminar
Erie County Bar Association
8:30 a.m. - 1:00 p.m. (8:00 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)
4 hours substantive

TUESDAY, MARCH 16, 2010

Primer on Fair Debt Collection Practices Act
PBI Groupcast Seminar
Erie County Bar Association
8:30 a.m. - 12:45 p.m. (8:00 a.m. reg.)
\$224 (member) \$204 (admitted after 1/1/06)
\$244 (nonmember)

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

WEDNESDAY, MARCH 17, 2010

Handling the Workers Comp Case
PBI Groupcast Seminar
BayFront Convention Center
8:30 a.m. - 4:30 p.m. (8:00 a.m. reg.)
\$224 (member) \$204 (admitted after 1/1/06)
\$244 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee:
\$199 (member) \$179 (admitted after 1/1/06) \$219 (nonmember)
5 hours substantive / 1 ethics

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IN MEMORIAM



RT. REV. ROBERT D. ROWLEY, JR.

July 6, 1941 - January 18, 2010

The Rt. Rev. Robert D. Rowley, Jr., age 68, of York, formerly of Erie, died on Monday, January 18, 2010. Born July 6, 1941 in Cumberland, Maryland, son of the late Robert D. and Alyce M.

(Wilson) Rowley. He was the husband of Nancy (Roland) Rowley.

Bishop Rowley was a 1959 graduate of Saint Vincent College Preparatory School in Latrobe. He received his Bachelor of Arts and Bachelor of Laws Degrees from the University of Pittsburgh and Master of Laws in International Law from George Washington University. In 1977 he earned his Masters of Divinity from the Episcopal Theological Seminary of the Southwest. He was admitted to the Pennsylvania Bar in 1965, the Court of Military Appeals in 1966 and the U.S. Supreme Court in 1970. He served in the U.S. Navy from 1966 until 1974, and the U.S. Naval Reserve until 1992 when he retired as a Captain for the JAG Corps. Bishop Rowley was ordained as a Deacon in 1977 and as a Priest in 1978. He taught at Chaminade University of Hawaii, Saint Andrews Priory School in Honolulu and at Gannon University in Erie, PA. He also served parishes in Honolulu and Aiea, Hawaii and as Canon to the Bishop in Bethlehem, PA. In 1989 he was elected as Bishop of the Episcopal Diocese of Northwestern Pennsylvania and recently retired in 2006.

He has served on the Presiding Bishop's Council of Advise, the Committee for Dialogue on Ordination of Women, the Episcopal Church House of Bishops Rules of Order Committee, the Episcopal Church Standing Commission on Ministry Development and the Episcopal Church Title IV Review Committee. He was past Chairman of the Board of Directors of Ecclesia Center in Girard, PA, a member of the Advisor Board for the College of Humanities and Fine Arts of Saint Vincent College, past president of the Erie Philharmonic and a member of the Board of Corporators of Saint Vincent and Hamot Hospitals. He was also a past member of the Erie County Bar Association, its Christian Lawyers Group and the Northwestern PA American Inn of Court.

In addition to his wife, Bishop Rowley is survived by a daughter, Karen R. Butler, and her husband David of York; a son, Dean Rowley, and his wife Colleen of Garnet Valley; five grandchildren, David, Kellie and Kendis Butler, Christopher and Jessica Rowley; two brothers, John Rowley, and his wife Alice of Franklin, North Carolina, and James Rowley, and his wife Mary Shea of Atlanta, Georgia; and two nieces, Hannah and Kate Rowley.

Funeral services were held at the Episcopal Church of Saint John the Baptist in York, Pennsylvania with private entombment in Arlington National Cemetery.

Memorial contributions may be made to Saint Vincent Archabbey, 300 Fraser Purchase Road, Latrobe, PA 15650.

ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
Action to Quiet Title
No. 10561-2010

MARY SERENO, Plaintiff

v.

WILLIE ORMSBEE,
JOHN ORMSBEE,

EMORY ORMSBEE and
WAYWARD ORMSBEE, their
heirs, executors, administrators and
assigns and any and all persons
claiming by or through them,
Defendants

TO: WILLIE ORMSBEE, JOHN
ORMSBEE, EMORY ORMSBEE
and WAYWARD ORMSBEE, their
heirs, executors, administrators and
assigns and any and all persons
claiming by or through them,
Defendants

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in the
following pages, you must take
action within twenty (20) days after
this complaint and notice are served,
by entering a written appearance
personally or by attorney and
filing in writing with the court
your defenses or objections to the
claims set forth against you. You are
warned that if you fail to do so the
case may proceed without you and
a judgment may be entered against
you by the court without further
notice for any money claimed in the
complaint or for any other claim or
relief requested by the plaintiff. You
may lose money or property or other
rights important to you.

You should take this paper to your
lawyer at once. If you do not have
a lawyer or cannot afford one, go
to or telephone the office set forth
below to find out where you can get
legal help.

The complaint, filed in the Court of
Common Pleas to the above term
and number alleges that the Plaintiff
is the absolute indefeasible owner
of a parcel of property bounded and
described as follows:

All that certain piece or parcel
of land situated in Waterford
Township, Erie County, State
of Pennsylvania bounded and

described as follows, to wit:

Beginning at a point in the southeast
corner of Klemmer Road
thence, running in a northerly
direction fifty-three (53) rods
(adjoining Milton Chase) to a point,
thence, [in a] westerly direction six
(rods 6) to a point,
thence in a southerly direction 53
rods to a point,
thence [in an] easterly direction six (6)
rods along Klemmer Road to a point
the place of beginning, containing
about two (2) acres of land.

[NOTE - Bracketed language does
not appear in the deed, but should
be included for clarity]

The Court has ordered that Notice
to this action may be given by
publication so that the title to the
property may be adjudicated. The
Complaint requests the Court to
decree that the title to said property
is free and clear of any claim or
interest of WILLIE ORMSBEE,
JOHN ORMSBEE, EMORY
ORMSBEE and WAYWARD
ORMSBEE, their heirs, executors,
administrators and assigns and
any and all persons claiming by or
through them, Defendants, and that
all persons claiming title through or
under them be barred from asserting
any right, title or interest in and to
the property inconsistent with the
interest and claim of the Plaintiff,
MARY SERENO.

Lawyers Referral Service

PO Box 1792

Erie, PA 16507

(814) 459-4411

James R. Steadman, Esquire

Supreme Court ID# 21660

24 Main Street East

Girard, PA 16417

(814) 774-2628

Feb. 26

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
DOCKET NO. 10695-10

Notice is hereby given that on
the 17th day of February, 2010,
a Petition was filed in the above
named Court, requesting an order
to change the name of Amber Rose
Kinem to Amber Rose Dixon Love.

The Court has fixed the 29th day
of March, 2010 at 10:00 a.m. in
Courtroom No. A 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. 26

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
DOCKET NO. 15485-09

In Re: Jennifer Huff on behalf of
Dashawn Michael Selby, a minor
Notice is hereby given that on the 4th
day of December, 2009, a Petition
was filed in the above named Court,
requesting an order to change the
name of Dashawn Michael Selby to
Dashawn Michael Selby-Huff.
The Court has fixed the 1st day
of March, 2010 at 9:00 a.m. in
Courtroom No. B 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. 26

CHANGE OF NAME NOTICE
In the Matter of the Change of
name of: Marissa Lee Lassman and
Cameron James Lassman, Minors
NOTICE IS HEREBY GIVEN
that on February 16, 2010, the
Petition of Kimberly A. Schroeder
was filed in the Court of Common
Pleas of Erie County, Pennsylvania
for a decree to change Marissa Lee
Lassman's name to Marissa Lee
Schroeder and to change Cameron
James Lassman's name to Cameron
James Schroeder. The Court has
fixed March 30, 2010 at 9:00 a.m.
in Courtroom I at the Erie County
Courthouse as the time and place for
the hearing on said Petition, when
and where all persons interested
may attend.

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

Feb. 26

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
NO. 10622-10
IN THE MATTER OF THE
CHANGE OF NAME OF MARY
SUSAN MUSSETT

NOTICE

Notice is hereby given that on February 9, 2010, the Petition of Timothy N. Phan and Mary C. Mussett was presented to the Court of Common Pleas of Erie County, Pennsylvania requesting that their daughter's name be changed to Mary Susan Phan. The Court has set the 10th day of March at 10 o'clock a.m., in Court Room A, Erie County Court House as the time and date for hearing on said Petition. All interested parties may attend said hearing.

David J. Mack, Esquire
115 East 7th Street
Erie, PA 16501
(814) 456-4712
Attorney for Petitioners

Feb. 26

LEGAL NOTICE

ATTENTION: CHAD CALKINS
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS

IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD (J.O.W.)

DOB: 09/04/07

#105 IN ADOPTION 2009

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Daniel Brabender, Court Room No. F, City of Erie on April 20, 2010, at 9:30 a.m. and then and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the

Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's
Court Administrator
Room 204 - 205
Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

Feb. 26

LEGAL NOTICE

ATTENTION: TIFFANY
CHARLINE POPE AND DARREN
DRUMMOND
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS

IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD (M.A.P.)

DOB: 05/08/00

#126 IN ADOPTION 2009

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Daniel Brabender, Court Room No. F, City of Erie on March 30, 2010, at 1:30 p.m. and then and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court

filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's
Court Administrator
Room 204 - 205
Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

Feb. 26

LEGAL NOTICE

ATTENTION: UNKNOWN
BIOLOGICAL FATHER
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS

IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD (I.M.F.)

DOB: 09/30/09

BORN TO: LATITA DELEON
FLEMINGS

#118 IN ADOPTION 2009

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Daniel Brabender, Court Room No. F, City of Erie on April 20,

2010, at 1:30 p.m. and then and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's
Court Administrator
Room 204 - 205
Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

Feb. 26

LEGAL NOTICE

THE SCHOOL DISTRICT
CITY OF ERIE, PA

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

NOTICE TO BIDDERS

The School District of the City of
Erie, 148 West 21st Street, Erie,

PA 16502 will receive SEALED BIDS up to Thursday, March 4, 2010, at 12:00 p.m., Eastern Standard Time for Ten Thousand (10,000) Cafeteria Trays...and will be opened in the Board Room on Thursday, March 4, 2010, at 1:30 p.m., Eastern Standard Time, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith
Secretary

Feb. 19, 26

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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

March 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

Feb. 26 and Mar. 5, 12

SALE NO. 1

Ex. #13720 of 2009

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

v.

**Brian Charles Keinath,
Defendant(s)**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania bounded and described as follows, to-wit: BEING Lot No. 40 of MONTCLAIR ESTATE SUBDIVISION, as recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book 2 at page 478, said lot being 65 feet front on the west side

of Greeley Avenue and extending westwardly in uniform depth of 138 feet more or less and having erected thereon a one story frame bungalow and garage commonly known as 2710 Greeley Avenue, Erie, Pennsylvania, 16506.

Being further described by Erie County Tax Index No. (33) 70-2780-600.

Being the same premises conveyed by Dorothee E. Waidley to Joan E. Kelly and Robert W. Waidley by deed dated May 18th, 1990 and recorded May 22nd, 1990 in Erie County Deed Book 123 at page 253.

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

Subject to all restrictions, easements, rights-of-way, building lines, leases and oil gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

BEING KNOWN AS: 2710 Greeley Avenue (Millcreek Township), Erie, PA 16506

PROPERTY ID NO.: (33) 70-278-6
TITLE TO SAID PREMISES IS VESTED IN Brian Charles Keinath, single by Deed from Joan E. Kelley, single, and Robert W. Waidley, married dated 2/7/01 recorded 2/7/01 in Deed Book 751 page 1783.

Udren Law Offices, P.C.

Mark J. Udren, Esq.

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

(856) 669-5400

Feb. 26 and Mar. 5, 12

SALE NO. 2

Ex. #14925 of 2009

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

v.

**Mark A. Metzler
Debra J. Metzler
Defendant(s)**

LEGAL DESCRIPTION

ALL that certain piece or parcel

of land situate in the Borough of Girard, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the southwesterly corner of the piece at a spike in the centerline of Mechanic Street, distant thereon north 24° 36' 20" west, one thousand three hundred four (1,304) feet from its intersection with the centerline of Hathaway Street; thence north 24° 36' 20" west along the centerline of Mechanic Street, ninety-six and twenty-one hundredths (96.21) feet; thence north 64° 37' 30" east, passing over a stake at a distance of thirty (30) feet, two hundred (200) feet to a stake in the line of land of J. V. Meeder and F. C. Meeder; thence along said land, south 24° 36' 20" east, ninety-six and twenty-nine hundredths (96.29) feet to a stake; thence south 64° 38' 40" west, passing over a stake at distance of one hundred seventy (170) feet, two hundred (200) feet to the place of beginning. Said premises being more commonly known as 1029 Mechanic Street, Girard, Pennsylvania, and being further identified by Erie County Tax Assessment Index No. (23) 4-38-1. BEING the same premises conveyed to William Michael Metzler and Mark Allen Metzler by deed dated December 9, 1986 and recorded December 10, 1986 in Erie County Deed Book 1661, page 57.

BEING KNOWN AS: 1029 Mechanic Street, Girard, PA 16417
Property ID No.: 23-4-38-1

TITLE TO SAID PREMISES IS VESTED IN Mark A. Metzler and Debra J. Metzler, his wife, as tenants by the entireties by Deed from William Michael Metzler and Dale Metzler, his wife, and Mark Allen Metzler and Debra J. Metzler, his wife dated 2/23/95 recorded 2/24/95 in Deed Book 374 page 318.

Udren Law Offices, P.C.

Mark J. Udren, Esq.

Attorney for Plaintiff

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

(856) 669-5400

Feb. 26 and Mar. 5, 12

SALE NO. 3

Ex. #14744 of 2009

**Northwest Savings Bank
v.**

**Larry W. Kinney, II
Sabra L. Kinney**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 14744-2009, Northwest Savings Bank vs. Larry W. Kinney, II, and Sabra L. Kinney, owners of property situate in Union Township, Erie County, Pennsylvania being: 10489 Concord Road, Union City, Pennsylvania.

6.76 Acres

Assessment Map Number:
(43) 17-49-1

Assessed Value Figure: \$159,800.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Feb. 26 and Mar. 5, 12

SALE NO. 4

Ex. #14888 of 2009

**FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff**

v.

**MARY B. COVINGTON and
DARLENE B. HESSER, also
known as DARLENE B. JAFFE,
also known as**

**BRIGITTE JAFFE, Defendants
SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Greene, County of Erie and Commonwealth of Pennsylvania, having erected thereon a ranch style home with attached two car garage further identified by Erie County Assessment Index No. (25) 3-23-3.03 and commonly known as 5263 Knoyle Road, Erie, Pennsylvania 16510.

Susan Fuhrer Reiter

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

Feb. 26 and Mar. 5, 12

SALE NO. 5

Ex. #12365 of 2009

**American General Consumer
Discount Company**

v.

**Brian S. Henning &
Michelle A. Henning**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2009-12365;

American General Consumer Discount Company vs. Brian S. Henning & Michelle A. Henning, owner(s) of property (2 parcels) situated in Summit Township, Erie County, Pennsylvania being 1101 Eller Lane, Erie, Pennsylvania 16509

Parcel 1 contains 17 acres of land and parcel 2 contains 44.1 acres of land

Assessment Map Number: Parcel 1 - 40005019006400; Parcel 2 - 40005019006800

Assessed Value Figure: Parcel 1 - \$208,656.00; Parcel 2 - \$44,478.00

Improvement thereon: Parcel 1 - Frame bungalow with full basement; Parcel 2 - None
William T. Morton, Esq.
Attorney for the Plaintiff
3213 West 26th Street
Erie, PA 16506
(814) 836-1011

Feb. 26 and Mar. 5, 12

SALE NO. 6

Ex. #13515 of 2009

**U.S. Bank National Association,
as Trustee, on Behalf of the
Holders of the Home Equity
Asset Loan Trust 2005-1
Home Equity Pass-Through
Certificates, Series 2005-1**

v.

**Christopher A. Baldwin and
Karen R. Baldwin
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13515-09, U.S. BANK NATIONAL ASSOCIATION, as Trustee, on Behalf of the Holders of the Home Equity Asset Loan Trust 2005-1 Home Equity Pass-Through Certificates, Series 2005-1 v. CHRISTOPHER A. BALDWIN and KAREN R. BALDWIN, Owners of the property situated in Borough of Lake City being known

as 245 Edge Park Drive, Lake City, PA.

Tax Map Number: 28002002001200
Assessed Value Figure: \$80,980.00
Improvements thereon: Detached, Single Story Split Tri-Level Single Family Residential Dwelling
Barbara A. Fein, Esquire

The Law Offices of

Barbara A. Fein, P.C.

425 Commerce Drive, Suite 100

Fort Washington, PA 19034

(215) 653-7450

Feb. 26 and Mar. 5, 12

SALE NO. 7

Ex #14847 of 2009

**AMC Financial Holdings, Inc.
v.**

**Walter Rotthoff and
Virginia Lee Rotthoff a/k/a**

Virginia L. Rotthoff

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14847-09, AMC FINANCIAL HOLDINGS, INC. v. WALTER ROTTHOFF and VIRGINIA L. ROTTHOFF a/k/a VIRGINIA L. ROTTHOFF, Owners of the property situated in Township of Venango being known as 13828 Route 8/89, Wattsburg, PA.

Tax Map Number: 44021036003800
Assessed Value Figure: \$127,600.00

Improvements thereon: Detached, One Story Ranch-style Single Family Residential Dwelling
Barbara A. Fein, Esquire
The Law Offices of
Barbara A. Fein, P.C.

425 Commerce Drive, Suite 100

Fort Washington, PA 19034

(215) 653-7450

Feb. 26 and Mar. 5, 12

SALE NO. 8

Ex. #15041 of 2009

**WELLS FARGO BANK, N.A.,
Plaintiff**

v.

**JOHN D. GREER Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15041-09

WELLS FARGO BANK, N.A. vs. JOHN D. GREER

Amount Due: \$102,407.97

JOHN D. GREER, owner(s) of property situated in the TOWNSHIP

OF NORTH EAST, Erie County, Pennsylvania being 11352 EMILY DRIVE, NORTH EAST, PA 16428-1846
 Dimensions: 80 x 171.03
 Acreage: 0.7379
 Assessment Map number: 37-039-090.0-004.00
 Assessed Value: \$82,140.00
 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

Feb. 26 and Mar. 5, 12

SALE NO. 9

Ex. #12516 of 2009

**CHASE HOME FINANCE LLC,
 Plaintiff**

v.

**ROBERT D. ROUECHE,
 Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12516-09
 CHASE HOME FINANCE LLC vs. ROBERT D. ROUECHE
 Amount Due: \$74,750.24
 ROBERT D. ROUECHE, owner(s) of property situated in TOWNSHIP OF CITY OF ERIE, Erie County, Pennsylvania being 1727 WEST 21ST STREET, ERIE, PA 16502-2120
 Dimensions: 75 x 135.1
 Acreage: 0.2326
 Assessment Map number: 19-062-008.0-318.00
 Assessed Value: \$62,600.00
 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

Feb. 26 and Mar. 5, 12

SALE NO. 10

Ex. #14778 of 2009

**BAC HOME LOANS
 SERVICING, L.P., Plaintiff**

v.

**ALLEN B. WILLIAMS,
 Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 14778-09
 BAC HOME LOANS SERVICING, L.P. vs. ALLEN B. WILLIAMS
 Amount Due: \$82,720.55
 ALLEN B. WILLIAMS, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 1442 WEST 32ND STREET, ERIE, PA 16508-2302
 Dimensions: 40 X 105.215
 Acreage: 0.0966
 Assessment Map number: 19-062-025.0-120.00
 Assessed Value: 54,000
 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

Feb. 26 and Mar. 5, 12

SALE NO. 11

Ex. #14428 of 2009

**U.S. BANK NATIONAL
 ASSOCIATION TRUSTEE
 FOR THE PENNSYLVANIA
 HOUSING FINANCE AGENCY,
 Plaintiff**

v.

**CHRYSTIE M. MEYER
 A/K/A CHRYSTIE M. ALEX,
 Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 14428-09 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CHRYSTIE M. MEYER A/K/A CHRYSTIE M. ALEX, Defendants
 Real Estate: 133 EAGLE POINT BOULEVARD, ERIE, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 165 x 40
 See Deed Book 1133, Page 0170
 Tax I.D. (14) 1128-239
 Assessment: \$12,500. (Land)
 \$35,510. (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178

Feb. 26 and Mar. 5, 12

SALE NO. 12

Ex. #14347 of 2007

**U.S. BANK NATIONAL
 ASSOCIATION TRUSTEE
 FOR THE PENNSYLVANIA
 HOUSING FINANCE AGENCY,
 Plaintiff**

v.

**ELIEZER PEREZ, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 14347-07 U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Eliezer Perez, Defendant
 Real Estate: 1201 LYNN STREET, ERIE, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 78 x 33 1/2
 See Deed Book 1316, Page 0434
 Tax I.D. (14) 1042-207
 Assessment: \$ 5,700. (Land)
 \$26,700. (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178

Feb. 26 and Mar. 5, 12

SALE NO. 13

Ex. #12173 of 2007

Wells Fargo Bank, N.A., Plaintiff

v.

**Ronald Harden, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12173-07 Wells Fargo Bank, N.A. vs. Ronald Harden, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 3023 Davison Avenue, Erie, PA 16504
 .25 acres
 Assessment Map number: 18-5157-207
 Assessed Value figure: \$107,700.00
 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

Feb. 26 and Mar. 5, 12

SALE NO. 14

Ex. #12733 of 2009

**HSBC Bank USA, N.A., as
Indenture Trustee for the
registered Noteholders of
Renaissance Home Equity Loan
Trust 2007-2, Plaintiff**

v.

**Ralph J. Porter and
Lori A. Porter, Plaintiff**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12733-2009 HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 vs. Ralph J. Porter and Lori A. Porter, owner(s) of property situated in Township of Springfield, Erie County, Pennsylvania being 808 Ellis Road, East Springfield, PA 16411

2.798 acres

Assessment Map number:
39002014000701

Assessed Value figure: \$110,500.00
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

Feb. 26 and Mar. 5, 12

SALE NO. 15

Ex. #10128 of 2009

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**ROBERT W. OSBORN, JR.,
Defendant**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being part of the In Lots Numbers nineteen hundred and seventy-nine (1979) and nineteen hundred and eighty-two (1982) bounded and described as follows, to-wit:

Beginning at a point in the South line of Sixth Street one hundred fifty-five (155) feet Eastwardly from the East line of German Street; thence Eastwardly, along the South line of Sixth Street, Forty-one (41) feet;

thence Southwardly, parallel with German Street, One Hundred Sixty-five (165) feet; thence Westwardly, parallel with Sixth Street, Forty-one (41) feet; and thence Northwardly, parallel with German Street, One Hundred and Sixty-five (165) feet to the South line of Sixth Street at the place of beginning.

SAID premises have erected thereon a dwelling commonly known as 317-317 1/2 East Sixth Street, Erie, Pennsylvania, 16507 and are further identified by Erie County Assessment Index Number (14) 10-10-218.

BEING the same premises conveyed to the Mortgagor by deed which is intended to be recorded forthwith.

BEING the same premises conveyed to Robert W. Osborn, Jr. by deed dated May 20, 2005 and recorded May 23, 2005 in Erie County, Pennsylvania Record Book 1235, Page 2275 and being Erie County Tax Index No. (14) 10-10-218.

Knox McLaughlin Gornall
& Sennett, P.C.

Mark G. Claypool, Esquire
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Feb. 26 and Mar. 5, 12

SALE NO. 16

Ex. #14945 of 2009

Bank of America, N.A.

v.

**Preston J. Brown
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2009-14945 Bank of America, N.A. vs. Preston J. Brown, owners of property situated in City of Erie, Erie County, Pennsylvania being 1102 Cascade Street, Erie, PA 16502

Assessment Map number:
16-3051-107

Assessed Value figure: \$38,700.00
Improvement thereon: Residential Dwelling

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

Feb. 26, and Mar. 5, 12

SALE NO. 17

Ex. #14946 of 2009

**Bank of America, N.A.
v.**

**Randell B. Coleman
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2009-14946, Bank of America, N.A. vs. Randell B. Coleman, owners of property situated in City of Erie, Erie County, Pennsylvania being 1820 Fairmont Parkway, Erie, PA 16510

Assessment Map number:

(1) 18-051-024.0-221.00,
(2) 18-051-024.0-222.00 &
(3) 18-051-024.0-223.00

Assessed Value figure:

(1) \$12,300.00, (2) \$45,940.00,
(3) \$12,300.00

Improvement thereon: Residential Dwelling

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

Feb. 26 and Mar. 5, 12

SALE NO. 18

Ex. #15162 of 2008

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE, IN TRUST
FOR THE REGISTERED
HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES
INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES,
SERIES 2005-R9, Plaintiff**

v.

**TONI BRENNAN
NANCY P. FOERSCHNER,
Defendant(s)**

DESCRIPTION

All that piece and parcel of land located in Tracts 162 and 161, North East Township, County of Erie, Commonwealth of Pennsylvania bounded and described as follows, to wit: Beginning at a point said point being located in the centerline of the Buffalo (U.S. R. 20) Road, north seventy eight (78) degrees nine (09) minutes east a distance of seven hundred eighty nine and five tenths (789.5) feet from the intersection of the centerline of Buffalo Road (U.S. R. 20) and Haskell Road, thence north seventy eight (78) degrees nine (9) minutes east along the

centerline of the Buffalo Road (U.S. R. 20) a distance of two hundred sixty and twenty two hundredths (260.22) feet to a point, thence south seven (7) degrees twenty nine (29) minutes east a distance of three hundred twenty eight and two tenths (328.2) feet to an iron pin, thence north eighty two (82) degrees thirty one (31) minutes east a distance of five hundred eighty and seventy three hundredths (580.73) feet to an iron pin located in the centerline of private or abandoned McNeil Road, thence south one (1) degree ten (10) minutes west along centerline of said road a distance of five hundred fifty nine and seventy four hundredths (559.74) feet to a point, thence north six five (65) degrees ten (10) minutes east a distance of sixty six and zero tenths (66.0) feet to a point, thence south fourteen (14) degrees ten (10) minutes east a distance of one hundred ninety two and zero tenths (192.0) feet to a point, thence south fifty seven (57) degrees seven (7) minutes east a distance of one hundred eighty and one tenths (180.1) feet to a point, thence north sixty four (64) degrees forty four (44) minutes east a distance of two hundred ten and zero tenths (210.0) feet to a point thence south zero (0) degrees fifty five (55) minutes west a distance of forty eight and zero tenths (48.0) feet to a point on the right of way line of the New York Central Railroad, thence south sixty three (63) degrees thirty five (35) minutes west along the right of way of the New York Central Railroad a distance of eight hundred thirty and ninety six hundredths (830.96) feet to an iron pin, thence north zero (0) degrees six (6) minutes east a distance of seven hundred thirty four and seven tenths (734.7) feet to an iron pin, thence south eighty eight (88) degrees fifty four (54) minutes west a distance of five hundred seventy five and fifty hundredths (575.50) feet to an iron pin, thence north one (1) degree nine (9) minutes east a distance of six hundred seventeen and sixty eight hundredths (617.68) feet to the point and place of beginning. Having erected thereon a frame dwelling and frame barn.

Excepting and reserving all that certain piece of parcel of land situate in the Township of North East, County of Erie, Commonwealth of Pennsylvania and part of tracts 161 and 162 and being more particularly bounded and described as follows, to wit:

Beginning at an iron pipe in the east line of the W. Hall McCord property, as described in Deed Book 1061 at page 119, being south one (1) degree nine (9) minutes, zero (0) seconds west three hundred sixty seven and fifty five hundredths (367.55) feet from the centerline of U.S. Route 20, thence north eighty two (82) degrees, thirty one (31) minutes, zero (0) seconds east along the residue of the Gray property, five hundred sixty five and two hundredths (565.02) feet to an iron pipe, thence south seven (7) degrees, twenty nine (29) minutes zero (0) seconds east continuing along the residue of the Gray property, two hundred twenty five and one hundredths (225.01) feet to an iron pipe, thence south twelve (12) degrees three (3) minutes forty (40) seconds west still along the residue of the Gray property, ninety one and fifty five hundredths (91.55) feet to an iron pipe at the corner of the W. Hall McCord Property, thence south eighty eight (88) degrees fifty four (54) minutes zero (0) seconds west along the land of McCord, five hundred seventy five and fifty hundredths (575.50) feet to an iron pipe, thence north one (1) degree nine (9) minutes zero (0) seconds east and continuing along the lands of McCord, two hundred fifty and thirteen hundredths (250.13) feet to the place of beginning.

Also excepting and reserving thereout and therefrom the same premises which Bradley D. Foerschner and Nancy P. Foerschner, husband and wife, by Deed dated and recorded 5/5/1999 at Erie County in Record Book 634 page 523 conveyed unto Jon L. Bowser and Maria Bowser, husband and wife, in fee.

Also excepting and reserving thereout and therefrom the same premises which Bradley D. Foerschner, single and Nancy P.

Foerschner, single by Deed dated 1/16/2003 and recorded 1/16/2003 in Record Book 967 page 1238 conveyed unto Gary T. Hess, in fee. Tax Id#: 3702006800060
PROPERTY ADDRESS: 9401 West Main Road, North East, PA 16428
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Feb. 26 and Mar. 5, 12

SALE NO. 19

Ex. #14603 of 2009

**CITIMORTGAGE, INC.,
Plaintiff**

v.

**GEOFFREY H. CLARIDGE
KATHRYN M. HERMAN,
Defendant(s)**

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEING Lot No. Twenty-eight (28) of the Andrews Land Company Subdivision Reserve Tract No. Sixty-nine (69), known as GLENWOOD HILLS, as per map recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book 2, pages 389-390. BEING commonly known as 4145 Beech Avenue, Erie, Pennsylvania and being further identified by Erie County Tax Index No. (18) 5347-212.

Being the same premises which Howard Schaal and Chester Schaal, by deed dated 04/30/03 and recorded 05/02/03 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 1006 Page 0223, granted and conveyed unto Kathryn Herman, as joint tenants with Geoffrey Claridge. PROPERTY ADDRESS: 4145 Beech Avenue, Erie, PA 16508
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Feb. 26 and Mar. 5, 12

SALE NO. 20
Ex. #13762 of 2009
U.S. BANK, NATIONAL
ASSOCIATION, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF
ASSET BACKED SECURITIES
CORPORATION HOME
EQUITY LOAN TRUST,
SERIES OOMC 2006-HE3,
Plaintiff

v.

SHAWN D. GREENAWALT,
Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in Lowville, Venango Township, Erie County and State of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the center of a public road running from Wattsburg to Erie known as State Highway Route No. 8, which point is one foot west of the protracted line of the east line of the cement driveway now or formerly of Ben Drake and Mildred Drake, his wife, leading back to their garage; Thence south and one foot west of the east line of said cement driveway, 108 feet; thence east parallel with said highway 18 ½ feet; thence south 168 ½ feet; thence east parallel with said highway 63 ½ feet to land now or formerly of Art Brumagin and school house lot line 274 ½ feet to the center of said road leading from Wattsburg to Erie; thence westwardly along the center line of said highway 83 feet to the place of beginning. These measurements being the number of feet given on each line, be the same more or less, and having located thereon a frame dwelling house and other improvements. Being commonly known as 13480 Route 8, Wattsburg, PA 16442 and bearing Erie County Tax Id (44) 15-38-6. Being the same premises which James and Rhonda Greenawalt, husband and wife, by deed dated 11/30/05 and recorded 12/29/06 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1297 Page 194, granted and conveyed unto Shawn Greenawalt. Parcel# (14) 15 38 6
 Property Address: 13480 Route 8, Wattsburg, PA 16442

Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 500 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Feb. 26, and Mar. 5, 12

SALE NO. 21
Ex. #14988 of 2009
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE IN TRUST FOR
THE BENEFIT OF THE
CERTIFICATEHOLDERS
FOR ARGENT SECURITIES
TRUST 2005-W3, ASSET-
BACKED PASS-THROUGH
CERTIFICATES SERIES 2005-
W3, Plaintiff

v.

KELLY A. MCGEE
BRYAN T. MCGEE,
Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lots 448 and 449 and East 17 feet of Lot 450 of INDUSTRIAL HOMESITES SUBDIVISION, a part of Tract 249, as recorded in Map Book 2, page 330 and 331. Said premises having a frontage of 88.49 feet on the south side of 32nd Street and a uniform depth of 101 feet. Having erected thereon a one story one-family frame dwelling with one-car attached garage and being commonly known as 2771 East 32nd Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (18) 5150-103.
 Tax Parcel #: (18) 5150-103
 Property Address: 2771 East 32nd Street, Erie, PA 16509
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 500 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Feb. 26, and Mar. 5, 12

SALE NO. 22
Ex. #10255 of 2007
CITIMORTGAGE INC.,
Plaintiff
 v.
DAYLE R. MILLER,

Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being more fully described as all of Lot Nos. 390, 393, and 394 and the North nine (9) feet of Lot 389 and the South nine (9) feet of 397 of Burton Heights Subdivision, as shown in Erie County Map Book 1, page 403, bounded and described as follows, to wit:

Beginning at a point in the East side of Brandes Street, said point being sixty (60) feet northwardly from the intersection of the East side of Brandes Street with the North line of East 37th Street, thence Northwardly along the East side of Brandes Street, one hundred twenty (120) feet to a point; thence Eastwardly along a line parallel with East 36th Street, one hundred thirty-five (135) feet to a point; thence Southwardly and parallel with the East line of Brandes Street, one hundred twenty (120) feet to a point; thence Westwardly and parallel with the North line of East 37th Street, one hundred thirty-five (135) feet to a point, the place of beginning. Having erected thereon two two-family dwelling houses and being commonly known as 3609 and 3615 Brandes Street, Erie, Pennsylvania. Being further identified by Erie County Tax Index No. (18) 5211-209.

PROPERTY ADDRESS: 3609-3615 Brandes Street, Erie, PA 16504
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Feb. 26 and Mar. 5, 12

SALE NO. 23
Ex. #14386 of 2009
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR MORGAN
STANLEY IXXIS REAL ESTATE
CAPITAL TRUST 2006-2,
Plaintiff
 v.
ASHLEY A. PETERSON,
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, to-wit:

COMMENCING at a point in the north line of Twenty-fifth Street, forty (40) feet east of the east line of Cascade Street; thence northwardly, parallel with Cascade Street, ninety (90) feet; thence eastwardly, parallel with Twenty-fifth Street, forty (40) feet; thence southwardly, parallel with Cascade Street, ninety (90) feet to the north line of Twenty-fifth Street; and thence westwardly along the north line of Twenty-fifth Street, forty (40) feet to the place of beginning. Together with all buildings and improvements erected thereon. Said premises more commonly known as 960 West 25th Street, Erie, Pennsylvania and bearing Erie County Index Number (19) 6028-230.

Parcel # 19-6028-230

Being the same premises which Cyril Duska by deed dated 06/27/06 and recorded 06/29/06 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 1340

Page 2072, granted and conveyed unto Ashley Peterson.

PROPERTY ADDRESS: 960 West 25th Street, Erie, PA 16502

Michael T. McKeever, Esquire
Attorney for Plaintiff

Suite 5000 - Mellon Independence Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 26 and Mar. 5, 12

SALE NO. 24

Ex. #14306 of 2009

BBJD Ventures, LLC, Plaintiff

v.

Donald G. Cole and

Donna M. Cole, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14306-09, BBJD Ventures, LLC vs. Donald G. Cole and Donna M. Cole, owner(s) of property situated in Borough of Cranesville, Erie County, Pennsylvania being 9945 Bateman Avenue, Cranesville, PA 16410

53' x 10 rods

Assessment Map number: 9-5-2-20

Assessed Value figure: \$49,030.00

Improvement thereon: single family

dwelling

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

Feb. 26, and Mar. 5, 12

SALE NO. 25

Ex. #12505 of 2009

IndyMac Federal Bank FSB

v.

Michael Stover a/k/a

Michael J. Stover

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12505-09 IndyMac Federal Bank FSB v. Michael Stover a/k/a Michael J. Stover, owner of property situated in the Township of Third Ward of the City of Corry, Erie County, Pennsylvania being 415 Grand Street, Corry, Pennsylvania 16407.

Tax I.D. No. (7) 26-70-7

Assessment: \$83,389.49

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

Feb. 26 and Mar. 5, 12

DENNIS LAGAN & ASSOCIATES, INC **INVESTIGATORS AND CONSULTANTS**

- ✦ DOMESTIC, CIVIL, CRIMINAL
- ✦ WRITTEN STATEMENTS
- ✦ SURVEILLANCE
- ✦ WIRETAP/"BUG" DETECTION
- ✦ POLYGRAPH

814-455-7007
ERIE, PENNSYLVANIA

877-99-LAGAN
(TOLL-FREE)

Dennis Lagan
27 Years- PSP

Gerald Nichols
30 Years - FBI

Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM

AUDIT LIST
NOTICE BY
PATRICK L. FETZNER

Clerk of Records,
Register of Wills and Ex-Officio Clerk of
the Orphans' Court Division, of the
Court of Common Pleas of Erie County, Pennsylvania

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, February 22, 2010** and confirmed Nisi.

March 18, 2010 is the last day on which Objections may be filed to any of these accounts.

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

<u>2010</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
33.	Elizabeth E. Campbell	Sandra K. Lutz, Exrx.	Knox McLaughlin Gornall & Sennett PC
34.	Sophie A. Morris	Ronald J. Morris, Exr.	" " " " "
35.	Guyla M. Breiding	Richard W. Breiding, Exr.	Steadman Law Offices

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

Feb. 19, 26

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

**CROSBY, ROSALIE,
deceased**

Late of the City of Erie
Executor: Robert C. Crosby, 255 Short St., Erie, PA 16507
Attorney: Larry D. Meredith, Esq., 2021 E. 20th St., Erie, PA 16510

**DAUGHERTY, WILLIAM O.,
a/k/a WILLIAM OTIS
DAUGHERTY, a/k/a
WILLIAM DAUGHERTY,
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania
Executor: Jason Daugherty, 267 Palacade Ct., Girard, Pennsylvania 16417
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**FIORITA ELIZABETH, a/k/a
ELIZABETH LUCAS FIORITA,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Administrator: James R. Steadman, 24 Main Street East, P.O. Box 87, Girard, Pennsylvania 16417
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**LORD, BARBARA JOYCE, a/k/a
BARBARA JOYCE PROPER
LORD, a/k/a JOYCE PROPER,
a/k/a BARBARA J. LORD,
deceased**

Late of Union City Borough, Erie County, Pennsylvania
Administrator: Terry C. Lord, c/o Thomas J. Ruth, Esquire, 43 North Main Street, Union City, Pennsylvania 16438
Attorney: Thomas J. Ruth, Esquire, 43 North Main Street, Union City, Pennsylvania 16438

**PANOS, MARY LOU,
deceased**

Late of the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania
Co-Executors: Leslie Clifton, 607 Powell Avenue, Erie, PA 16505 and George Panos, 1117 Deana Court, Morgan Hill, CA 95037
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SAPP, HELENA MARIE, a/k/a
HELENA M. SAPP,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Robert Kinstler, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**WILCOX, THORA A.,
deceased**

Late of Waterford Boro
Executor: Kenneth A. Wilcox, 9031 Lake Pleasant Road, Erie, PA 16509
Attorney: Jack M. Gornall, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**WILSON, JUDY M., a/k/a
JUDY MARIE WILSON,
deceased**

Late of the Township of Summit, Erie County, Pennsylvania
Executrix: Beverly Ann Hawes, c/o Robert C. Ward, Esquire, 307 French Street, Erie, Pennsylvania 16507-1542
Attorney: Robert C. Ward, Esquire, 307 French Street, Erie, Pennsylvania 16507-1542

SECOND PUBLICATION

**ADAMS, EVELYN M., a/k/a
EVELYN ADAMS, a/k/a
EVELYN MARIE ADAMS, a/k/a
EVELYN MARIE TREFONOFF
ADAMS,
deceased**

Late of the City of Erie, County of Erie
Executor: Paul H. Adams, III
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**BENSUR, JOSEPH F., a/k/a
JOSEPH FRANCIS BENBUR, JR.,
deceased**

Late of Lake City, County of Erie, Pennsylvania
Executor: Paul Bensur, c/o 150 West Fifth St., Erie, PA 16507
Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**ERICKSON, MARY JOANNE,
a/k/a JOANNE ERICKSON,
deceased**

Late of the Township of Wayne, County of Erie, Commonwealth of Pennsylvania
Executor: Michael E. Erickson, 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

**GOLENIOWSKI, CASIMIR,
deceased**

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

Executrix: Theresa A. Podbielski
Attorney: Joseph T. Messina, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**LETHABY, VIVIAN E.,
deceased**

Late of the City of Erie, County of Erie

Executor: Mark A. Lethaby, 535 East 29th Street, Erie, Pennsylvania 16504

Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**NELSON, LOIS J.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

Executor: Robert A. Nelson, 536 E. 37th Street, Erie, PA 16504
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**NICOTRA, PAUL,
deceased**

Late of Millcreek Township, County of Erie, Pennsylvania

Executrix: Frances M. Lauffer, c/o 150 West Fifth St., Erie, PA 16507

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

**PAPARELLI, FRANK, SR.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Christine Paparelli Anderson, c/o McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

Attorneys: Joseph P. Martone, Esquire, McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**RUF, PAUL,
deceased**

Late of Wesleyville Boro, County of Erie, Commonwealth of Pennsylvania

Executrix: Audrey Spyker, 3928 Adelaide Drive, Erie, PA 16510
Attorney: John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**STANKO, CRAIG PAUL,
deceased**

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

Executor: Paul E. Stanko, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506

Attorney: James L. Moran, Esquire, West Ridge Commons, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**TEED, ANNA MARIE,
deceased**

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

Executor: Daniel J. Teed, 4336 West 28th Street, Erie, PA 16506-1704

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

**WINSCHEL, LOUISE W.,
deceased**

Late of Fairview Township, County of Erie, Pennsylvania

Executor: James J. Winschel, c/o 150 West Fifth St., Erie, PA 16507

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

**WROBLEWSKI, NORBERT J.,
deceased**

Late of Venango Township, County of Erie, Pennsylvania

Executor: Gregory L. Heidt, c/o 900 State Street, Suite 215, Erie, PA 16501

Attorney: Gregory L. Heidt, Esquire, 900 State Street, Suite 215, Erie, PA 16501

Notice is hereby given of the administration of the 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 requested to make payment without delay to the trustee or his attorney named below.

**RUTH, RUTH M.,
deceased**

Late of Corry City, Erie County, PA

Trustee: Univest National Bank and Trust Co., 14 North Main Street, P.O. Box 64197, Souderton, PA 18964

Trustee's Attorney: Jeffrey K. Landis, Esquire, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964

THIRD 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

Executrix: 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

Executrix: 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

**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, c/o Attorney Terrence P. 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

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

Sally A. Owen ----- (814) 823-5829
457 East 9th Street
Erie, PA 16503 ----- *sarbo@hotmai.com*

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