

*Erie
County
Legal
Journal*

July 30, 2010

Vol. 93 No. 31

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93 ERIE

Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Erie County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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

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Erie County Bar Association

Calendar of Events and Seminars

MONDAY, AUGUST 2, 2010

Fundamentals of Estate Planning

PBI Groupcast Seminar

Erie County Bar Association

9:00 a.m. - 4:30 p.m. (8:30 a.m. reg.)

\$254 (member) \$234 (admitted after 1/1/06)

\$274 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration fee: \$229 (member) \$209 (admitted after 1/1/06) \$249 (nonmember) 5 hours substantive / 1 hour ethics

TUESDAY, AUGUST 3, 2010

Pension Problems, Pitfalls and Solutions

PBI Groupcast Seminar

8:30 a.m. - 12:00 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) 3 hours substantive

WEDNESDAY, AUGUST 4, 2010

ECBA Annual Golf Tournament

Lawrence Park Golf Club

1:00 p.m. shotgun start

\$115 Members

\$105 Young Lawyers

THURSDAY, AUGUST 5, 2010

Strategic Approaches for Stress, Substance

Abuse and Depression

PBI Video Seminar

Erie County Bar Association

9:00 a.m. - 10:00 a.m. (8:30 a.m. reg.)

\$49 (member) \$59 (nonmember)

1 hour ethics

TUESDAY, AUGUST 10, 2010

Contempt of Court

PBI Video Seminar

Erie County Bar Association

9:00 a.m. - 12:30 p.m. (8:30 a.m. reg.)

\$129 (member) \$109 (admitted after 1/1/06)

\$149 (nonmember)

2 hours substantive / 1 hour ethics

TUESDAY, AUGUST 10, 2010

Due Diligence in Business Transactions

PBI Groupcast Seminar

Erie County Bar Association

12:30 p.m. - 4:45 p.m. (12:00 p.m. reg.)

Lunch Included

\$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 / 1 hour ethics

FRIDAY, AUGUST 13, 2010

Powerful Witness Preparation

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. - 3:30 p.m. (8:00 a.m. reg.)

Lunch Included

\$344 (member) \$324 (admitted after 1/1/06)

\$364 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$319 (member) \$299 (admitted after 1/1/06) \$339 (nonmember) 5 hours substantive / 1 hour ethics

TUESDAY, AUGUST 17, 2010

Can Settlement Funding and Litigation Expense

Funding be done Ethically in Pennsylvania?

ECBA Live Lunch-n-Learn

Bayfront Convention Center

12:15 p.m. - 1:15 p.m. (lunch at 11:45 a.m.)

\$29 (ECBA members/staff)

\$45 (nonmembers) \$20 (judges)

1 hour ethics

THURSDAY, AUGUST 19, 2010

ECBA Young Lawyers Zoo Picnic

Glenwood Park and Erie Zoo

12:00 p.m. - 1:45 p.m. -- picnic at Glenwood Park

1:45 p.m. - close -- explore zoo, enjoy special

presentation from zoo staff and a train ride

Free for Zoo Members

\$4 p/adult and \$3 p/child without Zoo Membership

2010 BOARD OF DIRECTORS

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AQUINAS AND KING: A DISCOURSE IN CIVIL DISOBEDIENCE

Friday, August 27, 2010

9:00 a.m. to 4:00 p.m.

Only \$119 (*Lunch Included*)

PACLE APPROVED FOR 6.0 CREDITS
4.0 Substantive CLE Credits and 2.0 Ethics CLE Credits

Location:

Gannon University, Palumbo Room 1200
(Across from University Book Store)
Palumbo Academic Center
(South West Corner of West 8th and State Streets)
Erie, PA 16541

Presented by:

Charles P. Nemeth, JD, Ph.D., LL.M.

Provided by:

The Institute for Law and Public Policy,
California University of Pennsylvania.

Advanced Reservation Only:

Online: <http://institutes.calu.edu/ilpp> • Email: mahouski@calu.edu • Phone: 724-597-7401



For CLE credit, a Uniform Certificate of Attendance and PACLE Credit Request Form will be provided. Participants may use these forms to obtain credit at a PACLE credit reporting fee of \$1.50 per credit.

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The Erie County Bar Association
in cooperation with its
 Civil Litigation Section *presents*

CAN SETTLEMENT FUNDING AND LITIGATION EXPENSE FUNDING BE DONE ETHICALLY IN PENNSYLVANIA?

This course will explore the latest ethics opinions, appellate cases and statutory developments in settlement funding. It will also address the ethical issues involved in litigation expense funding. We will also explore all of the “do’s” and “don’ts” for those attorneys who consider using case expense funding or whose clients inquire about pre-settlement funding. This will be a practical, fast-paced and engaging course in which the instructor, John Willis, will cover all of the issues of this “hot” and often controversial subject. Mr. Willis is a member of the Pennsylvania Bar Association, Pennsylvania Association for Justice and a Director of the nation’s oldest law library, Jenkins Law Library. He is also the author of “The Pennsylvania Lawyer’s Guide to Settlement Funding and Litigation Expense Financing”.

When: Tuesday, August 17, 2010
Where: Bayfront Convention Center
Time: Lunch - 11:45 am - 12:15 pm
 Seminar - 12:15 pm - 1:15 pm
Cost: \$29 (ECBA members/staff)
 \$45 (nonmembers)
 \$20 (judges)

Presenter: John M. Willis, Esquire

Mr. Willis is an attorney with offices in Philadelphia and Norristown. He has 15 years of litigation experience representing both plaintiffs and defendants in a wide variety of tort cases. He lectures nationally on litigation topics including ethics issues. Mr. Willis is active in many state and local bar organizations and was appointed to the House of Delegates of the Pennsylvania Bar Association. He graduated from the University of Pennsylvania with a B.A. and received his law degree from Villanova University.

This seminar has been approved by the PA CLE board for 1 hour ethics credit.



ECBA Financial Hardship Policy:

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

Cancellation Policy for ECBA Events/Seminars:

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

Reservations due to the ECBA office by Thursday, August 12.

BANKRUPTCY NOTICE

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

IN RE: EMPIRE AUTOMOTIVE
SERVICE & PARTS, INC., DEBTOR
JOHN C. MELARAGNO,
TRUSTEE, MOVANT
vs.

GREAT AMERICAN LEASING
CORP., PNC BANK, N.A.,
COMMONWEALTH OF PA
DEPT. OF LABOR & INDUSTRY,
COMMONWEALTH OF PA
DEPT. OF REVENUE, and ERIE
COUNTY TAX CLAIM BUREAU,
RESPONDENTS

BANKRUPTCY NO. 10-10451-TPA

NOTICE OF SALE

Notice is hereby given that the Trustee in the above-captioned proceeding, John C. Melaragno, Esq., intends to sell the real and personal property consisting of three parcels of real estate and all of the personal property of the Empire Automotive Service and Parts, Inc. at Public Auction

PRICE: Highest Bidder at Public Auction

HEARING AND LOCATION:
August 12, 2010 at 2:30 p.m. before Chief Judge Thomas P. Agresti, U.S. Courthouse, Bankruptcy Court, 17 South Park Row, Erie, PA 16501.
OBJECTION DEADLINE: July 30, 2010, or thereafter as the Court permits, with a copy to Trustee's undersigned counsel.

PUBLIC AUCTION DATE, TIME & LOCATION: **10:00 A.M. August 28, 2010 AT 1602 East 12th Street, Erie, PA.**

TERMS & CONDITIONS:

- (a) "as-is, where is and with all faults";
- (b) all cash or check on date of auction for personal property
- (c) real property to close within thirty (30) days of date of public auction

PROPERTY TO BE SOLD:

Real Property Situated at and described as follows:

- 1) 1602 East 12th Street, Erie, PA (Erie County Tax ID No. 15021014020000); more fully described in the Deed Dated

October 30, 1984 and recorded in Erie County Recorder of Deeds Book 1558 Page 113 on October 31, 1984;

2) the undeveloped adjacent parcel on Camphausen Avenue (Erie County Tax ID No. 15021014020100); and

3) the undeveloped adjacent parcel East of Payne (Erie County Tax ID No. 15021014020200),

Said undeveloped adjacent parcels are both more fully described in the Deed Dated November 30, 1981 and recorded in Erie County Recorder of Deeds Book 1443 Page 532 on December 31, 1981.

The Personal Property:

All of the personal property situated at 1602 East 12th Street, Erie, PA, which consists of all of the parts, inventory, equipment, furniture, computers, tools, forklift, generators, shelving and any and all other items of personal property situated therein.

FOR INFORMATION: Contact Trustee's undersigned counsel at (814)459-5557.

Melaragno & Placidi

John C. Melaragno, Esq.

P.A. I.D. No. 80207

502 West Seventh Street

Erie, PA 16502

johnm@mplegal.com

Phone: (814) 459-5557

Attorney Pro Se for Trustee, John C. Melaragno, Esq.

Jul. 30

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 13169-2010

In Re: Briana Lemmon

Notice is hereby given that a Petition was filed in the above named Court on July 19, 2010 requesting an order to change the name of Briana Lemmon to Briana Pilewski.

The Court has fixed the 21st day of September, 2010, at 9:00 a.m. in Courtroom No. 1, rm. 217 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 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.

Jul. 30

INCORPORATION NOTICE

Notice hereby is given that Laser Imprint, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

M. Kathryn Karn, Esq.
Arduini, Jewell and Karn
731 French Street
Erie, PA 16501

Jul. 30

ORGANIZATION NOTICE

Notice is hereby given that KPL Properties I, LLC has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.

Paul J. Carney, Jr., Esq.
Carney and Ruth Law Office
224 Maple Avenue
Corry, PA 16407

Jul. 30

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

William Benjamin, Plaintiff
v.

David K. Migneault and Frozen Food Express Industries, Inc./ FFE Transportation Services, Inc.,
Defendants

CIVIL ACTION - LAW
No. 10243-2010

NOTICE TO DAVID K. MIGNEAULT

You have been named as a defendant in a civil action instituted by plaintiff William Benjamin against you in this Court. Plaintiff alleges in the Complaint in this action that he was injured in an tractor-trailer accident involving you on Interstate 79 in Franklin Township, Erie County, Pennsylvania, at or near mile post 167. Plaintiff further alleges that you operated your tractor-trailer in such a negligent and careless manner so as to cause plaintiff to suffer injuries and other damages in a value in excess of Thirty Thousand (\$30,000.00) Dollars. Plaintiff claims that you are responsible for and should have to pay these damages.

You are hereby notified to plead to the complaint in this case, of which the above is a brief summary, within twenty days from July 30, 2010.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the 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.

Lawyers Referral Service
PO Box 1792
Erie, Pennsylvania 16507
(814) 459-4411

Joseph B. Steele, Esquire
558 West Sixth Street
Erie, PA 16507
(814) 452-6468
Attorney for Plaintiff

Jul. 30

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

**August 20, 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

Jul. 30 and Aug. 6, 13

SALE NO. 1

**Ex. #31030 of 2010
3322 NORTH STREET
HOLDINGS, LLC, Plaintiff
v.**

**WESLEYVILLE MOBILE
HOME PARK OF ERIE, LLC,
Defendant**

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD**

All of that certain lot, piece or parcel of land situate, lying and being in Erie County, Pennsylvania and being more particularly described as follows:

TO WIT: Beginning at a point, said point being located at the intersection of the South side line of Pearl Avenue with the East line of an alley, said point also being

North sixty-nine (69) degrees, forty-two (42) minutes, forty-two (42) seconds East a distance of two hundred ninety-one and two hundredths (291.02) feet from an iron pin located at the intersection of the South side line of Pearl Avenue with the East side line of Wesley Street; thence North sixty-nine (69) degrees, forty-two (42) minutes, forty-two (42) seconds East along the South side line of Pearl Avenue, a distance of one hundred fifty-six and eighty-three hundredths (156.83) feet to a metal fence post; thence South twenty (20) degrees, nineteen (19) minutes, forty-six (46) seconds East along the lands of Paul Steele, as recorded in Deed Book No. 1217, at Page No. 126, and the lands of Alberta Noblit, as recorded in Record Book No. 460, at Page No. 1683, a distance of one hundred twelve and one hundredths (112.01) feet to an iron pin; thence South sixty-nine (69) degrees, forty-five (45) minutes, zero (00) seconds West along the lands of Bernadine Coleman, as recorded in Record Book No. 67, at Page No. 748, a distance of eleven and seventeen hundredths (11.17) feet to an iron pin; thence South twenty-nine (29) degrees, two (02) minutes, thirty (30) seconds East along the lands of Bernadine Coleman, a distance of fifty-six and seventy-four hundredths (56.74) feet to an iron pin; thence South sixth-one (61) degrees, forty-seven (47) minutes, zero (00) seconds West along the lands of James A. Moore, as recorded in Record Book No. 327, at Page No. 2038, a distance of forty-two (42.00) feet to an iron pin; thence South twenty-eight (28) degrees, eight (08) minutes, zero (00) seconds East along the lands of James A. Moore, a distance of fifty (50.00) feet to an iron pin; thence North sixty-one (61) degrees, forty-seven (47) minutes, zero (00) seconds East along the lands of James A. Moore, a distance of five (5.00) feet to a point; thence South twenty-eight (28) degrees, eight (08) minutes, zero (00) seconds East along the lands of Dale W. Bly, as recorded

in Record Book No. 352, at Page No. 1751, and the lands of Vincent Carpin, as recorded in Record Book No. 516, at Page No. 1224, a distance of one hundred (100.00) feet to an iron pin; thence North sixty-one (61) degrees, forty-seven (47) minutes, zero (00) seconds East along the lands of Vincent Carpin, a distance of one hundred twenty (120.00) feet to an iron pin; thence South twenty-eight (28) degrees, eight (08) minutes, zero (00) seconds East along the West side line of Center Street, a distance of seventy-five (75.00) feet to an iron pin; thence South sixty-two (62) degrees, seven (07) minutes, fifty-four (54) seconds West along the lands of Bernard T. McKiernan, as recorded in Deed Book No. 1192, at Page No. 666, and the lands of Eugene Ward, as recorded in Deed Book No. 1632, at Page No. 334, a distance of sixty (60.00) feet to an iron pin; thence South twenty-eight (28) degrees, eight (08) minutes, zero (00) seconds East along the lands of Eugene Ward, a distance of seventy-five and twenty-two hundredths (75.22) feet to a drill hole; thence South sixty-two (62) degrees, seven (07) minutes, fifty-four (54) seconds West along the North side line of North Street, a distance of two hundred one and eighty hundredths (201.80) feet to a point; thence North twenty-two (22) degrees, twenty-four (24) minutes, thirteen (13) seconds West along the East side line of an alley, a distance of four hundred eighty-eight and eighty-six hundredths (488.86) feet to a point and place of beginning. Containing 1.794 acres and land be the same more or less.

The above described parcel being subject to right-of-ways for a gas line as recorded in Contract Book No. 95, at Page No. 388 and Contract Book No. 142, at Page No. 42.

WEST LOT

TO WIT: Beginning at an iron pin, said pin being located at the intersection of the East side line of Wesley Street with the South side line of Pearl Avenue; thence North sixty-nine (69) degrees, forty-two (42) minutes, forty-two (42)

seconds East along the South side line of Pearl Avenue, a distance of two hundred sixty-one (261.00) feet to a point; thence South twenty-two (22) degrees, twenty-four (24) minutes, thirteen (13) seconds East along the West side line of an alley a distance of four hundred ninety-two and eighty-four hundredths (492.84) feet to a point, said point being sixteen hundredths (.16) of a foot South of an iron pin; thence South sixty-two (62) degrees, seven (07) minutes, fifty-four (54) seconds West along the North side line of North Street, a distance of two hundred sixty-one (261.00) feet to a drill hole; thence North twenty-two (22) degrees, thirty (30) minutes, forty-eight (48) seconds West along the East side line of Wesley Street, a distance of five hundred twenty-seven and thirty-three hundredths (527.33) feet to an iron pin and place of beginning. Containing 3.048 acres of land being the same more or less.

The above described parcel being subject to right-of-ways for a gas line as recorded in Contract Book No. 95, at Page No. 388 and Contract Book No. 142, at Page No. 42. Said parcel also being subject to a storm sewer right-of-way as recorded in Deed Book No. 522, at Page No. 86.

Marnen Mioduszewski Bordonaro
Wagner & Sinnott, LLC
Christopher J. Sinnott, Esquire
Pa.Id.No. 69402
516 West Tenth Street
Erie, PA 16502-1352
(814) 874-3460, ext. 105
Jul. 30 and Aug. 6, 13

SALE NO. 3

Ex. #11399 of 2010
Marquette Savings Bank
v.

Willie S. and Adinna R. Pullins
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11399-2010, Marquette Savings Bank vs. Willie S. and Adinna R. Pullins, owners of property situate in the Borough of North East, Erie County, Pennsylvania being: 115 Pine Tree Lane, North East, Pennsylvania.

128.88 x 117.15 irregular
Assessment Map Number:
(36) 12-66.1-9
Assessed Value Figure: \$158,600.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301
Jul. 30 and Aug. 6, 13

SALE NO. 4

Ex. #15898 of 2008
Marquette Savings Bank
v.
James Joseph Pacileo
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 15898 - 2008, Marquette Savings Bank vs. James Joseph Pacileo, owner of property situate in the Township of Washington, Erie County, Pennsylvania being: 12000 Route 99, Edinboro, Pennsylvania. 3.77 acres
Assessment Map Number:
(45) 7-12-10.07
Assessed Value Figure: \$119,800.00
Improvement Thereon: Commercial garage
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301
Jul. 30 and Aug. 6, 13

SALE NO. 5

Ex. #11041 of 2010
FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff
v.
VANDA G. STOSSMEISTER,
formerly known as
VANDA G. SHAFFER,
Defendant
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of McKean, County of Erie and Commonwealth of Pennsylvania, being commonly known as 9771 Old Route 99, McKean, Pennsylvania 16426 and further identified by Erie County Assessment Index No. (31) 17-70.1-8, having erected

thereon a mobile home.
Susan Fuhrer Reiter
Pa Supreme Court ID No. 43581
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7760
Attorneys for Plaintiff
Jul. 30 and Aug. 6, 13

SALE NO. 6

Ex. #30710 of 2008
FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by
merger to The National Bank of
North East, Plaintiff
v.
WILLIAM D. NEIL and
LESLIE A. NEIL, Defendants
SHORT DESCRIPTION

ALL those certain pieces or parcels of land situate in the Township of North East, Erie County, Pennsylvania, containing approximately 63.10 acres of farmland and bearing Erie County Tax Index Nos. (37) 24-90-5.01, (37) 24-90-5.02, (37) 24-107-1, and (37) 30-116-15.03. Tax Index No. (37) 24-90-5.01 has a metal pole building erected thereon.
Susan Fuhrer Reiter
Pa Supreme Court ID No. 43581
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7760
Attorneys for Plaintiff
Jul. 30 and Aug. 6, 13

SALE NO. 7

Ex. #10288 of 2010
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
v.
THEODORE C. WOLF, JR.,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10288-10 PNC BANK, NATIONAL ASSOCIATION vs. THEODORE C. WOLF, JR., owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 546 W. 8th Street, Erie, Pennsylvania 16502. 0.2847

Assessment Map number:
(17) 4-16-124
Assessed Value figure: \$82,500.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jul. 30 and Aug. 6, 13

SALE NO. 8

Ex. #11573 of 2010
U.S. BANK, N.A., N.D., Plaintiff,
v.

BLAIR G. UMLAH, Defendant
LONG FORM DESCRIPTION

ALL that certain piece or parcel of land being in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, having a lot size of forty (40) feet by one hundred thirty-five (135) feet.

SAID property being described in prior deeds as follows: ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, and being Lot No. Seventeen (17) in Block "H" of the Subdivision of Purparts Nos. 4 and 5 of the Estate of Samuel Barr, deceased, and being recorded in Erie County Deed Book 48, page 563, and being further bounded and described as follows, to wit:

BEGINNING at a point in the south line of Twenty-ninth Street, one hundred twenty (120) feet eastwardly from the intersection of the east line of Plum Street with the south line of Twenty-ninth Street; thence eastwardly along the south line of Twenty-ninth Street, forty (40) feet; thence southwardly in a line parallel with Plum Street, one hundred thirty-five (135) feet; thence westwardly in a line parallel with Twenty-ninth Street, forty (40) feet to an alley; thence northwardly along the east line of said alley and in a line parallel with Plum Street, one hundred thirty-five (135) feet to the south line of Twenty-ninth Street, the place of beginning.

THIS parcel is commonly known as 819 West 29th Street, Erie, Pennsylvania, and bears Erie County Tax Index No. (19) 6042-209.

BEING the same premises which Alex Berinshteyn and Nana M. Berinshteyn, husband and wife, by Deed dated December 9, 2005 and recorded in the Office of the Recorder of Deeds of Erie County on December 13, 2005 in Deed Book Volume 1293, Page 1891, granted and conveyed unto Blair G. Umlah.

Grenen & Birsic, P.C.
Brian B. Dutton, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Jul. 30 and Aug. 6, 13

SALE NO. 9

Ex. #11628 of 2010
Arch Bay Holdings, LLC - Series 2008B, Plaintiff,
v.

Richard A. Homansky and Rose M. Homansky, Defendants
REAL PROPERTY SHORT DESCRIPTION FORM

TO THE SHERIFF OF ERIE COUNTY:

PROPERTY OF: Richard A. Homansky and Rose M. Homansky
EXECUTION NO: 11628-2010
JUDGMENT AMT: \$85,234.20

ALL the right, title, interest and claim of: Richard A. Homansky and Rose M. Homansky

Of in and to:
ADDRESS: 13820 Ridge Road, Springfield Twp., PA 16443
MUNICIPALITY: Springfield Township

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWNSHIP OF SPRINGFIELD, Village of West Springfield, COUNTY OF ERIE and Commonwealth of PENNSYLVANIA, bounded and described as follows, to wit:

BEGINNING at the southwest corner of land formerly owned and occupied by Riley Potter, now owned by William G. Walker and wife, on the north side of Ridge Road; thence northwardly, by and along the land owned by William G. Walker and wife; twenty-three rods to a corner; thence westwardly by

and along land formerly owned by W. A. Geer, seven rods to a corner; thence southwardly, by and along land formerly owned by John Albert and now owned by Elmer Prantz and formerly owned by Ralph C. Benedict, to the north side of Ridge Road; thence eastwardly, by and along the north line of the Ridge Road to the place of beginning. SAID premises having erected thereon a frame dwelling and garage.

Tax Parcel ID No.: 14-41-25
Parker McCay P.A.
Christine A. Pinto, Esquire
Attorney ID# 205622
7001 Lincoln Drive, P.O. Box 974
Marlton, NJ 08053
(856) 810-5815

Jul. 30 and Aug. 6, 13

SALE NO. 10

Ex. #12278 of 2009
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, Plaintiff
v.

KIMBERLY G. HERRON
SCOTT T. HERRON,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12278-09

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. KIMBERLY G. HERRON and SCOTT T. HERRON
Amount Due: \$108,315.55

KIMBERLY G. HERRON and SCOTT T. HERRON, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 2725 ELMWOOD AVENUE, ERIE, PA 16508-1422
Dimensions: 35 X 120
Acreage: 0.0964

Assessment Map number: 19062020021100
Assessed Value: \$58,220.00

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

Jul. 30 and Aug. 6, 13

SALE NO. 11
Ex. #10803 of 2010
CITIMORTGAGE, INC.,
Plaintiff
 v.
NANCY E. JAGEMAN,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10803-10
 CITIMORTGAGE, INC. vs.
 NANCY E. JAGEMAN
 Amount Due: \$89,449.28
 NANCY E. JAGEMAN owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3017 WEST 42ND STREET, ERIE, PA 16506-5317
 Dimensions: 60 x 170.35 IRR.
 Acreage: 0.2342
 Assessment Map number: 33-082-414.3-003.00
 Assessed Value: \$123,200.00
 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

Jul. 30 and Aug. 6, 13

SALE NO. 12
Ex. #13982 of 2009
THE BANK OF NEW YORK
MELLON TRUST COMPANY,
NATIONAL ASSOCIATION
FKA THE BANK OF NEW
YORK TRUST COMPANY,
N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK
N.A. AS TRUSTEE FOR RASC
2003KS4, Plaintiff
 v.
DAWN L. RAINEY, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13982-09
 THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RASC 2003KS4 vs. DAWN L. RAINEY
 Amount Due: \$93,800.50

DAWN L. RAINEY, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 714 EAST 33RD STREET, ERIE, PA 16504
 Dimensions: 35 x 135
 Acreage: 0.1085
 Assessment Map number: 18050063012700
 Assessed Value: \$61,960.00
 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Jul. 30 and Aug. 6, 13

SALE NO. 13
Ex. #10631 of 2006
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF CWABS 2004-BC4, Plaintiff
 v.
JASON D. SMITH
TRISH A. STRAUGHN,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10631-06
 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-BC4. vs. JASON D. SMITH and TRISH A. STRAUGHN
 Amount Due: \$114,142.47
 JASON D. SMITH and TRISH A. STRAUGHN, owner(s) of property situated in Erie County, Pennsylvania being 3403 PACIFIC AVENUE, ERIE, PA 16506
 Dimensions: 50 X 172.5
 Acreage: 0.1980
 Assessment Map number: 33074318000100
 Assessed Value: \$85,170.00
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Jul. 30 and Aug. 6, 13

SALE NO. 14
Ex. #10773 of 2010
CITIMORTGAGE, INC.,
Plaintiff
 v.
ANTHONY L. CIPRIANI,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10773-10
 CITIMORTGAGE, INC. vs.
 ANTHONY L. CIPRIANI
 Amount Due: \$79,568.27
 ANTHONY L. CIPRIANI, owner(s) of property situated in TOWNSHIP OF ERIE CITY, Erie County, Pennsylvania being 3228 DEVOE AVENUE, ERIE, PA 16508-1930
 Dimensions: 60 x 100
 Acreage: 0.1377
 Assessment Map number: 19-6162.0-403.00
 Assessed Value: \$105,960.00
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

Jul. 30 and Aug. 6, 13

SALE NO. 15
Ex. #14638 of 2008
CITIMORTGAGE, INC.,
Plaintiff
 v.
ARTHUR L. HALL
CAPRICE A. HALL
CORDELE MILES, III,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14638-08
 CITIMORTGAGE, INC. vs. ARTHUR L. HALL and CAPRICE A. HALL, and CORDELE MILES, III
 Amount Due: \$34,903.84
 ARTHUR L. HALL and CAPRICE A. HALL, and CORDELE MILES, III, owner(s) of property situated in Erie County, Pennsylvania being 708 EAST 21ST STREET, ERIE, PA 16503-2205
 Dimensions: 35 X 135
 Acreage: 0.1085
 Assessment Map number:

18-050-029.0-203.00
 Assessed Value: \$29,210.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 16

Ex. #10369 of 2009
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, Plaintiff
 v.
DONALD A. MARINUCCI LAURA A. COLLINS A/K/A LAURA A. MARINUCCI, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10369-09
 PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. DONALD A. MARINUCCI and LAURA A. COLLINS A/K/A LAURA A. MARINUCCI
 Amount Due: \$146,518.62
 DONALD A. MARINUCCI and LAURA A. COLLINS A/K/A LAURA A. MARINUCCI, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 405 DUMAR ROAD, ERIE, PA 16509-3216
 Dimensions: 99.8 x 140
 Acreage: 0.3214
 Assessment Map number: 33146499001700
 Assessed Value: \$115,900.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 17

Ex. #15169 of 2009
CHASE HOME FINANCE LLC, Plaintiff
 v.

ELIZABETH N. DISCHER A/K/A ELIZABETH N. CONNERS DANIEL E. DISCHER, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15169-2009
 CHASE HOME FINANCE LLC vs. ELIZABETH N. DISCHER A/K/A ELIZABETH N. CONNERS and DANIEL E. DISCHER
 Amount Due: \$61,737.38
 ELIZABETH N. DISCHER A/K/A ELIZABETH N. CONNERS and DANIEL E. DISCHER, owner(s) of property situated in the TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 6525 IROQUOIS AVENUE, HARBORCREEK, PA 16421-1001
 Dimensions: 100 X 107
 Acreage: 0.2353
 Assessment Map number: 27034109000900
 Assessed Value: \$80,500.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 18

Ex. #15203 of 2009
SUNTRUST MORTGAGE, INC., Plaintiff
 v.
DEBBIE A. STRANGE, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15203-09
 SUNTRUST MORTGAGE, INC. vs. DEBBIE A. STRANGE
 Amount Due: \$54,361.79
 DEBBIE A. STRANGE, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 608 BROWN AVENUE, ERIE, PA 16502-2529
 Dimensions: 35 x 97.25
 Acreage: 0.0781
 Assessment Map number: 19060016012100
 Assessed Value: \$54,470.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 19

Ex. #10759 of 2008
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A, PHH MORTGAGE SERVICES, Plaintiff
 v.
TODD A. THOMA CARA A. THOMA, Defendant(s)
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, more fully bounded and described as follows, to-wit:
 Lot #74 of the Southland Village Subdivision - Phase III as per subdivision recorded in Erie County as Map No. 1998-23 on the 20th day of January, 1998.
 SAID premises commonly known as 6036 Courtland Drive, Erie, Pennsylvania 16509.
 ERIE COUNTY TAX ASSESSMENT NO. (33) 192-628.4-21
 BEING the same premises conveyed to the parties of the first part herein by Deed dated February 3, 2003 and recorded February 18, 2003 in Erie County Record Book 977 at page 834.
 TITLE TO SAID PREMISES IS VESTED IN Todd A. Thoma and Cara A. Thoma, h/w, as tenants by the entireties with the right of survivorship, by Deed from Theresa Paterniti and Charles J. Paterniti, w/h, dated 07/18/2003, recorded 07/23/2003, in Deed Book 1039, page 1763.
 Tax Parcel #: 33-192-628.4-21
 Premises being: 6036 COURTLAND DRIVE, ERIE, PA 16509-2651
 Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814
 (215) 563-7000
 Jul. 30 and Aug. 6, 13

SALE NO. 20
Ex. #15616 of 2009
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
GLENN H. WILLIAMS, III
KIMBERLY S. WILLIAMS,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15616-09
 WELLS FARGO BANK, N.A. vs. GLENN H. WILLIAMS, III and KIMBERLY S. WILLIAMS
 Amount Due: \$65,633.00
 GLENN H. WILLIAMS, III and KIMBERLY S. WILLIAMS, owner(s) of property situated in Erie County, Pennsylvania being 1751 WEST 23RD STREET, ERIE, PA 16502-2126
 Dimensions: 50 x 135.1
 Acreage: 0.1551
 Assessment Map number: 19-062-008.0-107.00
 Assessed Value: \$57,860.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 21
Ex. #11104 of 2010
BAC HOME LOANS
SERVICING, L.P., Plaintiff
 v.
RICHARD M. ARNDT,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11104-2010
 BAC HOME LOANS SERVICING, L.P. vs. RICHARD M. ARNDT
 Amount Due: \$61,683.65
 RICHARD M. ARNDT, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1022 WEST 21ST STREET, ERIE, PA 16502-2407
 Dimensions: 42 x 135
 Acreage: 0.1302

Assessment Map number: 19-060-030.0-235.00
 Assessed Value: \$46,800.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 22
Ex. #10583 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
JOHN F. DRUMM, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10583-2010
 WELLS FARGO BANK, N.A. vs. JOHN F. DRUMM
 Amount Due: \$29,786.44
 JOHN F. DRUMM, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1624 WEST 22ND STREET, ERIE, PA 16502-2121
 Dimensions: 41 X 135.1
 Acreage: 0.1272
 Assessment Map number: 19062006032900
 Assessed Value: \$48,100.00
 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000
 Jul. 30 and Aug. 6, 13

SALE NO. 23
Ex. #11134 of 2009
CHASE HOME FINANCE LLC,
Plaintiff
 v.
JACQUALINE M. REED
KEVIN C. REED, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11134-09
 CHASE HOME FINANCE LLC vs. JACQUALINE M. REED and KEVIN C. REED
 Amount Due: \$88,887.10
 JACQUALINE M. REED and KEVIN C. REED, owner(s) of

property situated in ALBION BOROUGH, Erie County, Pennsylvania being 35 WEST PEARL STREET, ALBION, PA 16401-1043
 Dimensions: 50 X 122 IRR
 Acreage: 0.1380
 Assessment Map number: 01-001-015.0-003.00
 Assessed Value: \$60,250.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 24
Ex. #13597 of 2009
WELLS FARGO BANK, N.A.,
S/B/M WELLS FARGO HOME
MORTGAGE, INC., F/K/A
NORWEST MORTGAGE, INC.,
Plaintiff
 v.
HAMED R. ABO-KHILA,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13597-2009
 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs. HAMED R. ABO-KHILA
 Amount Due: \$12,563.81
 HAMED R. ABO-KHILA, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 443 HURON STREET, ERIE, PA 16502-1742
 Dimensions: 41.5 x 125
 Acreage: 0.1184
 Assessment Map number: 16-030-022.0-112.00
 Assessed Value: \$22,330.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 25
Ex. #11285 of 2010
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, Plaintiff
v.
MICHAEL A. DIFILIPPO
CARA J. DIFILIPPO,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-11285
 PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. MICHAEL A. DIFILIPPO and CARA J. DIFILIPPO
 Amount Due: \$131,715.03
 MICHAEL A. DIFILIPPO and CARA J. DIFILIPPO, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 4620 VILLAGE STREET, ERIE, PA 16506-1542
 Dimensions: 80 x 153.66
 Acreage: 0.2822
 Assessment Map number: 33-056-242.0-020.00
 Assessed Value: 86,300.00
 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
 Jul. 30 and Aug. 6, 13

SALE NO. 26
Ex. #13539 of 2009
HOME LOAN INVESTMENT BANK, FSB
v.
LARRY M. MILLER
DONNA M. MILLER

ADVERTISING DESCRIPTION
 ATC piece or parcel of land sit. in the Bor. of Lake City, Co. of Erie, PA. BEG. at an iron survey point (I.S.P.) on the S. line of S. Edgewood Dr., said point being W. 623.82 ft. from the intersection of the W. line of W. Park Dr., having a 60 ft. right-of-way and the S. right-of-way of S. Edgewood Dr., having a 50 ft. right-of-way, and being the NWC of lands n/f of John Eagley;

thence, S 15° 00' 27" E, along the W. line of lands of Eagley, 315.25 ft. to an I.S.P., and being the SWC of lands of Eagley on the N. line of the Old Lake Rd., having a 50-foot right-of-way; thence, N 75° 05' 00" W, along the N. right-of-way line of the Old Lake Rd., 168 ft. to an I.S.P.; thence, N 86° 37' 00" W, along the N. right-of-way line of the Old Lake Rd., 130.44 ft. to an I.S.P. on lands of Meeder; thence, N 68° 49' 08" W, along the N. line of lands of Meeder, 97.56 ft. to an I.S.P., and being the SEC of Lot # 15 of Mariners Point Subdivision; thence, N 12° 31' 57" E, along the E. line of Lot #15, 218 ft. to an I.S.P., and being the NEC of Lot #15, on the S. line of S. Edgewood Dr.; thence, in an E. direction along the S. line of S. Edgewood Dr., along a curve to the left, having a radius of 535 ft., an arc distance of 257.15 ft. to an I.S.P., and the place of beg. Containing 1.833 acres of land. BEING known as 10605 S. Edgewood Drive, Lake City, PA 16423
 TAX PARCEL No. 28-1-1-8.15
 Gregory Javardian, Esquire
 Attorney for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690

Jul. 30 and Aug. 6, 13

SALE NO. 27
Ex. #31978 of 2009
PNC BANK, NATIONAL ASSOCIATION, Plaintiff
v.
SHIV OM, INC. and OM GURU, INC., Defendants
SHERIFF'S SALE

ALL that certain piece or parcel of land situate in the Borough of Middleboro, now known as McKean Borough, County of Erie and State of Pennsylvania, being part of Tract No. 7 bounded and described as follows, to wit: BEGINNING at a point in the center line of South Main Street distance thereon North 0 degrees - 48 minutes - 0 seconds East 817.35 feet from its intersection with the southerly line of the Borough

of Middleboro; thence South 89 degrees - 26 minutes - 0 seconds West three hundred forty-seven and fifty hundredths (347.50) feet to a point; thence North 0 degrees - 48 minutes - 0 seconds East and parallel to the center line of South Main Street, one hundred seventy-seven and fifty hundredths (177.50) feet to a point; thence North 89 degrees - 26 minutes - 0 seconds East, three hundred forty-seven and fifty hundredths (347.50) feet to a point in the center line of South Main Street aforesaid; thence South 0 degrees - 48 minutes - 0 seconds West along the center line of South Main Street, one hundred seventy-seven and fifty hundredths (177.50) feet to the place of beginning. EXCEPTING AND RESERVING therefrom, ALL that certain piece or parcel of land situate in the Borough of McKean, County of Erie, State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the southwest corner of the parcel herein described at a point in the north line of Kevin Street, said point also being the southeast corner of other lands described in Erie County Deed Book 1039, Page 679, and plotted in Erie County Map Book 7, Page 78, as Lot 1, of WesternAire Subdivision; thence North zero degrees forty-eight minutes East (N 0° 48' E), along the east line of aforesaid Lot 1, a distance of one hundred seventy-seven and fifty hundredths (177.50) feet to a point; thence North eighty-nine degrees twenty-six minutes East (N 89° 26' E), a distance of one hundred (100) feet to a point; thence South zero degrees forty-eight minutes West (S 0° 48' W) along the residue, a distance of one hundred seventy-seven and fifty hundredths (177.50) feet to a point in the north line of Kevin Street; thence South eighty-nine degrees twenty-six minutes West (S 89° 26') along the north line of Kevin Street, a distance of one hundred (100) feet to the place of beginning. BEING PARCEL NO. (32) 5-5.1-11 and (32) 5-5.1-11.01 and (32) 5-5.1-11.02

Unruh, Turner, Burke & Frees, P.C.
 Kristen Wetzell Ladd, Esquire
 Attorney I.D. No. 208755
 P.O. Box 515
 West Chester, PA 19381-0515
 610-692-1371

Jul. 30 and Aug. 6, 13

SALE NO. 28

Ex. #15077 of 2009

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

v.

**JULIANNA M. GRIFFIN,
 Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 15077-09 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JULIANNA M. GRIFFIN, Defendant

Real Estate: 322 EAST 28TH STREET, ERIE, PA
 Municipality: City of Erie
 Erie County, Pennsylvania
 Dimensions: 135' x 30'
 See Deed Book 960, Page 1293
 Tax I.D. (18) 5078-132
 Assessment: \$14,600. (Land)
 \$29,360. (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

Jul. 30 and Aug. 6, 13

SALE NO. 29

Ex. #14841 of 2009

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

v.

**REBECCA A. GUTHRIE,
 Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 14841-09 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

vs. REBECCA A. GUTHRIE,
 Defendant

Real Estate: 1106 WEST 20TH STREET, ERIE, PA
 Municipality: City of Erie
 Erie County, Pennsylvania
 Tax I.D. (19) 6033-125
 Dimensions Lot Size 30 x 85
 Assessment: \$ 7,900. (Land)
 \$34,900 (Bldg)

Tax I.D. (19) 6033-101
 Dimensions Lot Size 30 x 10
 Assessment: \$ 1,000. (Land)
 \$ -0- (Bldg)
 See Deed Book 1180, Page 278
 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

Jul. 30 and Aug. 6, 13

SALE NO. 30

Ex. #11511 of 2010

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

v.

**STEPHANIE SPENCER,
 Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2010-11511 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. STEPHANIE SPENCER, Defendant

Real Estate: 431 WEST FIFTH STREET, ERIE, PA
 Municipality: City of Erie
 Erie County, Pennsylvania
 Dimensions: 120' x 25'
 See Deed Book 1181, Page 787
 Tax I.D. (17) 4014-109
 Assessment: \$ 6,300. (Land)
 \$28,130. (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

Jul. 30 and Aug. 6, 13

SALE NO. 31

Ex. #10913 of 2010

**DEUTSCHE BANK NATIONAL
 TRUST COMPANY, AS
 TRUSTEE FOR FIRST
 FRANKLIN MORTGAGE
 LOAN TRUST 2005-FF4, ASSET
 BACKED CERTIFICATES,
 SERIES 2005-FF4, Plaintiff,**

v.

**JAMES M. BURGE,
 SHARON R. BURGE,
 CHRISTOPHER J. BURGE and
 MELISSA J. BURGE,**

Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10913-10, Deutsche Bank, et al vs. James M. Burge, Sharon R. Burge, Christopher J. Burge and Melissa J. Burge, owner(s) of property situated in West Springfield, Erie County, Pennsylvania being 14555 Ridge Road, West Springfield, PA 16443.

Dimensions: 5.34 acres
 Assessment Map Number:
 (39) 13-39-21 & 20
 Assess Value figure: \$90,460.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 Attorney for Plaintiff
 916 Fifth Avenue
 Pittsburgh, PA 15219
 (412) 281-1725

Jul. 30 and Aug. 6, 13

SALE NO. 32

Ex. #13106 of 2009

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

v.

AIMEE L. FARLEY, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2009-13106, U.S. Bank, et al vs. Aimee L. Farley, owner of property situated in Waterford Borough, Erie County, Pennsylvania being 129 East 1st Street, Waterford, PA 16441. Dimensions: 13,974 Sq. Ft. Assessment Map Number: 46-009.059.0.003.00 Assess Value figure: \$61,200.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jul. 30 and Aug. 6, 13

SALE NO. 33

Ex. #11270 of 2010

US BANK NATIONAL ASSOCIATION (TRUSTEE FOR) THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982, Plaintiff,

v.

FRANK J. LOMBARDO, JR., Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11270-10, US Bank National Association, et al vs. Frank J. Lombardo, Jr, owner(s) of property situated in 8th Ward of the City of Erie, Erie County, Pennsylvania being known as 918 West 36th Street, Erie, PA 16508. Dimensions: .16 acres Assessment Map Number: 19061013012100 Assess Value figure: \$60,860.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jul. 30 and Aug. 6, 13

SALE NO. 34

Ex. #14570 of 2009

DEUTSCHE BANK NATIONAL TRUST COMPANY, as trustee for FFMLT TRUST 2006-FF13, MORTGAGE PASS THROUGH

CERTIFICATES SERIES 2006-FF13, Plaintiff,

v.

CRAIG D. WRIGHT and EMILY C. WRIGHT, Defendants SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14570-09, Deutsche Bank National Trust, et al, vs. Craig D. Wright and Emily C. Wright, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 521 East 30th Street, Erie, PA 16504. Dimensions: 0.17 acres and 7,219 sq ft for land and 1,294 sq ft for building Assessment Map Number: 18-5070-112. Assess Value figure: 60,510.00 Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725

Jul. 30 and Aug. 6, 13

SALE NO. 35

Ex. #10717 of 2003

Ocwen Federal Bank, FSB, f/k/a Berkeley Federal Bank & Trust, FSB, Plaintiff

v.

James E. Markley, Jr. a/k/a James E. Markley Michelle A. Markley, Defendant(s)

LEGAL 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: BEGINNING at an iron pin in the North side line of Glendale Avenue, said pin being North 63° 20' 19" East a distance of sixty-four (64) feet from the intersection of the North sideline of Glendale Avenue with the East side line of McCain Street; thence North 26° 24' 00" West a distance of one hundred twenty-five and thirty-two hundredths (125.32) feet to an iron pin; thence North 63° 20' 19" East a distance of eleven (11) feet to a point thence South 26° 24' 00" East a distance of one hundred twenty-five and thirty-two

hundredths (125.32) feet to a point; thence South 63° 20' 19" West along the north side line of Glendale Avenue a distance of eleven (11) feet to an iron pin and place of beginning. Containing .032 acres of land be the same more or less.

BEING the same premises conveyed to the Grantors by Deed recorded in the Erie County Record Book 1, Page 1862, on March 11, 1987.

ALSO, ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania (now City of Erie), being part of Lot Number one hundred and fifty-six (156) of Norwood Subdivision. As shown by plot recorded in Erie County Map Book, No. 2 at Page 169, and bounded and described as follows, to wit: Beginning at a point in the North line of Glenwood Avenue, sixty-four (64) feet eastwardly from the East line of McCain Avenue; thence northwardly and parallel with McCain Avenue, ninety-five (95) feet to a point; thence eastwardly and parallel with Glenwood Avenue, thirty-one (31) feet to a point; thence southwardly and parallel with McCain Avenue, thence westwardly along the north line of Glenwood Avenue, thirty-one (31) feet to a point and the place of beginning. Having erected thereon a two story frame dwelling house, being commonly known as 2008 Glendale Avenue, and having City of Erie Index No. 5132-422.

BEING KNOWN AS: 2008 Glendale Avenue, Erie, PA 16510 PROPERTY ID NO.: 18-5132-422 TITLE TO SAID PREMISES IS VESTED IN Michelle A. Markley, now by marriage Michelle A. Bennett by Deed from James E. Markley, Jr. a/k/a James E. Markley and Michelle A. Markley now by marriage Michelle A. Bennett dated 09/29/2003 recorded 09/29/2003 in Deed Book 1070 Page 0273.

Udren Law Offices, P.C. Attorneys for Plaintiff Woodcrest Corporation Center 11 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Jul. 30 and Aug. 6, 13



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SALE NO. 36
Ex. #11528 of 2010
Ocwen Loan Servicing, LLC,
Plaintiff

v.
Susan M. Oler, 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, and being more particularly bounded and described as follows, to-wit:

BEING the easterly fifty-seven (57) feet of Lot No. 23 and the westerly nine (9) feet of Lot No. 24 of GARDEN HEIGHTS SUBDIVISION NO. 3, a part of Tract No. 251 of Millcreek Township, Erie County, Pennsylvania as recorded February 14, 1968 in Erie County Map Book 7 at Page 90.

SAID premises are further identified by Erie County Assessment Index No. (33) 109-480-13.25 and are commonly known as 2555 East Grandview Blvd., Erie, Pennsylvania.

BEING KNOWN AS: 2555 East Grandview Boulevard, Erie, PA 16510

PROPERTY ID NO.: (33) 109-480-13.25

TITLE TO SAID PREMISES IS VESTED IN Daniel M. Oler and Susan M. Oler, his wife, as tenants by the entireties, with the right of survivorship by Deed from Allen C. Bieber and Patricia P. Bieber, his wife dated 07/26/1990 recorded 07/31/1990 in Deed Book 131 Page 1887.

Udren Law Offices, P.C.
 Attorneys for Plaintiff
 Woodcrest Corporation Center
 11 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jul. 30 and Aug. 6, 13

SALE NO. 37
Ex. #10116 of 2009
Wells Fargo Bank N.A., as
Trustee for BSSP Trust Series
2007-EMX1, Plaintiff

v.
Jay H. Proctor
Jeana L. Proctor, Defendant(s)

LEGAL DESCRIPTION

BEGINNING at a stone on the bank of the creek; thence North 28-1/2° West, 78 perches to corner of Preston Lot; thence North 63-1/2° East, 15.2 perches to a post; thence South 71-1/2° East, 8 perches to a post; thence North 19° East, 3 perches to side of the right of way of the Philadelphia and Erie Railroad; thence North 71-1/2° West, 34 perches along side of said right of way to intersect the old line; thence North 28-1/2° West, 68 perches to an elm tree; thence South 84-1/2° West, 4 perches to a stone; thence North 36° East, 76.7 perches to a stone; thence South 54-1/2° East, 40 perches to a stone; thence South 47-1/2° East, 97.5 perches to a stone; thence South 2° West, 16.5 perches to a white oak stump; thence South 30-1/2° East, 84 perches to a post on the bank of the creek; thence South 49-1/2° West, 20 perches along the creek; thence South 78-1/2° West, 8 perches along the creek; thence North 84° West, 44 perches along the creek; thence South 75-1/2° West, 22 perches; thence South 57° West, 10 perches along the creek; thence South 51-1/2° West, 16.3 perches to a stone at the place of beginning, containing 120 acres and 1 perch of land, exclusive of the right of way of the Philadelphia and Erie Railroad, more or less.

PARCEL NOS. (30) 7-41-1 & (30) 6-36-12 & (30) 8-42-5

BEING the same property conveyed to Jay H. Proctor and Jeana L. Proctor, his wife by Deed dated February 7, 1996, from Brian L. Proctor and Katrina M. Proctor, his wife and Jay H. Proctor and Jeana L. Proctor, his wife, of record in Book 424 Page 2393, Office of the Erie County Court Clerk.

ASSESSED VALUES:

Parcel No. (30) 7-41-1 Land: \$45,200.00 Improvements: \$69,570.00
 Total: \$114,770.00

Parcel No. (30) 6-36-12 Land: \$64,900.00 Total: \$64,900.00

Parcel No. (30) 8-42-5 Land: \$48,600.00 Total: \$48,600.00

BEING KNOWN AS: 6099

Wheelertown Road, Waterford, PA 16441

PROPERTY ID NO.: 30-7-41-1
 TITLE TO SAID PREMISES IS VESTED IN Jay H. Proctor and Jeana L. Proctor, his wife, as tenants by the entireties by Deed from Brian L. Proctor and Katrina M. Proctor, his wife and Jay H. Proctor and Jeana L. Proctor, his wife dated 02/07/1996 recorded 02/21/1996 in Deed Book 424 Page 2392

Udren Law Offices, P.C.
 Attorneys for Plaintiff
 Woodcrest Corporation Center
 11 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jul. 30 and Aug. 6, 13

SALE NO. 38
Ex. #11369 of 2010
HSBC Mortgage Services, Inc.,
Plaintiff

v.
Peter Tate, Defendant(s)
LEGAL 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:

BEGINNING at a point in the east line of East Avenue, ninety (90) feet north of the north line of East Twenty-Seventh Street; thence eastwardly parallel with East Twenty-Seventh Street, one hundred forty (140) feet; thence northwardly parallel with East Avenue, thirty (30) feet; thence westwardly parallel with East Twenty-Seventh Street, one hundred forty (140) feet to the east line of East Avenue; thence southwardly along the east line of East Avenue, thirty (30) feet to the place of beginning.

TAX PARCEL ID: (18) 50-49-220
 ADDRESS: 2617 EAST AVE.,
 ERIE, PA 16504

BEING KNOWN AS: 2617 East Avenue, Erie, PA 16504

PROPERTY ID NO.: 18-5049-220
 TITLE TO SAID PREMISES IS VESTED IN Peter Tate, unmarried by Deed from Frank A. Kartesz, II dated 05/11/2006 recorded 05/18/2006 in Deed Book 1328 Page 1659.

Udren Law Offices, P.C.
Attorneys for Plaintiff
Woodcrest Corporation Center
11 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jul. 30 and Aug. 6, 13

SALE NO. 39

Ex. #11658 of 2010

**Ocwen Loan Servicing, LLC,
Plaintiff**

v.

Deborah Wisinski, Defendant(s)

LEGAL DESCRIPTION

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

BEGINNING at a point in the easterly line of Hoover Street at a distance southwardly along the easterly line of Hoover Street of 260 feet from its intersection with the southerly line of East 40th Street; Thence eastwardly, on a line parallel with the southerly line of East 40th Street, 125.2 feet to a point;

Thence southwardly, on a line parallel with the Easterly line of Hoover Street, 60 feet to a point;

Thence westwardly, on a line parallel with the easterly line of East 40th Street, 125.2 feet to a point in the easterly line of Hoover Street;

Thence northwardly, along the easterly line of Hoover Street, 60 feet to the place of beginning, being the southerly 25 feet of Lot Number 31 and the northerly 35 feet of Lot Number 32 of the Andrews Land Company Subdivision No. 17, and being part of Reserve Tract Number 63, according to a plot of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania, in Deed Book 227, at Page 9.

SAID premises being commonly known and municipally numbered as 4027 Hoover Street, Erie, Pennsylvania

BEARING ERIE COUNTY TAX INDEX NO. (18) 5378-101.

SUBJECT to all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record and to all easements

and rights-of-way visible and discoverable upon an inspection of the premises.

BEING KNOWN AS: 4027 Hoover Street, Erie, PA 16504

PROPERTY ID NO.: 18-5378-101

TITLE TO SAID PREMISES IS VESTED IN Deborah Wisinski by Deed from Brian J. Sage and Tammy P. Sage, husband and wife dated 07/12/2007 recorded 07/13/2007 in Deed Book 1431 Page 1612.

Udren Law Offices, P.C.
Attorneys for Plaintiff
Woodcrest Corporation Center
11 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jul. 30 and Aug. 6, 13

SALE NO. 40

Ex. #11740 of 2010

**Deutsche Bank National Trust
Company As Trustee for the
Registered Holder of Soundview
Home Loan Trust 2006-EQ1
Asset-Backed Certificates, Series
2006-EQ1, Plaintiff**

v.

Sandra L. Wolukis, Defendant(s)

LEGAL DESCRIPTION

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

BEGINNING at a point in the east line of Raspberry Street, sixty-six (66) feet north of the north line of West 32nd Street; thence east parallel with West 32nd Street, ninety and twenty hundredths (90.20) feet more or less to a point; thence north parallel with Raspberry Street, thirty-one (31) feet to a point; thence west parallel with West 32nd Street, ninety and sixty-one hundredths (90.61) feet more or less to a point in the east line of Raspberry Street; thence south along the east line of Raspberry Street, thirty-one (31) feet to the place of beginning.

BEING commonly known as 3117 Raspberry Street, Erie, Pennsylvania and bearing Erie County Tax Assessment Index No. (19) 6038-126.

BEING the same premises conveyed to the mortgagors herein by Deed recorded this date.

BEING KNOWN AS: 3117 Raspberry Street, Erie, PA 16508

PROPERTY ID NO.: 19060038012600

TITLE TO PREMISES IS VESTED IN Sandra L. Wolukis by Deed from Tiffany P. Miller and Joel F. Miller dated 06/29/2006 recorded 07/03/2009 in Deed Book 1341 Page 1852.

Udren Law Offices, P.C.
Attorneys for Plaintiff
Woodcrest Corporation Center
11 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jul. 30 and Aug. 6, 13

SALE NO. 41

Ex. #10137 of 2007

**Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Home Mortgage, Inc.,
Plaintiff**

v.

**Michael P. Schutte a/k/a
Michael F. Schutte and
Julie A. Schutte, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10137-07 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. v. Michael P. Schutte a/k/a Michael F. Schutte and Julie A. Schutte, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 920 West 27th Street, Erie, PA 16508

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being part of Lots Numbers thirty and thirty-one (30-31) of Block B of Purports Nos. 4 and 5 of the real estate of Samuel Barr, deceased, as subdivided by Henry Souther et al., as per plot recorded in Deed Book No. 48, page 562, bounded and described as follows, to-wit:

BEGINNING at a point in the north line of Twenty-seventh Street one hundred and seventy-five (175) feet west of the west line of Plum Street; thence northwardly parallel with

Plum Street, one hundred and thirty-five (135) feet; thence westwardly, parallel with Twenty-seventh Street, forty (40) feet; thence southwardly parallel with Plum Street, one hundred and thirty-five (135) feet to the north line of Twenty-seventh Street; and thence eastwardly, along the north line of Twenty-seventh Street, forty (40) feet to the place of beginning. Having erected thereon a frame dwelling and frame garage known as 920 West 27th Street and bearing Erie County Tax Index # (19) 60-39-322.

TAX PARCEL NUMBER:
(19) 6039-322

Assessment Map number:
(19) 6039-322

Assessed Value figure: \$52,050.00
Improvement thereon: Residential Dwelling

Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit #6
P.O. Box 822
Secane, PA 19018
(610) 328-2887

Jul. 30 and Aug. 6, 13

SALE NO. 42

Ex. #10379 of 2010
The Bank of New York Mellon,
Successor under NovaStar
Mortgage Funding Trust, Series
2005-2, Plaintiff

v.

Randy J. Walker
Angela R. Walker, Defendant
LEGAL 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: BEGINNING at a point in the South line of Seventh Street, fifteen (15) feet westerly from the West line of Beech Lane, as originally laid out; Thence, southerly and now along the West line of Wayne Street, seventy (70) feet to a point; Thence, westerly and parallel with Seventh Street, thirty (30) feet to a point; Thence, northerly and parallel with Wayne Street, seventy (70) feet to the South line of Seventh Street; Thence, easterly along said South line of Seventh Street, thirty (30)

feet to the place of beginning. BEING commonly known as 757-759 East 7th Street, Erie, PA 16503 Said premises are further identified by Erie County Assessment Index No. (14) 1022-201 .

Being the same premises that John R.

Kramer and Janice R. Kramer by John R. Kramer, her attorney-in-fact, husband and wife, by Deed dated April 29, 2005 and recorded May 2, 2005 in the Recorder of Deeds for Erie County in Book 1230 Page 962 as Instrument 2005-013996 conveyed unto Randy J. Walker and Angela R. Walker, husband and wife, as tenants by the entirety with the right of survivorship in fee.

Martin S. Weisberg, Esquire
Attorney ID Number: 51520
Mattleman, Weinroth & Miller
Attorneys for Plaintiff
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
(856) 429-5507

Jul. 30 and Aug. 6, 13

SALE NO. 43

Ex. #11576 of 2010
Beneficial Consumer Discount
Company D/B/A Beneficial
Mortgage Co. of Pennsylvania

v.

Daniel R. Bauer, Original
Mortgagor and Real Owner and
Suzanne M. Bauer, Original
Mortgagor

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11576-2010 Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of Pennsylvania v. Daniel R. Bauer, Original Mortgagor and Real Owner and Suzanne M. Bauer, Original Mortgagor, owners of property situated in City of Erie, Erie County, Pennsylvania being 1151, West 31st Street, Erie, PA 16508
Assessment Map number:
19-6219-115

Assessed Value figure: \$54,030.00
Improvement thereon: Residential Dwelling
Mary L. Harbert-Bell, Esquire
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Jul. 30 and Aug. 6, 13

SALE NO. 45

Ex. #11323 of 2010
Deutsche Bank National Trust
Company, as Trustee of the
IndyMac IMSC Mortgage Trust
2007-F3, Mortgage Pass-Through
Certificates, Series 2007-F3
under the Pooling and Servicing
Agreement dated August 1, 2007,
Plaintiff

v.

Jessica Sevening aka
Jessica M. Sevening, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11323-10 Deutsche Bank National Trust Company, as Trustee of the IndyMac IMSC Mortgage Trust 2007-F3, Mortgage Pass-Through Certificates, Series 2007-F3 under the Pooling and Servicing Agreement dated August 1, 2007 vs. Jessica Sevening aka Jessica M. Sevening, owner(s) of property situated in Borough of Albion, Erie County, Pennsylvania being 32 Deer Street, Albion, PA 16401

.1722 acres
Assessment Map number: (1)1-2-11-2
Assessed Value figure: \$59,090.00
Improvement thereon: a residential dwelling
Michael J. Clark, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant / Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jul. 30 and Aug. 6, 13

SALE NO. 46

Ex. #12821 of 2006
WELLS FARGO BANK,
NA, AS TRUSTEE FOR
MORGAN STANLEY CAPITAL
I INC. TRUST 2004-OP1
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-
OP1, Plaintiff

v.

THERESA ANDERSON
LAWRENCE L. ANDERSON
MICHAEL T. TARKOWSKI,
Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and

State of Pennsylvania, bounded and described as follows, to-wit: Beginning at the point of intersection of the south line of West Gore Road and the east line of Dorchester Drive; thence south 24 degrees, 35 minutes east, along the east, along the east line of Dorchester Drive, 130.76 feet to an iron pin; thence north 64 degrees, 25 minutes east along the residue of the David B. Wiley property, 100.00 foot to an iron pipe in the west line of the Russell Huffman property; thence north 24 degrees, 35 minutes west, along the west line of Huffman property, 130.76 feet to a point in the south line of West Gore Road; thence south 64 degrees, 25 minutes west, along the south line of West Gore Road, 100.00 feet to the place of beginning. Being the northerly 130.76 feet to the Lot No. 17 of the Grand View Gardens as recorded in Erie County Map Book 2, Page 460. Said premises being more commonly known as 943-945 West Gore Road, Erie, PA and bearing Erie County Index Number (33) 119-519.0-001-01. Parcel# 119-519-1-01
 PROPERTY ADDRESS: 943-945 W. Gore Road, Erie, PA 16509
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532
 (215) 627-1322

Jul. 30 and Aug. 6, 13

SALE NO. 48

Ex. #11302 of 2010

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMB2004-R1, Plaintiff

v.

ANTHONY J. BOWERS,

Defendant(s)

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE in the Fifth Ward of the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEING Lot Number Nine (9) of a replot of

Block "U" of the William Spencer Farm Subdivision, as shown on a plot recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 4, Pages 230 and 231, having erected thereon a one and one-half story frame dwelling, and being commonly known as 941 East 34th Street, Erie, Pennsylvania. Bearing Erie County Index No. (18) 5395-208.
 PROPERTY ADDRESS: 941 East 34th 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

Jul. 30 and Aug. 6, 13

SALE NO. 49

Ex. #11229 of 2010

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1, Plaintiff

v.

**TIMOTHY J. CARLSON
 MICHELLE L. CARLSON,**

**Defendant(s)
DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being the West one-half of Plot of Lot No. 2 of Edgewood Subdivision, a part of Reserve Tract No. 13, a plot of same being recorded in Erie County Map Book 2, page 499 and having a frontage of 50 feet on Eleventh Street, as extended from the City of Erie Westward and a depth of 93 feet 3 inches along the East line of Lot no. 1 of said subdivision. Being known and designated as Tax Parcel No. (33) 28-72-39 in the Deed Registry Office of Erie County, Pennsylvania.
 PROPERTY ADDRESS: 3318 West 11th Street, Erie, PA 16505
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532
 (215) 627-1322

Jul. 30 and Aug. 6, 13

SALE NO. 50

Ex. #15426 of 2009

CITIMORTGAGE INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC., Plaintiff

v.

**STELLA R. DARZEN
 YVONNE M LUGENBEAL,
 Defendant(s)**

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Union, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron spike on the centerline of Murray Hill Road, said point being S 00 degrees 45' 00" W. A distance of 360 feet from the line dividing Amity Township and Union Township; thence, S 00 degrees 45' 00" E. along the centerline of Murray Hill Road, a distance of 1175.50 feet to an iron spike; thence S 85 degrees 15' 00" W along the north line of the radius of land now or formerly of Ronald C. Fountain and Audrey S. Fountain, his wife, a distance of 530 feet to a point; thence N 00 degrees 45' 00" W along the east line of land now or formerly of Thomas J. Sebald and Charlene Sebald, his wife, a distance of 1175.50 feet to an iron survey pin; thence N 00 degrees 15' 00" E along said land now or formerly of Thomas J. Sebald and Charlene Sebald, his wife, a distance of 630 feet to an iron spike in the centerline of Murray Hill Road, or place of beginning
 PROPERTY ADDRESS: 14990 Murray Road, Union City, PA 16438
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532
 (215) 627-1322

Jul. 30 and Aug. 6, 13

SALE NO. 51

Ex. #11290 of 2010

CITIFINANCIAL SERVICES, INC, Plaintiff

v.

ROBERT F. DOBSON,

Defendant(s)
DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ERIE, COUNTY OF ERIE, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN BOOK: 9, PAGE 69, ID# 19-61-18-222, BEING KNOWN AND DESIGNATED AS A METES AND BOUNDS PROPERTY ALSO DESCRIBED AS:

ALL THAT CERTAIN PIECE or parcel of land situate in the Sixth (6) Ward, City of Erie, County of Erie, and State of Pennsylvania, bounded and described as follows, to-wit: BEING LOT Number Ten (10) of Block Number twenty (20) of a replot of the JOHN BURTON Subdivision, as shown on a plot of said Subdivision recorded in the Office of the Recorder of Deeds of Erie County Pennsylvania, in Map Book No. 4, pages 218, 219, having erected thereon a one story frame dwelling and being commonly known as 1014 West 35th Street, Erie, Pennsylvania.

TAX PARCEL#: 19-61-222
PROPERTY ADDRESS: 1014 West 35th Street, Erie, PA 16508
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Jul. 30 and Aug. 6, 13

SALE NO. 53

Ex. #10807 of 2010
JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER F/K/A WASHINGTON MUTUAL BANK F.A. S/B/M PNC MORTGAGE CORPORATION OF AMERICA, Plaintiff
v.
CYNTHIA E. LECHEFSKY MICHAEL G. LECHEFSKY,

Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the Borough of Edinboro, County of Erie, and Commonwealth of Pennsylvania, being the southern one-half (½) of Lots Nos. 23 and 25 of Block "YL" as more fully appearing in Erie County Map Book 4 at Pages 10 and 11.

The above-described property is more commonly known as 301 Monroe Street, Edinboro, Pennsylvania 16412 and is further identified by Erie County Tax Index Number (11) 1-14-13. PROPERTY ADDRESS: 301 Monroe Street, Edinboro, PA 16412 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Jul. 30 and Aug. 6, 13

SALE NO. 54

Ex. #10863 of 2010
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2005-R10, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10, Plaintiff,
v.

MELISSA E. PROPER RANDALL F. PROPER, Defendant(s)
DESCRIPTION

ALL the following property situated in the State of Pennsylvania, County of Erie, bounded and described as follows, to wit:

ALL that certain piece or parcel of land situate in the Second Ward of the City of Corry, Erie County, Pennsylvania, bounded and described as follows, to wit: COMMENCING at a point in the south line of East Smith Street at the northwest corner of land conveyed by Russell Clark to Charles Hatch, said point being located one hundred sixty-four (164) feet east of

the intersection of the south line of East Smith Street with the east line of Wayne Street; thence east along the south line of East Smith Street sixth (60) feet to a point; thence at right angles south one hundred ten (110) feet to a point; thence west, parallel with the south line of East Smith Street, sixty (60) feet to a point; thence north one hundred ten (110) feet to the place of beginning. PARCEL : (6) 22-96-10 DBV 45 PAGE 327 TAX PARCEL #: (6) 22-96-10 PROPERTY ADDRESS: 416 East Smith Street, Corry, PA 16407 Michael T. McKeever, Esquire Attorney for Plaintiff Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Jul. 30 and Aug. 6, 13

SALE NO. 55

Ex. #10440 of 2010
SELECT PORTFOLIO SERVICING, INC., Plaintiff
v.
CHRISTINA M. SPADACCIO, 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: BEGINNING at a point in the east line of Hess Avenue one hundred and twenty-six (126) feet southwardly from the intersection of the east line of Hess Avenue with the south line of East Tenth Street; thence eastwardly and parallel with East Tenth Street one hundred and three and nine tenths (103.9) feet, more or less, to a point in the eastern limits of the City of Erie; thence southwardly along the line of the eastern city limits thirty-one (31) feet to a point; thence westwardly and parallel with East Tenth Street aforesaid one hundred and three and nine-tenths (103.9) feet, more or less, to the east line of Hess Avenue; thence northwardly by and along the east line of Hess Avenue thirty-one (31) feet to the place of beginning and having erected thereon a two-

story frame dwelling.
 ALSO all that certain piece or parcel of land situate in Millcreek Township, now City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: In Millcreek Township, now City of Erie, County of Erie, Pennsylvania, beginning at the point of intersection of the former old East City Line with the North line of Eleventh Street as indicated on the Map recorded in Map Book No. 1, page 81; thence North along the former East City line One hundred twenty-five and fifty-four hundredths (125.54) feet; thence Eastwardly parallel with Tenth Street, Forty-seven and five-tenths (47.5) feet; thence Southwardly One hundred twenty-five and fifty-four hundredths (125.54) feet; thence Westwardly parallel to Tenth Street, Forty-eight and seven-tenths (48.7) feet to the place of beginning. Being Lot No. 11 of the Subdivision of Reed Addition as made by Kate Davenport and recorded in Erie County, Pennsylvania Map Book No. 2, Page 45.

Said property being commonly known as 1011 Hess Avenue, Erie, Pennsylvania 16503, and further identified in the assessment records of Erie County as Index Nos. 15-2102-318 and 15-2102-322, respectively.

PROPERTY ADDRESS: 1011 Hess Avenue, Erie, PA 16503
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Jul. 30 and Aug. 6, 13

SALE NO. 56

Ex. #11478 of 2010

**BANK OF AMERICA, N.A.,
 Plaintiff**

v.

**KRISTIN D. WATKINS,
 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 the West one-half (1/2) of

in Lot. No. 853, in square 64, and being more particularly bounded and described as follows, to-wit: Beginning at a point in the North line of 10th Street, two hundred six and one-fourth (206 1/4) feet West of the intersection of the West line of Plum Street with the North line of 10th Street; thence westwardly along the North line of 10th Street, forty-one and one-fourth (41 1/4) feet to a point; thence Northwardly in a line parallel with Plum Street, one hundred sixty-five (165) feet to a point; thence Eastwardly in a line parallel with 10th Street, forty-one and one fourth (41 1/4) feet to a point; thence Southwardly in a line parallel with Plum Street, one hundred sixty-five (165) feet to the North line of 10th Street the point and place of beginning; Having erected thereon a frame dwelling and garage and being commonly known as 922 West 10th Street, Erie, PA bearing Erie County Tax Index # (16) 3047-139, Tax Parcel # 16-0300-047.0-139.00, premises being: 922 West 10th Street, Erie, PA 16502.

TAX PARCEL #: (16) 3047-139
 PROPERTY ADDRESS: 922 West 10th 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

Jul. 30 and Aug. 6, 13

SALE NO. 57

Ex. #15686 of 2009

PNC Bank, N.A., s/b/m/t National City Bank, Plaintiff

v.

**Nancy E. Sanford a/k/a
 Nancy E. Wagner, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15686-09 PNC Bank, N.A., s/b/m/t National City Bank vs. Nancy E. Sanford a/k/a Nancy E. Wagner, owner(s) of property situated in Borough of Fairview, Erie County, Pennsylvania being 7252 Old Ridge Road, PO Box 351, Fairview, PA 16415
 107.87 feet, 135.3 feet, 160.2 feet, 85.63 feet, 94.62 feet

Assessment Map number: 21-76-6-9
 Assessed Value figure: \$74,320.00
 Improvement thereon: dwelling Patrick Thomas Woodman, Esq. 436 Seventh Ave. 1400 Koppers Bldg. Pittsburgh, PA 15219 (412) 434-7955

Jul. 30 and Aug. 6, 13

SALE NO. 58

Ex. #11166 of 2010

First Horizon Home Loans, a division of First Tennessee Bank National Association

v.

**DEBRA A. HARRIS
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 11166-2010 First Horizon Home Loans, a division of First Tennessee Bank National Association vs. DEBRA A. HARRIS, owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 1119 EAST 5TH STREET, ERIE, PA 16507

33 X 120.5 FEET
 Assessment Map Number: 14010040010900
 Assessed Value figure: \$38,940.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Kimberly A. Bonner, Esquire
 Joel Ackerman, Esquire
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 301 Mountainside, NJ 07092 (908) 233-8500

Jul. 30 and Aug. 6, 13

SALE NO. 59

Ex. #15349 of 2009

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of The Certificateholders of CWMBMS 2002-11, Plaintiff

v.

**Donald N. Detzel, Defendant
SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Third Ward of the City of Erie, County of Erie and State of Pennsylvania.
 By virtue of a Writ of Execution filed to No. 15349-2009 The Bank

of New York Mellon fka The Bank of New York, as Trustee for the Benefit of The Certificateholders of CWMB5 2002-11 v. Donald N Detzel, owners of property situated in the Township of Third Ward of the City of Erie, Erie County, Pennsylvania being 1317-1319 West 9th Street, Erie, Pennsylvania 16502.

Tax I.D. No. 16-030-061.0-109.00
 Assessment: \$77,364.78
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway,
 P.C. 123 South Broad Street, Suite
 2080
 Philadelphia, PA 19109
 Jul. 30 and Aug. 6, 13

SALE NO. 60

Ex. #11445 of 2005
Centex Home Equity
Corporation n/d/b/a Centex
Home Equity Company, LLC,
Plaintiff
 v.
Carol Zoe Bloss-Fulton a/k/a
Carol Zoe Fulton, Defendant

SHORT DESCRIPTION

All that Certain Piece and parcel of Land situate in the Township of Union, County of Erie, Commonwealth of Pennsylvania. By virtue of a Writ of Execution filed to No 11445 of 2005 Centex Home Equity Corporation n/d/b/a Centex Home Equity Company, LLC v. Carol Zoe Bloss-Fulton a/k/a Carol Zoe Fulton, owners of property situated in the Township of Union, Erie County, Pennsylvania being 10040 Concord Road, Union City, Pennsylvania 16438.
 Tax I.D. No. (43) 14-41-8.02
 Assessment: \$83,201.33
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway,
 P.C. 123 South Broad Street, Suite
 2080
 Philadelphia, PA 19109
 Jul. 30 and Aug. 6, 13

SALE NO. 61

Ex. #12106 of 2009
BAC Home Loans Servicing, L.P.
fka Countrywide Home Loans
Servicing, L.P.
 v.
Barbara W. Shuttle

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12106-09 BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. v. Barbara W. Shuttle, owners of property situated in the City of Erie, Erie County, Pennsylvania being 511 Cranch Avenue, Erie, Pennsylvania 16511.
 Tax I.D. No. 14-1111-219
 Assessment: \$64,445.72
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway,
 P.C. 123 South Broad Street, Suite
 2080
 Philadelphia, PA 19109
 Jul. 30 and Aug. 6, 13

SALE NO. 62

Ex. #11183 of 2010
Wells Fargo Bank, N.A., as
Trustee for Option One Mortgage
Loan Trust 1999-B Asset-Backed
Certificates, Series
1999-B, Plaintiff
 v.
Richard A. Spadacene and
Cara L. Miller, Defendant

SHORT DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania. By virtue of a Writ of Execution filed to No. 11183-10 Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 1999-B Asset-Backed Certificates, Series 1999-B v. Richard A. Spadacene and Cara L. Miller, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 2241 Gatesmill Drive, Erie, Pennsylvania 16509.
 Tax I.D. No. 33-108-480.4-14
 Assessment: \$154,484.20
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway,
 P.C. 123 South Broad Street, Suite
 2080
 Philadelphia, PA 19109
 Jul. 30 and Aug. 6, 13

SALE NO. 63

Ex. #11370 of 2010
Everhome Mortgage Company,
Plaintiff
 v.
Richard T. Stewart Jr.,
Defendant

DESCRIPTION FOR
ADVERTISING

All that certain piece, parcel or lot of land situate in City of Erie Township, Forest County, and Commonwealth of Pennsylvania, being known as 938 E. 30th St, Erie, Pennsylvania 16504
 Title to said premises is vested in Richard T. Stewart Jr. by deed from JOHN M. GRIEP, SINGLE dated December 10, 2003 and recorded December 19, 2003 in Deed Book 1095, Page 1818.
 TAX MAP AND PARCEL NUMBER: 18 050-053-0139-00
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
 REAL DEBT: \$86,681.36
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Richard T. Stewart Jr.
 McCabe, Weisberg and Conway,
 P.C. 123 South Broad Street, Suite
 2080
 Philadelphia, PA 19109
 (215) 790-1010
 Jul. 30 and Aug. 6, 13

SALE NO. 65

Ex. #11052 of 2010
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR FFMLT TRUST
2005-FF8, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2005-FF8, Plaintiff
 v.
RACHEL M. AULENBACHER
A/K/A RACHAL M.
AULENBACHER
DAVID L. AULENBACHER,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11052-10
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2005-FF8, MORTGAGE PASS-THROUGH CERTIFICATES,

SERIES 2005-FF8 vs. RACHEL M. AULENBACHER A/K/A RACHAL M. AULENBACHER and DAVID L. AULENBACHER

Amount Due: \$53,232.34

RACHEL M. AULENBACHER A/K/A RACHAL M. AULENBACHER and DAVID L. AULENBACHER, owner(s) of property situated in BOROUGH OF GIRARD, Erie County, Pennsylvania being 201 NICKLE PLATE AVENUE, GIRARD, PA 16417-1118 A/K/A 201 NICKEL PLATE AVENUE, GIRARD, PA 16417-1118

Dimensions: 90

Acreage: 125

Assessment Map number: 23-003-015.0-017.00

Assessed Value: \$54,860.00

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

Jul. 30 and Aug. 6, 13

**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, July 26, 2010** and confirmed Nisi.

August 19, 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>
209.	Michael J. Murphy	Robert J. Smith, Succ. Tr.	MacDonald Illig Jones & Britton LLP
210.	Charlotte Ellen Eichelsdorfer ...	David R. Eichelsdorfer, Exr.	Scott E. Miller
211.	James E. Blackwood	Nancy Bird-Blackwood, Exrx.	Vendetti & Vendetti
212.	Lakshmi Prakash Gupta	Shubhra Gupta, Admrx.	Darlene M. Vlahos, Esq.
213.	Margaret E. Brairton	Barbara L. Brairton, Exrx.	Yochim Skiba & Nash
214.	Anthony DeMarco, Sr.	Anthony DeMarco, Jr., Exr.	William J. Moder, III

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

Jul. 23, 30

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

**ACKER, MONICA ROSE,
deceased**

Late of the City of Erie
Executor: Dennis Lagan, 445 Townhall Road West, Waterford, PA 16441
Attorney: Daniel P. Marnen, Esq., Marnen Mioduszewski Bordonaro Wagner & Sinnott, LLC, 516 West Tenth Street, Erie, PA 16502

**CHITESTER, GEORGE G.,
deceased**

Late of Erie County, Pennsylvania
Executor: Jane Ellen Krahe, 511 Vermont Avenue, Erie, Pennsylvania 16505
Attorney: Charles D. Agresti, Esq., Agresti Law Firm, 4934 Peach Street, Erie, Pennsylvania 16509

**FEENEY, COLIN E.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Colleen Feeney-Keyes, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Scott L. Wallen, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**GIACOBELLO, ANTHONY F.,
a/k/a TONY GIACOBELLO,
deceased**

Late of Erie, PA, Erie County, PA
Executrix: Madeline M. Wolf
Attorney: Gregory A. Karle, Esquire, 900 State Street, Suite 103, Erie, PA 16501

**PARKS, AGNES T.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Executor: Robert W. Parks, 11 Jerry Drive, Plattsburgh, NY 12901
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PISCOR, CLARA L.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Juanita Ponce
Attorney: Thomas J. Minarcik, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**SCHULER, JOHN E.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Edward Schuler
Attorney: John B. Enders, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**SCOTT, IDA JANET,
deceased**

Late of the City of Erie
Executor: Dr. Vernon D. Dobbs, 5274 W. 51st Street, Fairview, PA 16415
Attorney: Larry D. Meredith, Esq., 2021 E. 20th Street, Erie, Pennsylvania 16510

**TATAR, WILLIAM J.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Dale R. DeMarco, 4226 Caroline Drive, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**VICKEY, WILLIAM GARRETT,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executrix: Rosemarie Culmer, 219 Lake Cliff Drive, Erie, Pennsylvania 16511
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

SECOND PUBLICATION

**DeBELLO, NICK A., a/k/a
NICHOLAS A. DeBELLO,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Dominick L. DeBello, P.O. Box 6393, Plymouth, MI 48170
Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**DeMARCO, JANET MARIE
deceased**

Late of the City of Erie, County of Erie
Executor: Ralph V. DeMarco
Attorney: Harry S. Cohen & Associates, P.C., Two Chatham Center, Suite 985, Pittsburgh, PA 15219

**DOUTT, TWILA V.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Co-Executors: Tina Schwab and Sandy Lee, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**ETTER, HELEN M., a/k/a
HELENA ETTER, a/k/a
HELEN ETTER,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania
Executrix: Sandra L. Etter, 233 Lowry Road, Erie, PA 16511
Attorney: Gary J. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**FUCCI, VINCENT J., a/k/a
VINCENT FUCCI,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Jason P. Fucci, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**GRIM, MICHAEL L., a/k/a
MIKE GRIM, a/k/a
MICHAEL GRIM,
deceased**

Late of the City of Erie, County of Erie
Executor: Jacklyn A. DeWolf, 1029 W. 25th Street, Erie, PA 16502
Attorney: None

**HOLODNAK, DONALD A.,
deceased**

Late of the Township of Harborcreek, Erie County, Pennsylvania
Executrix: Mabel L. Holodnak, 5723 Clark Road, Erie, PA 16510
Attorney: Mark A. Denlinger, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HURN, MARY E.,
deceased**

Late of the Township of North East, Commonwealth of Pennsylvania
Executrix: Nancy A. Wiley, c/o Anthony Angelone, Esquire, 3820 Liberty Street, Erie, PA 16509
Attorney: Anthony Angelone, Esq., 3820 Liberty Street, Erie, PA 16509

**MILLER, MILDRED R.,
deceased**

Late of Millcreek Township, County of Erie, Commonwealth of PA
Executor: Patrice M. Rushe, 712 Long Point Drive, Erie, PA 16505
Attorney: Luigi P. Montagna, Esq., 1001 State Street, Suite 1400, Erie, PA 16501

**NESTOR, ANDY,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Joanne Hesch, 1031 West 24th Street, Erie, PA 16502
Attorney: Burton L. Fish, Esq., Buffalo Road Professionals, PC, 5218 Buffalo Road, PO Box 7185, Erie, PA 16510

**RISHELL, TODD WITHEROW,
a/k/a TODD W. RISHELL,
deceased**

Late of the Township of McKean, County of Erie, and Commonwealth of Pennsylvania
Co-Executrices: Cynthia Lee Sharrer, 8730 Peffer Road, Fairview, Pennsylvania 16415 and Anna Louise Bommelje, 216 Crystal Point Drive, Erie, Pennsylvania 16505
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**ROSS, ROSE M.,
deceased**

Late of the City of Corry, County of Erie, Pennsylvania
Executor: Rolland Ross, c/o Attorney John Moore, 5748 Schultz Rd., Erie, PA 16509
Attorney: John Moore, 5748 Schultz Rd., Erie, PA 16509

**WEBER, MILDRED,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Linda Belton, c/o Marshall L. Belton, Esq., P.O. Box 393, Verona, WI 53593
Attorney: Marshall L. Belton, Esq., P.O. Box 393, Verona, WI 53593

**WITKOWSKI, JOSEPH J.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Timothy S. Witkowski, c/o Kevin M. Monahan, 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

THIRD PUBLICATION

**CULLATON, SHARON E.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Briar A. Cullaton, c/o 900 State Street, Suite 215, Erie, PA 16501
Attorney: Gregory L. Heidt, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**DIANGI, CARMELLA, a/k/a
CARMELLA B. DIANGI,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executors: Philip Guy DiAngi, 6140 Daggett Road, Girard, Pennsylvania 16417 and John R. Falcone, 135 East 6th Street, Erie, Pennsylvania 16501
Attorney: John R. Falcone, Esq., The Gideon Ball House, 135 East 6th Street, Erie, Pennsylvania 16501

**ECKHARDT, LILLIAN C.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Lawrence R. Eckhardt, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507
Attorney: Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**FIESLER, SALLY J.,
deceased**

Late of the Boro of Waterford, County of Erie, and Commonwealth of Pennsylvania
Executor: James R. Fiesler
Attorney: L. C. TeWinkle, Esq., Sciarrino TeWinkle, Renaissance Centre, 1001 State Street, Suite 1220, Erie, Pennsylvania 16501

**GRAY, RICHARD L.,
deceased**

Late of Girard Township
Co-Executrices: Violet G. Sidman, 934 Oakmont Avenue, Erie, PA 16505 and William A. Gray, 4910 Crepe Myrtle Lane, Pasadena, TX 77505
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**LANG, JEREMIAH L.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Elizabeth A. Brown, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**OLENIK, SARAH H., a/k/a
SARAH OLENIK,
deceased**

Late of the County of Erie, Commonwealth of Pennsylvania
Executrix: Linda M. Strong, 10384 Rt. 18., Albion, PA 16401
Attorney: None

**PARKER, FLORENCE,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executrix: Joyce E. Parker, c/o 900 State Street, Suite 215, Erie, PA 16501
Attorney: Gregory L. Heidt, Esquire, 900 State Street, Suite 215, Erie, PA 16501

**STOUFFER, CONSTANCE L.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Brenton A. Wilson, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

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