

*Erie  
County  
Legal  
Journal*

March 5, 2010

Vol. 93 No. 10

USPS 178-360



# Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

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# Erie County Bar Association

## Calendar of Events and Seminars

### 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 hour ethics

### MONDAY, MARCH 22, 2010

*The Estate Planning Quagmire of 2010 Caused By The  
One Year Repeal of The Federal Estate Tax*  
PBI Groupcast  
Erie County Bar Association  
10:00 a.m. - 4:30 p.m. (9:30 a.m. reg.)  
\$224 (member) \$204 (admitted after 1/1/06)  
\$244 (nonmember)

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

### 2010 BOARD OF DIRECTORS

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**IN THE UNITED STATES BANKRUPTCY COURT FOR  
THE WESTERN DISTRICT OF PENNSYLVANIA  
MOTION COURT DATES FOR CHIEF JUDGE THOMAS P. AGRESTI  
In Re: ERIE DIVISION SCHEDULING PROCEDURES**

**MARCH 2010 NOTICE**

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

**ERIE CH. 13 AND CH. 7 CASES**

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

**Scheduling of CHAPTER 13 Motions  
before Chief Judge Thomas P. Agresti**

Wednesday, March 10, 2010

~~Wednesday, March 24, 2010~~

***changed to Friday, March 19, 2010***

Wednesday, April 21, 2010

Wednesday, May 12, 2010

1:30 p.m.: Open for all Erie matters

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

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

(Sale, Financing and Extend/Impose Stay Motions scheduled at this time)

\* ALL Chapter 12 matters are to be scheduled at this time

**Scheduling of CHAPTER 7 Motions  
before Chief Judge Thomas P. Agresti**

Thursday, March 4, 2010

Thursday, March 18, 2010

Thursday, April 8, 2010

Thursday, April 22, 2010

Thursday, May 6, 2010

Thursday, May 20, 2010

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

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

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

**ERIE CHAPTER 11 CASES**

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

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

John J. Horner  
Clerk of Court

Mar. 5

**BANKRUPTCY NOTICE**

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

IN RE: THOMAS A. MORGAN  
 KRISTY M. MORGAN, Debtors  
 THOMAS A. MORGAN  
 KRISTY M. MORGAN, Plaintiffs

vs.

ENTERPRISE BANK,  
 BOROUGH OF GIRARD,  
 ERIE COUNTY TAX CLAIM  
 BUREAU, ALBERT T. MORGAN,  
 and RONDA J. WINNECOUR,  
 CHAPTER 13 TRUSTEE,

Defendants

BANKRUPTCY NO. 09-10249 TPA  
 CHAPTER NO. 13

ADV. PRO. 10-1022

NOTICE OF NONEVIDENTIARY  
 HEARING ON COMPLAINT TO  
 SELL PROPERTY

Thomas A. Morgan and Kristy M. Morgan, the debtors in this bankruptcy matter, seeks an order to sell real estate (owned by debtors with a third party) located at 809 Main Street, Girard, PA for \$245,000.00. The hearing shall take place on March 19, 2010, at 2:30 p.m. before Judge Agresti in the Bankruptcy Court Room, U.S. Courthouse, 17 South Park Row, Erie, PA 16501. The Court will entertain higher offers at the hearing. The gross sale price must be paid promptly at the closing for this sale. Examination of the property or further information can be obtained by contacting debtors' attorney.

Gary V. Skiba, Esq.  
 456 West 6th Street  
 Erie, PA 16507  
 814/456-5318  
 Attorney for Debtors

Mar. 5

**CHANGE OF NAME NOTICE**  
 Notice is hereby given that on February 19, 2010, a Change of Name Petition has been filed by father of AIDAN COLE DENNIS, requesting that the name of the minor child be changed from AIDAN COLE DENNIS to AIDAN COLE WHITNEY. The Petition will be heard on April 26, 2010 at 9:30 a.m. in Court Room B-208 at the Erie County Court House. Any person objecting to this Petition must appear in the Court room on date and time identified.  
 Edward J. Niebauer, Esquire  
 558 West 6th Street  
 Erie, Pennsylvania 16507  
 814-459-4472

Mar. 5

**CHANGE OF NAME NOTICE**  
 IN THE COURT OF Common Pleas of Erie County, Pennsylvania  
 Docket No. 10800-10  
 IN RE: Alex Michael Kaylor, Adam Lee Kaylor and Amanda Jo Kaylor

**NOTICE**

Notice is hereby given that on the 23rd day of February, 2010, Petitions were filed in the above named Court, requesting an order to change the names of Alex Michael Kaylor, Adam Lee Kaylor and Amanda Jo Kaylor to Michael John Cramer, Adam Lee Cramer and Amanda Faith Cramer, respectively. The Court has fixed the 29th day of March, 2010, at 11:00 a.m. in Courtroom No. 206-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 prayers of the Petitioners should not be granted.

Mar. 5

**CHANGE OF NAME NOTICE**  
 IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
 DOCKET NO. 10760-10  
 IN RE: MARK NICHOLSON  
 Notice is hereby given that on the 18th day of February, 2010,

a Petition was filed in the above named Court, requesting an order to change the name of Mark Nicholson to Mark Howard.  
 The Court has fixed the 13th day of April, 2010, at 9:00 a.m. in Courtroom No. 1 on the second floor of the Erie County Court House as the time and place for the hearing on said Petition, when and where all interested persons may appear and show cause, if any, why the prayers of the Petitioner should not be granted.  
 James J. Stuczynski, Esquire  
 Attorneys for Petitioner  
 234 West Sixth Street  
 Erie, PA 16507-1319  
 814/452-6232

Mar. 5

**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 or Fictitious Name." Said Certificate contains the following information:

**FICTITIOUS NAME NOTICE**  
 NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., that an application for registration of a fictitious name was filed in the office of the Secretary of Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the conduct of business in Pennsylvania, under the assumed or fictitious name, style or designation of: COMPUTER PROS OF NORTHWEST PA with its principal place of business at: 430 Ravine Drive, Erie, Pennsylvania 16505. The name of the persons owning or interested in said business are: D.S.A-B.C.K., Inc., 430 Raving Drive, Erie, Pennsylvania 16505. The certificate was filed on January 22, 2010.

Mar. 5

**FICTITIOUS NAME NOTICE**  
 1. Fictitious Name: Home Instead Senior Care  
 2. Principal Business Address: 3910 Caughey Road, Suite 220, Erie, Pennsylvania 16506  
 3. Name and Address of the entity who is party to the registration: Cunningham Caring & Assoc., Inc. 3910 Caughey Road, Suite 220, Erie, Pennsylvania 16506  
 4. The Application for registration of the fictitious name was filed with the Department of State under the Fictitious Names Act on or about February 12, 2010.  
 Knox McLaughlin Gornall & Sennett, P.C.  
 120 West Tenth Street  
 Erie, Pennsylvania 16501

Mar. 5

**FICTITIOUS NAME NOTICE**  
 NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., that an application for registration of a fictitious name was filed in the office of the Secretary of Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the conduct of business in Pennsylvania, under the assumed or fictitious name, style or designation of: VINCENT'S FITNESS with its principal place of business at: 4321 Pine Ave, Erie, Pennsylvania 16504. The name of the persons owning or interested in said business are: Vincent Harris, 4321 Pine Ave, Erie, Pennsylvania 16504. The certificate was filed on January 28, 2010.

Mar. 5

**INCORPORATION NOTICE**  
 A+M SERVICES OF ERIE, LLC., has been organized under the provisions of the Pennsylvania Business Corporation Law of 1988.  
 John E. Gomolchak, Esq.  
 3854 Walker Blvd.  
 Erie, PA 16509

Mar. 5

**INCORPORATION NOTICE**  
 NOTICE is hereby given that  
 EEBX, Inc. has been incorporated  
 under the provisions of the Business  
 Corporation Law of 1988.  
 Craig A. Zonna, Esq.  
 Elderkin, Martin, Kelly & Messina  
 150 E. 8th St.  
 Erie, PA 16501

Mar. 5

**LEGAL NOTICE**

NOTICE OF PETITION AND  
 HEARING TO TERMINATE  
 PARENTAL RIGHTS  
 PENDING ADOPTION

TO: Christopher Jerome Folden.  
 DOB: 4/2/1983. White Male;  
 Brown Hair; Brown Eyes; 6 feet 2  
 inches; 190lbs; regarding Devon  
 Folden; DOB: 8/2/2004; Birthplace,  
 Titusville FL.

A petition to terminate parental  
 rights pending adoption has been  
 filed. A copy of the petition is  
 being served with this notice. There  
 will be a hearing on the petition to  
 terminate parental rights pending  
 adoption **ON APRIL 5, 2010  
 AT 9:00 AM BEFORE JUDGE  
 CRAWFORD LOCATED AT  
 VIERA MOORE JUSTICE  
 CENTER LOCATED AT 2825  
 JUDGE FRAN JAMIESON  
 WAY.** The Court has set aside 15  
minutes for this hearing.  
 Under Section 63.089, Florida  
 Statutes, failure to timely file a  
 written response to this notice and  
 the petition with the Court and to  
 appear at this hearing constitutes  
 grounds upon which the Court shall  
 end any parental rights you may  
 have or assert regarding the minor  
 child.

Mar. 5, 12, 19, 26

**RICHARD N. LETTIERI, ESQ.**  
**E-DISCOVERY COUNSEL**

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

RICHARD N. LETTIERI, ESQ.

**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. 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 LEE 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 & Schmiegl, 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 & Schmiegl, 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 & Schmiegl, 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 ½  
 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 sixth 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 IXIS 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

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**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**

**D'AURORA, CORNELIA M.,  
deceased**

Late of the City of Erie, County of Erie  
*Executor:* Mario E. D'Aurora, 2912 Contessa Lane, Erie, PA 16506  
*Attorney:* Gene P. Placidi, Esquire, Melaragno & Placidi, 502 West Seventh Street, Erie, Pennsylvania 16502

**DePOTY, MARJORIE A.,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Jay B. DePoety, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**FESTOR, RAYMOND A.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Eric R. Festor, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**HAYDON, JANE GRACE, a/k/a  
JANE SCHACHT HAYDON,  
deceased**

Late of the City of Erie  
*Executor:* W. Bruce Haydon  
*Attorney:* Deanna L. Heasley, Esquire, 337 West Sixth Street, Erie, PA 16507

**HOLTZ, THOMAS F., a/k/a  
THOMAS HOLTZ,  
deceased**

Late of the Borough of Albion, County of Erie, Pennsylvania  
*Executrix:* Deborah Gillette, 1810 Campden Way, Fairview, PA 16415  
*Attorney:* None

**KOZLOWSKI, ALOIS D.,  
deceased**

Late of the Borough of Wesleyville, Erie County, Pennsylvania  
*Executor:* Joseph A. Kane, c/o 120 West 10th Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KUVIK, ALBERT D.,  
deceased**

Late of the Borough of Girard  
*Executrix:* Sonja Lloyd, c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428  
*Attorney:* James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**PORTENIER, BETTY L., a/k/a  
BETTY LOU PORTENIER,  
deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executrix:* Darleen D. Barbour, 4137 Wood Street, Erie, PA 16509  
*Attorney:* None

**RICKLOFF, BARBARA,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Todd A. Trocki, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Valerie H. Kuntz, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**SHONTZ, DAVID L.,  
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania  
*Administratrix:* Alicia M. Shontz, c/o 78 East Main Street, North East, PA 16428  
*Attorney:* John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**WINKLER, LUCILLE,  
deceased**

Late of the City of Erie, County of Erie, PA  
*Executrix:* Linda Rae Watkins, c/o Elizabeth Brew Walbridge, 900 State Street, Suite 103, Erie, PA 16501  
*Attorney:* Elizabeth Brew Walbridge, Esq., 900 State Street, Suite 103, Erie, PA 16501

**WRIGHT, HELEN C., a/k/a  
HELEN WRIGHT,  
deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executrix:* Mary Ann Curtze, P.O. Box 748, Erie, PA 16512  
*Attorney:* None

**SECOND 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

**THIRD 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 BENSUR, 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

**CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS**

**Larry D. Meredith** ----- (814) 452-8124  
Northwestern Legal Services  
1001 State Street, Suite 700  
Erie, PA 16501 ----- *lmeredith@nwls.org*

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

**Name Change**

**Julia Dudics** is now **Julia Bagnoni**.

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