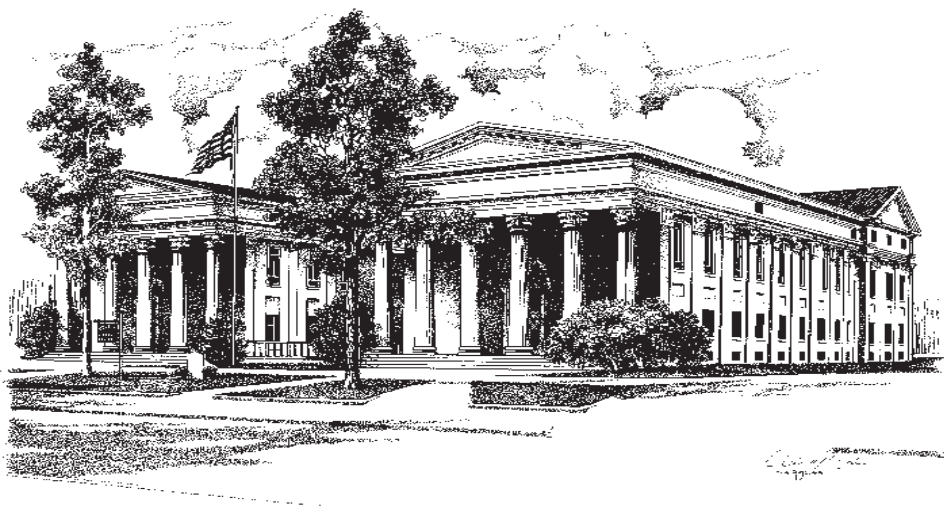


*Erie
County
Legal
Journal*

January 7, 2011

Vol. 94 No. 1

USPS 178-360



Erie County Legal Journal

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

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

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

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 LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2011©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association

Calendar of Events and Seminars

WEDNESDAY, JANUARY 19, 2011

Drafting the Power of Attorney
ECBA Video Seminar
Erie County Bar Association
9:00 a.m. – 10:00 a.m. (8:30 a.m. reg.)
\$32 (ECBA member) \$48 (nonmember)
1 hour substantive

TUESDAY, JANUARY 25, 2011

Best of Oil and Gas Law Colloquium
PBI Groupcast Seminar
Erie County Bar Association
9:00 a.m. – 1:15 p.m. (8:30 a.m. reg.)
\$244 (member) \$224 (admitted after 1/1/07)
\$264 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$219 (member) \$199 (admitted after 1/1/06) \$239 (nonmember)
4 hours substantive

WEDNESDAY, JANUARY 26, 2011

2011 Mock Trial Competition
Erie County Court House
1:00 p.m. / 3:00 p.m. / 5:00 p.m.
Free to attend and participate as a jury member
1 hour substantive

THURSDAY, JANUARY 27, 2011

2011 Mock Trial Competition
Erie County Court House
1:00 p.m. / 3:00 p.m.
Free to attend and participate as a jury member
1 hour substantive

THURSDAY, FEBRUARY 3, 2011

Preventing Nightmares: Preserving Issues and Avoiding Waiver at Trial & on Appeal
PBI Video Seminar
Erie County Bar Association
9:00 a.m. – 2:30 p.m. (8:30 a.m. reg.)
\$149 (member) \$129 (admitted after 1/1/07)
\$169 (nonmember)
4 hours substantive / 1 hour of ethics

WEDNESDAY, FEBRUARY 9, 2011

The Revised Model Stock Purchase Agreement: New Business Trends, Provisions & Lessons from the Drafters
PBI Groupcast Seminar
Erie County Bar Association
9:00 a.m. - 12:30 p.m. (8:30 a.m. reg.)
\$374 (member) \$354 (admitted after 1/1/07)
\$394 (nonmember)

Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$349 (member) \$329 (admitted after 1/1/07) \$369 (nonmember)
3 hours substantive

THURSDAY, FEBRUARY 10, 2011

Who Pays: Workers' Comp Issues Impacting Your Auto Accident Case
PBI Groupcast Seminar
Erie County Bar Association
9:00 a.m. - 12:15 p.m. (8:30 a.m. reg.)
\$224 (member) \$204 (admitted after 1/1/07)
\$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

FRIDAY, FEBRUARY 11, 2011

Independent Contractor v. Employee: Repercussions of Misclassifications
PBI Groupcast Seminar
Erie County Bar Association
12:00 p.m. - 3:15 p.m. (11:30 a.m. reg.)
Lunch is Included
\$254 (member) \$234 (admitted after 1/1/07)
\$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 1/1/07) \$249 (nonmember)
3 hours substantive

2011 BOARD OF DIRECTORS

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

NOTICE

In Re: Court Closure

Please be advised that the United States Bankruptcy Court for the Western District of Pennsylvania will be closed Monday, January 17, 2011, in observance of Martin Luther King Jr. Day.

John J. Horner
Clerk of Court

Jan. 7

**NOTICE TO THE PROFESSION
FROM THE COURT ADMINISTRATOR**

In accord with an Order issued by the Court of Common Pleas issued to the Court Administrator, Civil Division, Erie County, Pennsylvania, notice is hereby given that the Court intends to terminate the below-listed tax assessment cases without further notice because the docket shows no activity in the case for at least two (2) years. This notice shall apply to all tax assessment court cases filed in 2007 and prior. Therefore, it is here by ORDERED that all Tax Assessment court cases filed in 2007 and prior, and listed herein below, shall be dismissed by the Court on February 15, 2011 unless either litigant or their attorney of record files a Statement of Intention to Proceed. The Statement of Intention to Proceed shall be filed with the Prothonotary's Office at the Erie County Courthouse, 140 West 6th Street, Room 120, Erie, Pennsylvania 16501 on or before February 5, 2011.

**An extensive listing of all the cases to be dismissed is posted in the Assessment Office in the Erie County Courthouse. You may also email the Board of Assessment's solicitor at lacquista@acquistalawfirm.com, or the Assessment office at smaas@eriecountygov.org, for a listing of the cases scheduled for dismissal.

The Statement of Intention to Proceed shall be in the following form:

(Caption w/Docket No.)

Statement of Intention to Proceed

To the Court:

_____ intends to proceed with the above-captioned matter:

(Name)

Date: _____

(Signature) _____

Attorney for _____

If you fail to file the required Statement of Intention to Proceed, the case will be terminated
Peter E. Freed, Deputy Court Administrator

Jan. 7

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

JANUARY 2011 NOTICE

The following is a list of *January through March 2011* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: www.pawb.uscourts.gov. ***The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.***

ERIE CH. 13 AND CH. 7 CASES

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

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

Wednesday, January 5, 2011
Wednesday, February 2, 2011
Wednesday, February 23, 2011
Wednesday, March 16, 2011

1:30 p.m.: Open for all Erie matters
2:00 p.m.: Open for all Erie matters
2:30 p.m.: Open for all Erie matters*
* ALL Chapter 12 matters are to be scheduled for 2:30 p.m.
Sale, Financing and Extend/Impose Stay Motions also
scheduled at 2:30 p.m.

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

NOTE: As of September 9, all Chapter 7 matters are to be scheduled at 10:30 a.m., 11:00 a.m., or 11:30 a.m.

Thursday, January 13, 2011
Thursday, January 27, 2011
Thursday, February 10, 2011
Thursday, February 24, 2011
Thursday, March 10, 2011
Thursday, March 24, 2011

10:30 a.m.: Open for all Erie matters
11:00 a.m.: Open for all Erie matters*
11:30 a.m.: Sale Motions at this time, only
*All Motions to Extend/Impose Stay are to be
scheduled at 11:00 a.m.

ERIE CHAPTER 11 CASES

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

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

John J. Horner
Clerk of Court

Jan. 7

CERTIFICATE OF AUTHORITY

Notice is hereby given that Tuscarora Tobacco, Inc. a foreign business corporation incorporated under the laws of the State of New York, 2436 Upper Mountain Road, Sanborn, NY 14132, has applied for a Certificate of Authority in Pennsylvania. The application was filed on or about October 5, 2010. The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Erie County, Pennsylvania.

Jan. 7

LEGAL NOTICE

NOTICE OF SUSPENSION

Notice is hereby given that on December 28, 2010, the Supreme Court of Pennsylvania ordered that Timothy John Lucas be placed on Emergency Temporary Suspension from the practice of law, effective January 27, 2011.

Elaine M. Bixler
Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

Jan. 7

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the property known as 8299 Wattsburg Road, Erie, PA 16509, being more fully described in Erie Deed Book Volume 1297 at Page 1482. **SAID SALE** to be held at the **ERIE COUNTY COURTHOUSE, ROOM 209, ERIE, PA at 9:00 a.m.** prevailing, standard time, on **JANUARY 31, 2011.**

All those certain tracts of land, together with the buildings, and improvements erected thereon described in Assessment Index No. (25) 2-6-32. Recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Rose E. Ferraro at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of

Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action Number 1:10-CV-00051. TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514.

Jan. 7, 14, 21, 28

LEGAL NOTICE

MARSHALS SALE: By virtue of a Writ of Execution issued on September 17, 2010 out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose the following real property to public sale **AT THE ERIE COUNTY COURTHOUSE, located at 140 WEST SIXTH STREET, ERIE, PENNSYLVANIA 16501, on January 31, 2011, at 9:00 a.m., local time.** Said hereinafter described property is 321 Marion Street, Corry, Erie County, Pennsylvania 16407, being more fully described as follows:

All those certain tracts of land, together with the buildings, and

improvements erected thereon, described in Mortgage Book 970, Page 631, recorded in the Recorder of Deeds of Erie County, Pennsylvania, seized and taken in execution as the property of Audrey Marie Smith, at the suit of *The United States of America v. Audrey Marie Smith*, to be sold on Writ of Execution at Case No. 1:09-cv-87 filed in the United States District Court for the Western District of Pennsylvania. TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check to be tendered immediately at the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps and stamps required by the local taxing authority. Marshals' costs, fees and commissions will be the responsibility of the seller. On behalf of the U.S. Marshals Service, we are allowing the highest bidder to secure, by official bank check or money order, ten percent (10%) of the highest bid amount within one hour of the conclusion of the sale. Additional information can be obtained through the USDA's property foreclosure website at www.resales.usda.gov.

Dec. 31 and Jan., 7, 14, 21

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Case No. 1:10-cv-00175, I shall expose to public sale the real property of Dennis T. Morrisroe and Dawn S. Haynoski a/k/a Dawn S. Morrisroe known as 2 Orchard Place, Bradford, PA

16701, and more fully described in the Deed recorded in the McKean County Recorder of Deeds Office at Deed Book Volume 143, Page 1033.
TIME AND LOCATION OF SALE: Friday, January 14, 2011 at 10:00 A.M. at the McKean County Courthouse, Front Steps, 500 West Main Street, Smethport, PA 16749

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information visit www.resales.usda.gov or contact Mr. Daniel Varland at 314-457-5489.

Dec. 17, 24, 31 and Jan. 7

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the

U. S. Court for the W. D. of PA at suit of the USA at Case No. 1:10-cv-00061, I shall expose to public sale the real property of Tammy M. Haight as RD 3, Box 5A, Smethport, PA 16749 a/k/a 6172 Route 46, Smethport, PA 16749, and more accurately described in the Deed recorded September 17, 2001, in the McKean County Recorder of Deeds Office at Deed Book Volume 363, Page 1157.

TIME AND LOCATION OF SALE: Friday, January 14, 2011 at 10:00 A.M. at the McKean County Courthouse, Front Steps, 500 West Main Street, Smethport, PA 16749

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Thomas M. Fitzgerald, United States Marshal. For additional information

visit www.resales.usda.gov or contact Mr. Daniel Varland at 314-457-5489.

Dec. 17, 24, 31 and Jan. 7

SHERIFF SALES

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**January 21, 2011
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they MUST possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

Bob Merski
Sheriff of Erie County

Dec. 31 and Jan. 7, 14

SALE NO. 1

Ex. #32430 of 2010
PNC BANK, NATIONAL ASSOCIATION, Plaintiff
v.
SETHULAZMI II, LLC, d/b/a WESTWOOD RACQUET CLUB, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 32430-10 PNC BANK, NATIONAL ASSOCIATION vs. SETHULAZMI II, LLC, d/b/a WESTWOOD RACQUET CLUB, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 2660 & 2710 Zuck Road, Erie, Pennsylvania 16506
(1) 0.3937 and (2) 2.86 acres

Assessment Map number: 33-71-290-11 and 3-71-290-2.02
Assessed Value figure: (1) \$21,700.00 and (2) \$556,500.00
Improvement thereon: Residential Dwelling
Brett A. Solomon, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
412.594.3913
bsolomon@tuckerlaw.com
Dec. 31 and Jan. 7, 14

SALE NO. 2

Ex. #13408 of 2010
U.S. BANK, NATIONAL ASSOCIATION N.A., Plaintiff,
v.
MICHAEL S. WATSON, and CHRISTINA L. WATSON, Defendants

LONG FORM DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being bounded and described as follows, to wit: BEGINNING at a point in the east line of Cascade Street, eighty-four (84) feet north of the north line of 28th Street; thence eastwardly parallel with 28th Street, one hundred twenty (120') feet; thence northwardly parallel with Cascade Street, thirty-one (31') feet; thence westwardly parallel with 28th Street, one hundred twenty (120') feet to the east line of Cascade Street; thence southwardly along the east line of Cascade Street, thirty-one (31') feet to the place of beginning.

SAID premises having erected thereon a dwelling commonly known as 2717 Cascade Street, Erie, Pennsylvania, and being further identified by Erie County Assessment Index Number (19) 6039-222.

BEING the same premises which Craig Scott Humphries and Jennifer Lynn Humphries, husband and wife by Deed dated September 29, 2003 and recorded in the Office of the Recorder of Deeds of Erie County on September 30, 2003 at Deed Book Volume 1070, Page 1444, granted and conveyed unto Michael S. Watson and Christina L. Watson,

husband and wife. Grenen & Birsic, P.C. Brian B. Dunton, Esquire Attorneys for Plaintiff One Gateway Center, Ninth Floor Pittsburgh, PA 15222 (412) 281-7650 Parcel No. (19) 6039-222
Dec. 31 and Jan. 7, 14

SALE NO. 3

Ex. #13690 of 2010
FIRST NIAGARA BANK, N.A., formerly known as First Niagara Bank, as assignee of National City Bank of Pennsylvania, Plaintiff
v.
PETER J. NICOLIA, JR. A/K/A PETER J. NICOLIA AND LAURA M. NICOLIA, Defendants

SHORT FORM DESCRIPTION FOR ADVERTISEMENT

All the right, title, interest and claim of Peter J. Nicolia, Jr. a/k/a Peter J. Nicolia and Laura M. Nicolia, of, in and the following described property: All that certain real estate situated in the City of Erie, Erie County, Pennsylvania. Parcel I: Having erected thereon a frame building known as 813 East Avenue, Erie, Pennsylvania 16503. Deed Book Volume 1263, Page 935, Tax Parcel No. (15) 2045.0-315.00. Parcel II: Vacant Lot Known as 811 East Avenue, Erie, Pennsylvania 16503. Deed Book Volume 1263, Page 937, Tax Parcel No. (15) 2045-314.

Grenen & Birsic, P.C. Brian M. Kile, Esquire Attorneys for Plaintiff One Gateway Center, Ninth Floor Pittsburgh, PA 15222 (412) 281-7650
Dec. 31 and Jan. 7, 14

SALE NO. 4

Ex. #12833 of 2010
Arch Bay Holdings, LLC - Series 2010A, Plaintiff
v.
Stephen P. Cochran and D'anna M. Cook, Defendants
REAL PROPERTY SHORT DESCRIPTION FORM
TO THE SHERIFF OF ERIE

COUNTY: PROPERTY OF: Stephen P. Cochran and D'anna M. Cook
 EXECUTION NO. 2010-12833
 JUDGMENT AMT: \$102,046.01
 ALL the right, title, interest and claim of: Stephen P. Cochran and D'anne M. Cook,
 Of in and to:
 ADDRESS: 21313 Spartansburg Highway, Corry, PA 16407
 MUNICIPALITY: Concord Township
 ALL that certain piece or parcel of land situate in the Township of Concord, County of Erie, and State of Pennsylvania, bounded and described as follows, to wit:
 BEGINNING at the point of intersection of the east line of Pennsylvania Route No. 277, also known as the Corry-Spartansburg Road, with a fence line in the south line of lands now or formerly of Robert C. Lindstrom, being also the north line of lands conveyed from Robert P. Kraft and Martha B. Kraft, his wife, to John K. Lindstrom and Dorothy R. Lindstrom, his wife, by Deed dated September 12, 1977 and recorded in Erie County Deed Book 1280 at Page 270, in the Fourth Parcel thereof; thence along said fence line north 88 degrees 24 minutes west, 260 feet to a point; thence south 2 degrees 0 minutes east 336 feet to a point; thence parallel with the first described line south 88 degrees 24 minutes west, 260 feet to a point in the east line of the aforesaid Route No. 277; thence along the east line of said Route 277 north 2 degrees 0 minutes west, 336 feet to a point, the place of beginning.
 EXCEPTING and reserving unto John K. Lindstrom and wife, or the survivor of them, a personal easement and right-of-way over, upon, along and across a certain driveway, located upon and leading across the above described premises to a barn located on lands retained by the Lindstroms, for the purpose of taking farm machinery, materials and equipment to and from said barn, and to maintain said barn. The above description is taken from a survey prepared by Terry Darnofall, Registered Surveyor No. 19748E,

dated June 19, 1978. Also all that certain piece or parcel of land situate in the Township of Concord, County of Erie and State of Pennsylvania, bounded and described as follows, to wit:
 COMMENCING at a point in the center line of Route 277 east the southwest corner of land conveyed to Jonathan M. Derouville and Patricia S. Derouville, his wife, by Deed recorded in Erie County, Deed Book 1313 at Page 506 et seq; thence north 88 degrees 25 minutes east to a point on the easterly line of Route 277 and continuing on said course along line of land of the Derouville a further distance of 260 feet to a set iron pin; thence south 2 degrees east a distance of 140.66 feet to a set iron pin; thence south 80 degrees 57 minutes 41" west a distance of 261.97 feet to a set iron pin on the easterly line of Route 277 and continuing on said course to the center line of Route 277; thence northerly along the centerline of Route 277 to the place of beginning. AND being Parcel No. 1 of the Lindstrom Subdivision No. 2 as recorded in Erie County Map Book 32 at Page 187 on December 11, 1987. Being more commonly known as 21313 Sparta Highway, Corry, Pennsylvania 16407 and bearing Erie County Tax Assessment Number (3) 12-40-2
 BEING the said premises conveyed to James Wynn, Jr. and Kimberly Wynn, husband and wife, by Deed dated June 18, 1999 and recorded in Erie County Record Book 0645 at Page 0609 on June 24, 1999.
 Tax ID #: 03-013-040.0-0002.01
 Title is Vested in Stephen P. Cochran and D'anne M. Cook, by that Warranty Deed dated 10/29/2004 and recorded on 11/3/2004 in Book 1186, Page 1795, of the Erie County, PA records.
 Parker McCay, P.A.
 Christine A. Pinto, Esquire
 Attorney ID# 205622

Dec. 31 and Jan. 7, 14

SALE NO. 6

Ex. #13015 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff

v.
JOSEPH A. STEWART
KAYLA J. MAZZEO,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13015-10
 WELLS FARGO BANK, N.A. vs. JOSEPH A. STEWART and KAYLA J. MAZZEO
 Amount Due: \$71,636.27
 JOSEPH A. STEWART and KAYLA J. MAZZEO, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 4227 STANTON STREET, ERIE, PA 16510-3451
 Dimensions: 82 x 199.8 IRR
 Acreage: 0.4276
 Assessment Map number: 18-052-034-0229-00
 Assessed Value: \$57,900.00
 Improvement thereon: Residential Phelan Hallinan & Schmiegg, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215)563-7000

Dec. 31 and Jan. 7, 14

SALE NO. 7

Ex. #13091 of 2010
CITIMORTGAGE, INC.,
Plaintiff
v.
BRIAN D. SZOSZOREK
NICOLA W. SZOSZOREK
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13091-10
 CITIMORTGAGE, INC. vs. BRIAN D. SZOSZOREK and NICOLA W. SZOSZOREK
 Amount Due: \$77,881.77
 BRIAN D. SZOSZOREK and NICOLA W. SZOSZOREK, owner(s) of property situated in MCKEAN TOWNSHIP, Erie County, Pennsylvania being 8591 GRUBB ROAD, MCKEAN, PA 16426-1236
 Acreage: 1.000
 Assessment Map number: 31-009-030.0-028.00
 Assessed Value: 83,230.00
 Improvement thereon: residential Phelan Hallinan & Schmiegg, LLP

One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215)563-7000
Dec. 31 and Jan. 7, 14

SALE NO. 8

Ex. #13542 of 2010
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-4, Plaintiff

v.

**PHILLIP C. WESTON
KATHLEEN L. WESTON
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13542-10

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-4 vs. PHILLIP C. WESTON and KATHLEEN L. WESTON

Amount Due: \$118,821.31
PHILLIP C. WESTON and KATHLEEN L. WESTON, owner(s) of property situated in BOROUGH OF FAIRVIEW, Erie County, Pennsylvania being 7455 TOBY COURT, FAIRVIEW, PA 16415-1116

Dimensions: 94 x 125
Acreage: 0.2271
Assessment Map number: 21-078-003.0-083.03
Assessed Value: \$80,080.00

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

Dec. 31 and Jan. 7, 14

SALE NO. 9

Ex. #13326 of 2010
WELLS FARGO BANK, N.A., Plaintiff

v.

RUTH WILLIAMS, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13326-10

WELLS FARGO BANK, N.A. vs.

RUTH WILLIAMS
Amount Due: \$42,102.56
RUTH WILLIAMS, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1206 EAST 20TH STREET, ERIE, PA 16503-2408

Dimensions: 40 X 105
Acreage: 0.0964
Assessment Map number: 15-021-006.0-221.00
Assessed Value: 34,050.00

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

Dec. 31 and Jan. 7, 14

SALE NO. 10

Ex. #12823 of 2010

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. AS SUCCESSOR IN INTEREST BY MERGER TO BANK ONE, N.A. AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2002-3, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2002-3, Plaintiff

v.

**RYAN ZIEMS
SHEILA M. ZIEMS Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12823-10

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. AS SUCCESSOR IN INTEREST BY MERGER TO BANK ONE, N.A. AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2002-3, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2002-3 vs. RYAN ZIEMS and SHEILA M. ZIEMS

Amount Due: \$58,018.43
RYAN ZIEMS and SHEILA M. ZIEMS, owner(s) of property situated in TOWNSHIP OF CITY OF ERIE, Erie County, Pennsylvania being 218-220 EAST 10TH STREET, AKA 218-220-220 1/2 E. 10th STREET, ERIE, PA 16503-1008

Dimensions: 41.25 X 165
Acreage: 0.1562
Assessment Map number: 15-020-011.0-129.00
Assessed Value: \$87,300

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

Dec. 31 and Jan. 7, 14

SALE NO. 11

Ex. #13416 of 2010
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff

v.

**SCOTT LOBAUGH A/K/A SCOTT W. LOBAUGH
LISA M. LOBAUGH,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13416-10

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. vs. SCOTT LOBAUGH A/K/A SCOTT W. LOBAUGH and LISA M. LOBAUGH

Amount Due: \$164,078.60
SCOTT LOBAUGH A/K/A SCOTT W. LOBAUGH and LISA M. LOBAUGH, owner(s) of property situated in TOWNSHIP OF MCKEAN, Erie County, Pennsylvania being 10071 AUBURY ROAD, WATERFORD, PA 16441-2729

Dimensions: Acreage: 1.000
Assessment Map number: 31-015-059.0-006.13
Assessed Value: \$153,390

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

Dec. 31 and Jan. 7, 14

SALE NO. 12
Ex. #10458 of 2010
NATIONSTAR MORTGAGE
LLC, Plaintiff
v.
STEPHEN M. MITCHELL, SR.,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10458-10 NATIONSTAR MORTGAGE LLC vs. STEPHEN M. MITCHELL, SR. Amount Due: \$204,592.81 STEPHEN M. MITCHELL, SR., owner(s) of property situated in TOWNSHIP OF LEBOEUF, Erie County, Pennsylvania being 13150 KINTER ROAD, WATERFORD, PA 16441-8820

Dimensions: 30 x 40
Acreage: 10.0400
Assessment Map number: 30001003000301
Assessed Value: \$83,600.00
Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000

Dec. 31 and Jan. 7, 14

SALE NO. 13
Ex. #13239 of 2010
PHH MORTGAGE
CORPORATION, Plaintiff
v.
NATALIE M. MONTERO,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13239-10 PHH MORTGAGE CORPORATION vs. NATALIE M. MONTERO Amount Due: \$81,138.64 NATALIE M. MONTERO, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 713 POPLAR STREET, AKA 713-715 POPLAR STREET, ERIE, PA 16502-1249
Dimensions: 41.25

Acreage: 123.75
Assessment Map number: 17-040-019.0-123.00
Assessed Value: \$62,910.00
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

Dec. 31 and Jan. 7, 14

SALE NO. 14
Ex. #12186 of 2009
WELLS FARGO BANK, NA,
Plaintiff
v.
JOSE A. MORALES A/K/A
JOSE A. MORALES, SR.
MADELINE CALDERO
WILLIAM A. CALDERO
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12186-09 WELLS FARGO BANK, NA vs. JOSE A. MORALES A/K/A JOSE A. MORALES, SR., MADELINE CALDERO, and WILLIAM A. CALDERO Amount Due: \$303,613.81 JOSE A. MORALES A/K/A JOSE A. MORALES, SR., MADELINE CALDERO, and WILLIAM A. CALDERO, owner(s) of property situated in TOWNSHIP OF CONNEAUT, Erie County, Pennsylvania being 10530 BOWMANTOWN ROAD, CRANESVILLE, PA 16410-9740
Acreage: 15.2410

Assessment Map number: 04-005-012.0-008.01
Assessed Value: 143,600.00
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000

Dec. 31 and Jan. 7, 14

SALE NO. 15
Ex. #11967 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
v.

KAREN L. MORGAN,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11967-10 WELLS FARGO BANK, N.A. vs. KAREN L. MORGAN Amount Due: \$74,293.36 KAREN L. MORGAN, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1130 WEST 27th STREET, ERIE, PA 16508-1524
Dimensions: 40X135

Acreage: 0.1240
Assessment Map number: 19062018032800
Assessed Value: 63,900.00
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

Dec. 31 and Jan. 7, 14

SALE NO. 16
Ex. #13544 of 2010
PHH MORTGAGE
CORPORATION, Plaintiff
v.
DONALD C. MORSE, JR,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13544-10 PHH MORTGAGE CORPORATION vs. DONALD C. MORSE, JR Amount Due: \$85,187.52 DONALD C. MORSE, JR, owner(s) of property situated in Harborcreek Township, Erie County Pennsylvania being 519 PELHAM ROAD, ERIE, PA 16511-2627
Dimensions: 80 x 150
Acreage: .2537

Assessment Map number: 27-014-046.0-012.00
Assessed Value: 68,160
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

Dec. 31 and Jan. 7, 14

SALE NO. 18
Ex. #12850 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
HENRY J. HARDEN, JR
MARYANNE R. HARDEN,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12850-10
 WELLS FARGO BANK, N.A. vs. HENRY J. HARDEN, JR and MARY ANNE R. HARDEN
 Amount Due: \$47,533.17
 HENRY J. HARDEN, JR and MARYANNE R. HARDEN, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 421 CHERRY STREET, ERIE, PA 16507-1135
 Dimensions: 35 X 82.5
 Acreage: 0.0663
 Assessment Map number: 17-040-017.0-228.00
 Assessed Value: 54,390.00
 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
 Dec. 31 and Jan. 7, 14

SALE NO. 19
Ex. #11683 of 2010
BAC HOME LOANS
SERVICING, L.P., Plaintiff
 v.
SVETLANA HAYES
CHARLES W. HAYES,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11683-10
 BAC HOME LOANS SERVICING, L.P. vs. SVETLANA HAYES and CHARLES W. HAYES
 Amount Due: \$92,450.18
 SVETLANA HAYES and CHARLES W. HAYES, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 807 BEAUMONT AVENUE, ERIE, PA 16505-3416
 Dimensions: 90 X 150
 Acreage: 0.3099

Assessment Map number: 33-018-084.0-028.00
 Assessed Value: 105,540.00
 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
 Dec. 31 and Jan. 7, 14

SALE NO. 20
Ex. #12907 of 2010
WELLS FARGO BANK, N.A.,
S/B/M WELLS FARGO HOME
MORTGAGE, INC., Plaintiff
 v.
RICHARD A. KEVERLINE
TERESA KEVERLINE
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12907-10
 WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. vs. RICHARDA. KEVERLINE and TERESA KEVERLINE
 Amount Due: \$231,504.38
 RICHARD A. KEVERLINE and TERESA KEVERLINE, owner(s) of property situated in TOWNSHIP OF SUMMIT, Erie County, Pennsylvania being 1381 PONDEROSA DRIVE, ERIE, PA 16509-4803
 Dimensions: 162 X 391.7 IRR
 Acreage: 1.4180
 Assessment Map number: 40-006-019.0-017.00
 Assessed Value: 223,500.00
 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
 Dec. 31 and Jan. 7, 14

SALE NO. 21
Ex. #12909 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
TIMOTHY B. CHURCHILL,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12909-10
 WELLS FARGO BANK, N.A. vs. TIMOTHY B. CHURCHILL
 Amount Due: \$165,342.32
 TIMOTHY B. CHURCHILL, owner(s) of property situated in TOWNSHIP OF FAIRVIEW, Erie County, Pennsylvania being 8201 PLATZ ROAD, FAIRVIEW, PA 16415-2822
 Dimensions: N/A
 Acreage: 2.00
 Assessment Map number: 21-070-123.0-011.02
 Assessed Value: \$113,100
 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
 Dec. 31 and Jan. 7, 14

SALE NO. 22
Ex. #11075 of 2009
LEHMAN BROTHERS BANK,
FSB, Plaintiff
 v.
ELLA L. CROCKETT A/K/A
ELLA L. CROCKETT
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11075-09
 LEHMAN BROTHERS BANK, FSB vs. ELLA L. CROCKETT
 Amount Due: \$130,384.27
 ELLA L. CROCKETT A/K/A ELLA L. CROCKETT, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 236 MARYLAND AVENUE, ERIE, PA 16505-2220
 Dimensions: 50
 Acreage: 153
 Assessment Map number: 17-041-030.0-129.00
 Assessed Value: \$102,780.00
 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
 Dec. 31 and Jan. 7, 14

SALE NO. 23
Ex. #13044 of 2010
CITIMORTGAGE, INC.,
Plaintiff
 v.
TEALA S. DALFONSO
JASON A. DALFONSO,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13044-10
 Amount Due: \$81,585.25
 Dimensions: 128.49 X 355.031
 Acreage: 0.7236
 Assessment Map number: 45-031-047.0-004.01
 Assessed Value: 63,290.00
 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

Dec. 31 and Jan. 7, 14

SALE NO. 24
Ex. #13583 of 2010
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
 v.
WILLIAM DRISCOLL
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13583-10
 PNC BANK, NATIONAL ASSOCIATION vs. WILLIAM DRISCOLL
 Amount Due: \$81,506.65
 WILLIAM DRISCOLL, owner(s) of property situated in BOROUGH OF LAKE CITY, Erie County, Pennsylvania being 10058 SEELEY STREET, LAKE CITY, PA 16423-1546
 Dimensions: 50 x 177 Irr.
 Acreage: 0.2078
 Assessment Map number: 28-013-024.0-019.00
 Assessed Value: \$62,280.00
 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

Dec. 31 and Jan. 7, 14

SALE NO. 25
Ex. #13492 of 2010
CITIMORTGAGE, INC.,
Plaintiff
 v.
MICHAEL S. DROPCHO
CYNTHIA A. DROPCHO,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13492-10
 CITIMORTGAGE, INC. vs. MICHAEL S. DROPCHO and CYNTHIA A. DROPCHO
 Amount Due: \$112,610.94
 MICHAEL S. DROPCHO and CYNTHIA A. DROPCHO, owner(s) of property situated in TOWNSHIP OF FAIRVIEW, Erie County, Pennsylvania being 8191 WEST LAKE ROAD, FAIRVIEW, PA 16415-1304
 Acreage: 1.5 AC
 Assessment Map number: 21-048-063.0-006.00
 Assessed Value: 113,100.00
 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

Dec. 31 and Jan. 7, 14

SALE NO. 26
Ex. #11353 of 2008
GMAC MORTGAGE, LLC,
Plaintiff
 v.
CHARLES L. DUNLAP
PEARL DUNLAP, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11353-08
 GMAC MORTGAGE, LLC vs. CHARLES L. DUNLAP and PEARL DUNLAP
 Amount Due: \$110,436.21
 CHARLES L. DUNLAP and PEARL DUNLAP, owner(s) of property situated in Borough of Albion, Erie County, Pennsylvania being 88 AND 94 WEST STATE STREET, ALBION, PA 16401-1030
 Dimensions: 132 X 148 and 115.5 X 130
 Acreage: 0.4485 and 0.3447
 Assessment Map number:

01005047000200 and
 01005047000100
 Assessed Value: 38,400.00 and 96,260.00
 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

Dec. 31 and Jan. 7, 14

SALE NO. 27
Ex. #12279 of 2009
US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR CERTIFICATEHOLDERS
OF BEAR STEARNS ASSET
BACKED SECURITIES
I LLC, ASSET BACKED
CERTIFICATES, SERIES 2004-
AC7, Plaintiff
 v.
JOSEPH FENDONE,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12279-09
 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED CERTIFICATES, SERIES 2004-AC7 vs. JOSEPH FENDONE
 Amount Due: \$113,273.25
 JOSEPH FENDONE, owner(s) of property situated in BOROUGH OF EDINBORO Erie County, Pennsylvania being 206 HIGH STREET, EDINBORO, PA 16412-2553
 Dimensions: 80 x 260
 Acreage: 0.4775
 Assessment Map number: 11-010-044.0-004.00
 Assessed Value: \$83,920.00
 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

Dec. 31 and Jan. 7, 14

SALE NO. 28
Ex. #11755 of 2008
PHH MORTGAGE CORPORATION, Plaintiff

v.
DEREK E. GATES, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11755-08
PHH MORTGAGE CORPORATION vs. DEREK E. GATES
Amount Due: \$83,769.63
Dimensions: 40 x 95
Acreage: 0.0872
Assessment Map number: 19-062-023.0-423.00
Assessed Value: 65,300.00
Improvement thereon: residential
Phelan Hannlin & Schmieg, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000

Dec. 31 and Jan. 7, 14

SALE NO. 29
Ex. #13394 of 2010
ERIE COMMUNITY CREDIT UNION, Plaintiff

v.
FRANKIE D. CONNOR, JR.
ANTOINETTE E. RATCLIFF,
Defendants
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, Erie County, Pennsylvania, having erected thereon a two-family frame dwelling and garage being commonly known as 1122 West 11th Street, Erie, Pennsylvania, and bearing Erie County Tax Parcel No. (16) 3056-245.
BEING the same premises conveyed to Frankie D. Connor, Jr. and Antoinette E. Ratcliff, by deed dated November 2, 2007, and recorded in the Office of the Recorder of Deeds for Erie County on December 14, 2007, at Record Book 466, page 0444.
David E. Holland
Pa. Supreme Court ID No. 23793
MacDonald, Illig, Jones & Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459

(814) 870-7755
Attorneys for Plaintiff
Dec. 31 and Jan. 7, 14

SALE NO. 30
Ex. #12965 of 2010
Marquette Savings Bank

v.
Jay E. Vogt and
Deborah C. Vogt
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 12965-2010, Marquette Savings Bank vs. Jay E. Vogt and Deborah C. Vogt, owners of property situate in Fairview Township, Erie County, Pennsylvania being: 6717 Townsend Drive, Erie, Pennsylvania.
120 x 179.13
Assessment Map Number: (21) 39-57-1
Assessed Value Figure: \$149,720.00
Improvement Thereon: Residence
Donald F. Fessler, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Dec. 31 and Jan. 7, 14

SALE NO. 31
Ex. #13045 of 2010
GREEN TREE CONSUMER DISCOUNT COMPANY

v.
LINDA A. STRAUB
ADVERTISING DESCRIPTION

ATC piece or parcel of land sit. in the City of Erie, Co. of Erie, PA. Commencing at a point in the W. line of State St., 218 ft. 5 in. S. from the N. line of Out Lot No. 20; running thence westwardly, parallel with the N. line of said Out Lot and along the N. line of Adam Berry, 165 ft.; thence N. parallel with State St., 27 ft. to land of Joseph M. Seelinger and wife; thence E. along the land of said Joseph M. Seelinger and wife, 165 ft. to the W. line of State St.; thence S. along the said W. line of State St., 27 ft.
BEING known as 2418 STATE STREET, ERIE, PA 16503
PARCEL NO.: 18050003021100
Gregory Javardian, Esquire
Attorney for Plaintiff

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690
Dec. 31 and Jan. 7, 14

SALE NO. 32
Ex. #10350 of 2010
U.S. BANK, NA

v.
TODD N. TREJCHEL
EMILY J. TREJCHEL
ADVERTISING DESCRIPTION

ATC piece or parcel of land sit. in Twp. of Summit, Co. of Erie, PA, being known and numbered as Lots Numbers 349, 350, 351 and 352, in Section 13 in the Alta Development Company's Plan of Lots called Glenmar Gardens, as the same is recorded in Map Book No. 3, pages 126 and 127.
BEING known as 120 BRENT AVENUE, ERIE, PA 16509
PARCEL No. 40-010-062.0-008.00
Gregory Javardian, Esquire
Attorney for Plaintiff
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

Dec. 31 and Jan. 7, 14

SALE NO. 33
Ex. #11974 of 2010
NORTHWEST SAVINGS BANK, Plaintiff,

v.
CYNTHIA L. HOPKINS,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11974-2010 Northwest Savings Bank vs. Cynthia Hopkins, owner of property situate in Greene Township, Erie County, Pennsylvania being: 10650 Barton Road, Waterford, Pennsylvania.
Approx. 13.168 acres
Assessment Map Number: (25) 18-45-11.02
Assessed Value Figure: \$133,200.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Dec. 31 and Jan. 7, 14

SALE NO. 34
Ex. #13008 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff,
v.
VINCENT F. CASS, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 13008-2010 Northwest Savings Bank vs. Vincent F. Cass, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2031 Harrison Street, Erie, Pennsylvania.

40' X 120' X 40' X 120'
 Assessment Map Number:
 (18) 5139-215
 Assessed Value Figure: \$44,170.00
 Improvement Thereon: Residence
 Kurt L. Sundberg, Esq.
 Marsh Spaeder Baur Spaeder
 & Schaaf, LLP
 Suite 300, 300 State Street
 Erie, Pennsylvania 16507
 (814) 456-5301

Dec. 31 and Jan. 7, 14

SALE NO. 35
Ex. #14551 of 2009
NORTHWEST SAVINGS
BANK, Plaintiff
v.
HOWARD J. HAMMOND IV
and RENDA L. HAMMOND,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 14551-2009, Northwest Savings Bank vs. Howard J. Hammond, IV and Renda L. Hammond, owners of property situate in the County of Concord, Erie County, Pennsylvania being: 11995 Nancy Hill Road, Corry, Pennsylvania.

200' x 546' x 200' x 546'
 Assessment Map Number:
 (3) 6-17-21.01
 Assessed Value Figure: \$82,700.00
 Improvement Thereon: Residence
 Kurt L. Sundberg, Esq.
 Marsh Spaeder Baur Spaeder
 & Schaaf, LLP
 Suite 300, 300 State Street
 Erie, Pennsylvania 16507
 (814) 456-5301

Dec. 31 and Jan. 7, 14

SALE NO. 36
Ex. #13568 of 2010
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
MATTHEW J. STEWART,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 13568-10

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff
 v. MATTHEW J. STEWART, Defendants
 Real Estate: 17 SOUTH STREET, UNION CITY, PA
 Municipality: Borough of Union City, Erie County, Pennsylvania
 Dimensions: 50 x 126
 See Deed Book 534 / 610
 Tax I.D. (42) 7-24-13
 Assessment: \$ 9,100.00 (Land)
 \$55,210.00 (Bldg)

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

Dec. 31 and Jan. 7, 14

SALE NO. 37
Ex. #13569 of 2010
U.S. BANK NATIONAL
ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.
BRIAN S. HUEY, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 13569-10

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff v. BRIAN S. HUEY, Defendants
 Real Estate: 523 EAST SIXTH STREET, ERIE, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 165 x 40

See Deed Book 983, Page 1140
 Tax I.D.: (14) 1016-217
 Assessment: \$ 7,000. (Land)
 \$34,590. (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178

Dec. 31 and Jan. 7, 14

SALE NO. 38
Ex. #13374 of 2010
Household Finance Consumer
Discount Company, Plaintiff
v.
Tina Marie Robertson
Kevin Robertson, Defendant(s)
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Conneaut, County of Erie and State of Pennsylvania and being part of Tract 568, bounded and described as follows, to-wit:

BEGINNING at the southeasterly corner of the place at a spike in the centerline of West Cherry Hill Road, also known as PA. L.R. 25002, distance thereon due west 2270.21 feet from a spike at its intersection with the original centerline of PA. Route 215, also known as PA. L.R. 25079; thence continuing along the centerline of said West Cherry Hill Road due west two hundred and no one-hundredths (200.00) feet to a spike in the southeasterly corner of land of John C. Fromback, Deed Book 795-115; thence north 00°-19'-30" east, along the easterly line of land of said John C. Fromback, passing over an iron pin at distance of 25.00 feet, three hundred twenty six and seventy-three hundredths (326.73) feet to an iron pipe; thence by the residue of the piece due east two hundred and no one-hundredths (200.00) feet to an iron pipe; thence by the same south 00°-19'-30" west, passing over an iron pin at distance of 301.73 feet, three hundred twenty-six and seventy-three hundredths (326.73) feet to the place of beginning and containing 1.500 acres of land, more or less. EXCEPTING and reserving the

Drafting the Power of Attorney- Gifts, Beneficiary Changes & Special Rules

*Considerations for the Scrivener in Light of the Recent
Supreme Court Decision in The Slomski Case*

WEDNESDAY, JANUARY 19, 2011

Erie County Bar Association

Registration - 8:30 a.m.

Seminar - 9:00 a.m. - 10:00 a.m.

\$32 (ECBA members/non-attorney staff)

\$48 (nonmembers)

SPEAKERS:

Paul J. Susko, Esquire

Thomas S. Kubinski, Esquire

Kubinski, Susko & Schonthal

*This seminar has been approved by PA CLE
Board for 1 hour substantive law credit.*

A split-decision was rendered by the Pennsylvania Supreme Court in what is known as *The Slomski Case*, reversing the Superior Court in a matter that dealt with beneficiaries' powers, gifting rights and durable powers of attorney.

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Erie, PA 16505

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Fax: (814) 838-6172

Email: ealthof@LSinsure.com

rights as they may appear, to the Pennsylvania Electric Company, the Pennsylvania Gas Company and Grantor to maintain their transmission lines over, across and through the above described parcel of land.

NOTE: Legal description as described in Mortgage Book 1143 Page 2224.

BEING KNOWN AS: 12010 Cherry Hill Road, Albion, PA 16401 PROPERTY ID NO.: (4) 4-60-4.01 TITLE TO SAID PREMISES IS VESTED IN Tina Marie Robertson and Kevin Robertson, husband and wife, as tenants by the entirety with the right of survivorship to the entirety in the survivorship thereof by Deed from Alma G. Carnes and David A. Carnes, husband and wife dated 06/16/1996 recorded 06/01/1999 in Deed Book 639 Page 2336.

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

Dec. 31 and Jan. 7, 14

SALE NO. 39

Ex. #13471 of 2010
PNC Mortgage, a division of
PNC Bank NA, Plaintiff
v.
Jack V. Vanchieri, Jr.
Jeanne M. Vanchieri,
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, being Lot Number Eleven (11) of Replot No. 3 of parts of Blocks "A", "B" and "D" of Oakdale Subdivision, part of Reserve Tract No. 81, as shown on a map of said replot recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 6 at Pages 92 and 93, to which map reference is hereby made for a further description of said property, having erected thereon premises commonly known as 3305 Stoughton Road, Township of

Millcreek, County of Erie and State of Pennsylvania. Erie County Tax Index No. (33) 68-344-14.

BEING KNOWN AS: 3305 Stoughton Road, Erie, PA 16506 PROPERTY ID NO.: (33) 68-344-14 TITLE TO SAID PREMISES IS VESTED IN Jack V. Vanchieri, Jr. and Jeanne M. Vanchieri, his wife, as tenants by the entireties with the right of survivorship by Deed from Walter C. Wilhelm and Mary Lou Y. Wilhelm, his wife dated 08/12/1993 recorded 08/13/1993 in Deed Book 285 Page 1568.

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

Dec. 31 and Jan. 7, 14

SALE NO. 40

Ex. #10321 of 2010
Wells Fargo Bank, N.A., as
Trustee for Asset Backed
Securities Corporation Home
Equity Loan Trust 2003-HE6
Asset Backed Pass-Through
Certificates, Series 2003-HE6,
Plaintiff
v.

Robert C. McCall, III,
Defendant(s)

LEGAL DESCRIPTION

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

COMMENCING at the point of intersection of the northerly line of Norman Way (formerly Eliot Avenue) and the westerly line of Glenwood Park Avenue (formerly Waterford Plank Road);

THENCE, westwardly on and along the northerly line of Norman Way, 58 feet to a point;

THENCE, northwardly and parallel with Glenwood Park Avenue, 45 feet to a point;

THENCE, eastwardly and parallel with Norman Way, 58 feet to a point in the westerly line of Glenwood Park Avenue;

THENCE, southwardly on and along the westerly line of Glenwood Park Avenue, 45 feet to the place of beginning.

SAID premises having erected thereon a dwelling commonly known as 3172 Glenwood Park Avenue, Erie, Pennsylvania and being further identified by Erie County Tax Index No: (18) 5330-100 BEING KNOWN AS: 3172 Glenwood Park Avenue, Erie, PA 16508

PROPERTY ID NO.: 18-5330-100 TITLE TO SAID PREMISES IS VESTED IN Robert C. McCall, III by Deed from Ricky L. Rash and Marian Rash, husband and wife dated 07/24/2003 recorded 07/25/2003 in Deed Book 1041 Page 259.

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

Dec. 31 and Jan. 7, 14

SALE NO. 41

Ex. #12321 of 2009
Wells Fargo Bank, National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates, Series
2004-OPT1, Plaintiff
v.

Denise M. Bender, Defendant(s)
LEGAL DESCRIPTION

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

BEGINNING at the southwesterly corner of the piece at a point in the relocated centerline of the Old Ridge Road distant thereon the following two courses and distances from its intersection with the westerly line of the Borough of Girard, viz; thence along the centerline of said highway, along the arc of a curve to the left having a radius of 674.69 feet, the chord of which bears north 42° 40' 55" east, 63.16 feet, 63.18 feet to the original

southwesterly corner of the whole piece; and continuing along the arc of said curve, the chord of which bears north 36° 36' east, 80.64 feet, an arc distance of 80.70 feet, said point also being the northwesterly corner of a 1.052 acre parcel of land heretofore conveyed to Kenneth W. and Janice J. Borland; thence continuing along the arc of said curve having a radius of 674.69 feet; the chord of which bears north 31° 21' 10" east, 42.34 feet, forty-two and thirty-three hundredths (42.33) feet to a point of compound curve; thence continuing along the centerline of the Old Ridge Road, along the arc of a curve to the left having a radius of 3755.86 feet, the chord of which bears north 28° 43' 43" east, one hundred eight and forty-two hundredths (108.42) feet to the southwesterly corner of Girard Plastics; thence along said land south 60° 31' east, thirty-nine and fifty-three hundredths (39.53) feet to an iron survey point; thence by the same south 22° 39' west, twelve and no one hundredths (12.00) feet to an iron survey point; thence by the same south 60° 31' east, two hundred seventy-five and fifty-five hundredths (275.55) feet to an iron survey point and continuing along land of Girard Plastics south 29° 29' west, one hundred seventy-four and ninety-four hundredths (174.94) feet to an iron survey point at the northeasterly corner of aforesaid 1.052 acres parcel of land heretofore conveyed to Kenneth W. and Janice J. Borland; thence along said land for the following three courses and distances, viz: north 61° 30' 30" west, one hundred forty and thirty-three hundredths (140.33) feet to an iron survey point; north 28° 46' 40" west, sixty-two and forty-three hundredths (62.43) feet to an iron survey point; and north 57° 51' 40" west, passing over an iron survey point at a distance of 24.8 feet, one hundred twenty-three and no one hundredths (123.00) feet to the place of beginning and having a two-story frame dwelling, frame barn and appurtenances erected thereupon. Being commonly known as 711 Old Ridge Road, Girard,

Pennsylvania.
 SUBJECT to all restrictions, easements, right of ways, building lines, leases, and/or gas leases of record and to all easements and right of ways visible and discoverable upon an inspection of the premises.
 BEING KNOWN AS: 711 Old Ridge Road, Girard, PA 16417
 PROPERTY ID NO.: 23-16-53-1
 TITLE TO SAID PREMISES IS VESTED IN Denise M. Bender by Deed from Denise M. Bender and Edward J. Tome, her husband dated 07/16/2001 recorded 07/20/2001 in Deed Book 794 Page 521
 Udren Law Offices, P.C.
 Mark J. Udren, Esquire
 Attorneys for Plaintiff
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Dec. 31 and Jan. 7, 14

SALE NO. 42

Ex. #12979 of 2010
Deutsche Bank National Trust Company, as trustee Morgan Stanley ABS Capital I Inc. Trust 2007-HE3 Mortgage Pass-Through Certificates, Series 2007-HE3, Plaintiff
 v.
Deatrice Crittenden, Defendant(s)
LEGAL DESCRIPTION

ALL that is certain lot or piece of ground situate in the City of Erie, County of Erie, Commonwealth of Pennsylvania, being Lot No. 5 in Block No. 1 of the "Boulevard Park" Subdivision made by Andrew P. Weschler, as per plan recorded in Map Book 1, Page 349, said lot being thirty-three (33) feet front by one hundred and twenty-three (123) feet and nine (9) inches in depth along north line, and one hundred and twenty (120) feet and six (6) inches in depth along south lines. SAID premises have erected thereon a two story house commonly known as 811 Washington Place, Erie, Pennsylvania, and being further identified by Erie County Assessment Index Number (16) 3059-255.
 BEING KNOWN AS: 811

Washington Place, Erie, PA 16502
 PROPERTY ID NO.: 16-3059-225
 TITLE TO SAID PREMISES IS VESTED IN Deatrice Crittenden by Deed from Amy Debaise dated 10/10/2006 recorded 10/31/2006 in Deed Book 1372 Page 1356
 Udren Law Offices, P.C.
 Mark J. Udren, Esquire
 Attorneys for Plaintiff
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Dec. 31 and Jan. 7, 14

SALE NO. 43

Ex. #12050 of 2010
PNC Mortgage, a division of PNC Bank NA, Plaintiff
 v.
Dale M. Grignol, Defendant(s)
LEGAL DESCRIPTION

ALL that certain piece of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being Lot No. 14 of the Subdivision known as "Canterbury Hills Subdivision". Section Number 3, as shown on map of said subdivision recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania on March 7, 1977 in Erie County Map Book 14, Page 111. Being more commonly known as 4304 Amherst Road, Erie, Pennsylvania and bearing Index Number (33) 95-414-1.52
 SUBJECT to all restrictions, easements, right of ways, building lines, leases, and/or gas leases of record and to all easements and right of ways visible and discoverable upon an inspection of the premises.
 BEING KNOWN AS: 4304 Amherst Road, Erie, PA 16506
 PROPERTY ID NO.: 33-95-414-1.52
 TITLE TO SAID PREMISES IS VESTED IN Dale M. Grignol, single, and Dale M. Grignol, single dated 09/23/1997 recorded 09/29/1997 in Deed Book 521 Page 1.
 Udren Law Offices, P.C.
 Mark J. Udren, Esquire
 Attorneys for Plaintiff
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 31 and Jan. 7, 14

SALE NO. 44

Ex. #11374 of 2010

**WELLS FARGO BANK,
N.A., SUCCESSOR BY
MERGER TO WELLS FARGO
BANK MINNESOTA, N.A.,
AS TRUSTEE FOR THE
OWNERS OF ASSET BACKED
SECURITIES CORPORATION
HOME EQUITY LOAN
TRUST 2002-HE2 ASSET-
BACKED PASS-THROUGH
CERTIFICATES, SERIES
2002-HE2, Plaintiff**

v.

**JAMES K. BROWN,
Defendant(s)**

**LONG PROPERTY
DESCRIPTION**

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE HOLDERS OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2002-HE2 ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-HE2 TO CASE NO. 11374-10

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

BEGINNING at a point in the North line of Fourth Street, 300 feet Eastwardly from the intersection of the East line of Raspberry Street with the North line of Fourth Street; thence Northwardly, parallel with Raspberry Street, 165 feet, thence Eastwardly, parallel with Fourth Street 40 feet; thence Southwardly, parallel with Raspberry Street 165 feet to the North line of Fourth Street; thence Westwardly, along the North line of Fourth Street, 40 feet to the place of beginning.

HAVING erected thereon a dwelling more commonly known as 1036 West Fourth Street, Erie,

Pennsylvania and bearing Erie County TAX PARCEL NUMBER: (17) 4033-133

IMPROVEMENTS THEREON CONSIST OF: SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James K. Brown, PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NUMBER

TITLE TO SAID PREMISES IS VESTED IN James K. Brown by Deed from Jacob H. Jaegar, single, dated 12/21/1999 and recorded 12/23/1999 in Record Book 680, Page 686.

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

Dec. 31 and Jan. 7, 14

SALE NO. 45

Ex. #14136 of 2009

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

v.

Martin J. Zapolski

**Debbie A. Zapolski, Defendants
LEGAL DESCRIPTION**

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

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

Having erected thereon a two story frame residence building also

being known as 2023 Bird Drive, Wesleyville, Pennsylvania.

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

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

Martin S. Weisberg, Esquire
Attorney ID Number: 51520
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorneys for Plaintiff

Dec. 31 and Jan. 7, 14

SALE NO. 46

Ex. #13335 of 2010

**Beneficial Consumer Discount
Company D/B/A Beneficial
Mortgage Co of Pennsylvania**

v.

**Robert J. Scalise, Sr. and
Cindy L. Guzowski a/k/a
Cindy L. Scalise**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-13335

Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania vs. Robert J. Scalise, Sr. and Cindy L. Guzowski a/k/a Cindy L. Scalise, owners of property situated in Township of Millcreek, Erie County, Pennsylvania being 4827 Haven Street, Erie, PA 16509

Assessment Map number: (33) 99-423-17

Assessed Value figure: \$75,000.00
Improvement thereon: Residential Dwelling

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

Dec. 31 and Jan. 7, 14

SALE NO. 49

Ex. #13773 of 2010

**Deutsche Bank National Trust
Company, as Trustee of the Home
Equity Mortgage Loan Asset-**

Backed Trust Series INABS 2005-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-A under the Pooling and Servicing agreement dated Mar 1, 2005, Plaintiff
v.

Denise S. Hershberger and Timothy J. Hershberger, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13773-10, Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-A under the Pooling and Servicing agreement dated Mar 1, 2005 vs. Denise S. Hershberger and Timothy J. Hershberger, owner(s) of property situated in Township of LeBoeuf, Erie County, Pennsylvania being 14000 Flatts Road, Waterford, PA 16441

1.2000
Assessment Map number: 30012058000700

Asses Value figure: \$93,530.00
Improvement thereon: a residential dwelling

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

Dec. 31 and Jan. 7, 14

SALE NO. 50

Ex. #13357 of 2010
Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007, Plaintiff
v.

Stephanie Huston, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13357-10 Deutsche Bank National Trust Company, as Trustee of the Home Equity

Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007 vs. Stephanie Huston, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 917 Wallace Street and 506 E. 10th Street, Erie, PA 16503 0.0505

Assessment Map number: 15020026011600 & 15020026011800
Assessed Value figure: \$40,420.00
Improvement thereon: a residential dwelling
Michael J. Clark, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610)278-6800

Dec. 31 and Jan. 7, 14

SALE NO. 51

Ex. #13699 of 2009
BAC Home Loans Servicing, LP, Plaintiff
v.

Gregory S. Bonominio, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13699-09 BAC Home Loans Servicing, LP vs. Gregory S. Bonominio, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 45 Kellogg Street, Erie, PA 16508 0.1640

Assessment Map number: 18-553/132
Assessed Value figure: \$55,000.00
Improvement thereon: a residential dwelling

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

Dec. 31 and Jan. 7, 14

SALE NO. 52

Ex. #11201 of 2010
HSBC Bank USA, N.A., as Indenture Trustee for the

registered Noteholders of Renaissance Home 2005-4 Renaissance Home Equity Loan Asset-Backed Notes Series 2005-4, Plaintiff
v.

Thomas E. Gore and Geneva Gore, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11201-10 HSBC as Indenture Trustee for the registered Noteholders of Renaissance Home 2005-4 Renaissance Home Equity Loan Asset-Backed Notes Series 2005-4 vs. Thomas E. Gore and Geneva Gore, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 2725 West 22nd Street, Erie, PA 16506 0.1194

Assessment Map number: 33-51-205-3

Assessed Value figure: \$69,100.00
Improvement thereon: a residential dwelling

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

Dec. 31 and Jan. 7, 14

SALE NO. 53

Ex. #13680 of 2010
PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, Plaintiff
v.

Mark A. Schaefer
Amy E. Schaefer, Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the first ward of the Borough of Union City, County of Erie and State of Pennsylvania, bounded and described as follows: BEGINNING at a point in the south side of Grant Street at the northwest corner of land formerly owned by W.S. Trainor, now owned by Arthur L. Poling and Jessie G. Poling; thence south along the west

line of land formerly owned by W. S. Trainor, now by Arthur L. Poling and Jessie G. Poling. Eighty-one (81) feet, more or less to the north line of land formerly owned by J. M. Bush, now owned by Arthur L. Poling and Jessie G. Poling; thence west along the north line of land formerly owned by J.M. Bush, now owned by Arthur J. Poling and Jessie G. Poling, forty (40) feet to the east line of land now owned by Simon Geisler; thence north along the east line of land of the said Simon Geisler eighty-one (81) feet more or less, to the south side of Grant Street; thence east along the south side of Grant Street; forty (40) feet to the place of beginning and having erected thereon a frame dwelling house and other improvements. The property is commonly known as 36 Grant Street, Union City, Pennsylvania 16439 and being Erie County Index No. (41) 14- 62-4

PROPERTY ADDRESS: 36 Grant Street, Union City, PA 16438
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Dec. 31 and Jan. 7, 14

SALE NO. 54

Ex. #10210 of 2010
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL INC. TRUST 2007-HE3, Plaintiff

v.

DONNA J. SNYDER, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Franklin, County of Erie and Commonwealth of Pennsylvania, being part of Tract No. 73, bounded and described as follows, to-wit: BEING Lot Number One (1) of SUBDIVISION OF LANDS OF LEONAS MILIERIUS and MARIJA MILIERIUS, as recorded October 2, 1985 in the Office of the Recorder of Deeds of Erie County

in Map Book 28, page 132, said Lot Number One (1) being more particularly described as follows, to-wit:

BEGINNING at the northeasterly corner of the lot in the centerline of Pennsylvania Route 98 (veritable width), distance thereon due North 250.00 feet from its intersection with the southerly line of the Tract No. 73;

THENCE West along the Lot No. 2 of said Subdivision, passing over two iron survey points, a total distance of 1870.97 feet to an iron survey point in the easterly line of lands now or formerly of Anna Marie Tydings;

THENCE South along said easterly line of lands now or formerly of Anna Marie Tydings, a distance of 241.20 feet to an iron survey point in the southerly line of the Tract No. 73;

THENCE East along said tractline a total distance of 1873.80 feet to a point in the centerline of said Route 98;

THENCE 250.00 feet North along the centerline of said Route 98 to the place of beginning.

HAVING erected thereon dwelling being commonly known as 10626 Route 98, Edinboro, Pennsylvania 16412 and bearing Erie County Tax Index No.: (22) 7-26-4.05.

PROPERTY ADDRESS: 10626 Route 98 Edinboro, PA 16412
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Dec. 31 and Jan. 7, 14

SALE NO. 55

Ex. #15992 of 2008
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE MLN1 TRUST SERIES 2007- MLN1, Plaintiff

v.

JAC McINTIRE, Defendant(s)
JESSIE L. McINTIRE, Defendant(s)

DESCRIPTION

ALL that certain tract of land

lying and being in the Township of LeBoeuf, County of Erie, State of Pennsylvania, being more particularly described as follows:

Starting at the intersection of the north east corner of Milo Hull property and the west right of way of Rt. 19; Thence North 2 degrees 22 minutes 49 seconds East, 150.00 feet to the Point of Beginning; Thence North 79 degrees 33 minutes 00 seconds West 300.00 feet to an iron stake; Thence North 2 degrees 22 minutes 49 seconds East 150.00 feet to an iron stake; Thence South 79 degrees 33 minutes 00 seconds East 300.00 feet to an iron stake on the west right of way of Rt. 19; Thence South 2 degrees 22 minutes 49 seconds West along the west right of way of Rt. 19 150.00 feet to the POINT OF BEGINNING.

And being known as Parcel of Niemeyer Subdivision No. 4 as recorded in Map Book 39, page 42. BEING PARCEL NO. (30) 4-32-2.03
PROPERTY ADDRESS: 13240 Route 19, Waterford, PA 16441
Michael T. McKeever, Esquire
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Dec. 31 and Jan. 7, 14

SALE NO. 56

Ex. #10328 of 2010
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2006-3, Plaintiff

v.

JANET A. MILLER, Defendant(s)
WILLIAM J. MILLER III, Defendant(s)

DESCRIPTION

ALL that certain property situated in the Township of Millcreek in the County of Erie and Commonwealth of Pennsylvania. Being more fully described in a fee simple deed dated 09/18/1986 and recorded 09/19/1986, among the land records of the County and State set forth above, in Volume 1649, Page 259. TAX PARCEL ID: (33) 92-376-9
PROPERTY ADDRESS: 4221

Prestwick Drive, Erie, PA 16506
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 31 and Jan. 7, 14

SALE NO. 57

Ex. #14752 of 2009
CITIMORTGAGE, INC,
Plaintiff

v.

CHERYL I. ADAMS
JERRY R. ADAMS JR.,
Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the First Ward of the Borough of Union City, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: COMMENCING at a point in the northeast corner of lands of Mervin Troyer and the south line of Brown Street; THENCE south 75° 04' 48" east along the south line of Brown Street, a distance of 136.07 feet to a stake; THENCE south 14° 15' 16" west a distance of 52.05 feet to a stake; THENCE north 02° 45' 41" west, a distance of 66.67 feet to the place of beginning and being Lot 1 of the Mervin Troyer Subdivision #1, which was recorded in Erie County Map Book 2000, Page 111, on April 17, 2000, being known as 27 Brown Street, Union City, Pennsylvania and being part of Index No. (41) 14-60-11
 PROPERTY ADDRESS: 217 Brown Street, Union City, PA 16438
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 31 and Jan. 7, 14

SALE NO. 58

Ex. #12031 of 2009
WELLS FARGO BANK, N.A.
AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN
TRUST 2006-1 ASSET-BACKED
CERTIFICATES, SERIES
2006-1, Plaintiff

v.

DEBBIE FENDONE
JOSEPH FENDONE,
Defendant(s)
DESCRIPTION

ALL that certain place or parcel of land situate in the Township of Washington, County of Erie, and State of Pennsylvania, and known as Lot Number Twenty (20) of Angling Acres Subdivision, Section No. 1 being parts of Tracts 446 and 447, a plait of which is recorded in Erie County, Pennsylvania, in Map Book 7 at page 114, to which reference is made for a further description thereof.
 BEING commonly known as 12230 Skyview Drive, Washington Township, Erie County, Pennsylvania bearing Erie County Index No.: (45) 34-38-6.
 Subject to all restrictions, easements, rights of way and building lines of record or viable and discoverable upon an inspection of the deemed property, including but not limited to oil and gas leases, reservations, exceptions, setbacks, all laws, regulations, including building and zoning ordinances of municipal or other governmental authorities applicable to and enforceable against the above described property.
 PROPERTY ADDRESS: 12230 Skyview Drive, Edinboro, PA 16412
 Michael T. McKeever, Esquire
 Attorney for Plaintiff
 Suite 5000 - Mellon Independence
 Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Dec. 31 and Jan. 7, 14

SALE NO. 59

Ex. #14064 of 2010
PNC BANK, NA, Plaintiff
 v.

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

By virtue of a Writ of Execution filed to No. 14064-10, PNC Bank, NA vs. Timothy A. Horton, Sr., and Donna J. Horton, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 922 East 24th Street, Erie, PA 16503

395 feet x 135 feet x 50 feet
 Assessment Map number:
 18-5038-125
 Assessed Value figure: \$47,600.00
 Improvement thereon: A dwelling
 Patrick Thomas Woodman, Esq.
 436 Seventh Ave., 1400 Koppers Bldg.
 Pittsburgh, PA 15219
 (412) 434-7955

Dec. 31 and Jan. 7, 14

SALE NO. 60

Ex. #13708 of 2010
Wells Fargo Bank, N.A. as
Trustee for First Franklin
Mortgage Loan Trust 2006-
FF15, Mortgage Pass-Through
Certificates Series 2006-FF15

v.

David W. Seybold;
Kristen M. Davis
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 13708-10 Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates Series 2006-FF15 vs. David W. Seybold; Kristen M. Davis, owner(s) of property situated in the Township of GREENE, County of Erie, Pennsylvania being 4095 Knoyle Road, Erie, PA 16510
 1.2800 acres
 Assessment Map Number:
 25002010001900
 Assessed Value figure: \$113,980.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dittererick, Esquire
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 301
 Mountainside, NJ 07092
 (908) 233-8500

Dec. 31 and Jan. 7, 14

SALE NO. 61

Ex. #13584 of 2010
Wells Fargo Bank N.A.,
as Trustee, for Carrington
Mortgage Loan Trust, Series
2006-NC3 Asset-Backed Pass-
Through Certificates
 v.

TIMOTHY W. SMITH
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 13584-10 Wells Fargo Bank N.A., as Trustee, for Carrington

Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates vs. TIMOTHY W. SMITH, owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 3020-3022 French Street, Erie, PA 16504 35 X 110 feet 0.0884 acres Assessment Map Number: 18050088020100 Assessed Value figure: \$62,470.00 Improvement thereon: Single Family Dwelling Scott A. Dietterick, Esquire Zucker, Goldberg & Ackerman, LLC 200 Sheffield Street, Suite 301 Mountainside, NJ 07092 (908) 233-8500

Dec. 31 and Jan. 7, 14

SALE NO. 62

Ex. #13359 of 2010

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

v.

**Trenton M. Amoroso;
Todd J. Amoroso
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 13359-10 First Horizon Home Loans, a division of First Tennessee Bank, National Association vs. Trenton M. Amoroso; Todd J. Amoroso, owner(s) of property situated in the Township of Washington, County of Erie, Pennsylvania being 5460 Grandview Drive a/k/a 5460 Grandview Ave, Edinboro, PA 16426

60 X 100 6000 square feet

0.1377 acres

Assessment Map Number: 45-15-35-12

Assessed Value figure: \$80,750.00

Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire Zucker, Goldberg & Ackerman, LLC 200 Sheffield Street, Suite 301 Mountainside, NJ 07092 (908) 233-8500

Dec. 31 and Jan. 7, 14

SALE NO. 63

Ex. #13541 of 2010

Beneficial Consumer Discount Company d/b/a Beneficial

Mortgage Co. of Pennsylvania v.

**Susan Joan Sherwood
LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, Erie County, Pennsylvania, being a part of Reserve Tract No. 32, and bounded and described as follows: BEGINNING at a point in the north line of Thirtieth Street as now widened to fifty (50) feet, one hundred seventy-five and five tenths (175.5) feet east of German Street; thence west along the north line of the present Thirtieth Street, forty-two and five tenths (42.5) feet to a point; thence north parallel with German Street, one hundred forty-three (143) feet to a point; thence east parallel with Thirtieth Street, forty-two and five tenths (42.5) feet to a point; thence south parallel with German Street one hundred forty-three (143) feet; to the place of beginning. This description is in conformity with a survey made by L. Vincent Metz, Registered Surveyor, dated August 24, 1940. SAID premises have erected thereon a dwelling commonly known as 316 East 30th Street, Erie, Pennsylvania and are further identified by Erie County Assessment Index No. (18) 5079-129.

UNDER AND SUBJECT to easements, restrictions and rights of way of record and/or those that are visible to a physical inspection.

BEING the same premises which Phyllis A. Wagner, single, by Deed dated February 12, 2003 and recorded February 12, 2003 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 976 Page 421, as Instrument Number 2003-007391, granted and conveyed unto Susan J. Sherwood, in fee.

PROPERTY ADDRESS: 316 East 30th Street, Erie, PA 16504 PARCEL ID # 18-5079-129.

Steven K. Eisenberg, Esquire Stern and Eisenberg, LLP The Pavilion

261 Old York Road, Suite 410 Jenkintown, PA 19046

(215) 572-8111

Dec. 31 and Jan. 7, 14

SALE NO. 64

Ex. #12939 of 2010

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.

JEFFERY SILKA, also known as JEFFERY S. SILKA, and TRACEY A. SILKA, Defendants
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Corry, Erie County, Pennsylvania, having erected thereon a two story framed dwelling being commonly known as 80 Marion Street, Corry, Pennsylvania, and bearing Erie County Tax Parcel No. 7-26-68-21. BEING the same premises conveyed to Tracey Silka and Jeffery Silka by deed dated July 5, 2007 and recorded in the Office of the Recorder of Deeds for Erie County on July 6, 2007 at Record Book 1429, page 1416.

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

Dec. 31 and Jan. 7, 14

SALE NO. 65

Ex. #10227 of 2009

MERCER COUNTY STATE BANK, Plaintiff

v.

LAND VENTURES, INC., Defendant
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Washington, Erie County, Pennsylvania, being approximately 2.8 acres more or less of vacant land located at Route 6 and YMCA Drive, Edinboro, Pennsylvania 16412 and bearing Erie County Tax Parcel No. (45) 18-38-22.01.

BEING the same premises conveyed to Land Ventures, Inc. by deed dated November 12, 1991 and recorded in the Office of the Recorder of Deeds for Erie County on January 15, 1992 at Deed Book 0191, page 1437.

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
 Dec. 31 and Jan. 7, 14

SALE NO. 66

Ex. #12229 of 2009
Deutsche Bank National Trust
Company, as Trustee for J.P.
Morgan Mortgage Acquisition
Trust 2007-CH3, Asset Backed
Pass-Through Certificates, Series
2007-CH3, Plaintiff

v.

Kimberley Raup and
Vaughn Raup, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12229-2009 Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH3, Asset Backed Pass-Through Certificates, Series 2007-CH3 v. Kimberley Raup and Vaughn Raup, owners of property situated in the Township of Washington, Erie County, Pennsylvania being 5435 Louise Drive, Edinboro, Pennsylvania 16412.

Tax I.D. No. 45-15-36-2
 Assessment: \$137,437.40
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109

Dec. 31 and Jan. 7, 14

SALE NO. 67

Ex. #10997 of 2009
Beneficial Consumer Discount
Company d/b/a Beneficial
Mortgage Company of
Pennsylvania, Plaintiff

v.

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

By virtue of a Writ of Execution filed to No. 10997-09 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania v. Charles Shychuk a/k/a Charles P. Shychuk, owners of property situated in the Township of

Girard, Erie County, Pennsylvania being 323 Boothby Drive, Girard, Pennsylvania 16417.
 Tax I.D. No. 23-004-038.5-003.00
 Assessment: \$134,539.58
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109
 Dec. 31 and Jan. 7, 14

SALE NO. 68

Ex. #14323 of 2007
Beneficial Consumer Discount
Company d/b/a Beneficial
Mortgage Company of
Pennsylvania, Plaintiff

v.

Marcus DeSantis a/k/a
Marcus L. DeSantis and
Elizetta DeSantis a/k/a
Elizetta L. DeSantis, Defendant
LEGAL DESCRIPTION

That certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit; being the east fifty-six and five-tenths (56.5) feet of lot number one hundred sixty six (166) of Eaglehurst Subdivision, as per plan of same recorded in Erie County Map Book 2 at Page 192-3. The westerly dividing line to parallel with the easterly line of lot number one hundred sixty-six (166) and having a depth of one hundred thirty (130) feet and frontage of fifty-six and five-tenths (156.5) feet along the West Lake Road. Having erected thereon a one and one-half story dwelling being commonly known as 3654 West Lake Road, Erie, Pennsylvania.

Title to said premises is vested in Marcus DeSantis a/k/a Marcus L. DeSantis and Elizetta DeSantis a/k/a Elizetta L. DeSantis, husband and wife, by deed from JOHN R. NEWHARD AND PAULA J. NEWHARD, HIS WIFE dated November 24, 1993 and recorded November 29, 1993 in Deed Book 212, Page 1061.

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

Dec. 31 and Jan. 7, 14

**AUDIT LIST
NOTICE BY
PATRICK L. FETZNER**

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, December 27, 2010** and confirmed Nisi.

January 20, 2011 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>
388.	Sheridan Stricker Caughlan .. a/k/a Sheridan A. Stricker Caughlan a/k/a Sheridan A. Stricker-Caughlan	Joseph P. Martone, Admr. CTA	Joseph P. Martone, Esq.
389.	Lillian C. Eckhardt	Lawrence R. Eckhardt, Executor	Gary H. Nash, Esq.
390.	Ruth L. Cole	William E. Barney, Executor	William E. Barney, Esq.
391.	Joan B. Alsbaugh	Tami Lago, Executrix	Knox McLaughlin Gornall & Sennett, PC

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

Dec. 31 and Jan. 7

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**ALEX, ROBERT J., a/k/a
ROBERT JOHN ALEX,
deceased**

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

Executrix: Stacy L. Hagens, 240 Oakridge Drive, Pulaski, PA 16143

Attorney: William J. Moder, III, Esquire, Kerrwood Place, Suite 104, 2500 Highland Road, P.O. Box 1071, Hermitage, Pennsylvania 16148

**CALLAHAN, KEVIN D., a/k/a
KEVIN DANIEL CALLAHAN,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Administrator: Michael P. Callahan, 2299 East Road, Erie, PA 16509-5769

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

**CIPOLLA, SHERRY A.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Co-Executors: Patricia A. Cipolla, 4415 Peach Street, Erie, PA 16509 and Frank A. Cipolla, 5701 Pilgrim Dr., Erie, PA 16509
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DUDA, EARL H., a/k/a
EARL DUDA,
deceased**

Late of the Township of Wattsburg, Erie County, Pennsylvania

Executor: Eric A. Duda, 9165 Townhall Road, Wattsburg, PA 16442

Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KNOLL, HELEN,
deceased**

Late of Millcreek Twp., Erie County, Pennsylvania

Executor: Christopher C. Knoll, c/o Jerome C. Wegley, Esq., 120 West 10th St., Erie, PA 16501

Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MUCCIARONE, ANTHONY T.,
deceased**

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

Executrix: Elaine M. Schwab, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**PIKIEWICZ, ESTHER A.,
deceased**

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

Co-Executors: Thomas Robert Horton and Monica Pikiewicz Firster, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507

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

**RIVERS, EVELYN E.,
deceased**

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

Executrix: Nikita M. Price, c/o 504 State Street, 3rd Floor, Erie, PA 16501

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

**WOWK, WOLODYMYR,
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania

Executrix: Anna Marie Kosenko, 6716 Manchester Farms Rd., Fairview, Pennsylvania 16415

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

**ZDUNSKI, JENNIE S.,
deceased**

Late of Greene Township, Erie County, Erie, Pennsylvania

Executor: Edward Zdunski, 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

SECOND PUBLICATION**CARR, MARJORIE E.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Norman D. Carr, 32 Mann Road, Ballston Spa, NY 12010

Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DINGER, PEG A., a/k/a
PEG ANN a/k/a PEGGY A. a/k/a
PEGGY ANN a/k/a PEG,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executrix: Barbara Dinger, 5009 Crystal Avenue, Ashtabula, OH 44004
Attorney: Peter W. Bailey, Esquire, 336 East Sixth Street, Erie, Pennsylvania 16507

**GORDON, JOHN S., a/k/a
JACK GORDON,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Co-Executors: Marilyn E. Gordon and Kimberly A. Schauerman, c/o Thomas C. Hoffman II, Esq., Knox, McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**GROVES, SHERYL S., a/k/a
SHERYL STARR DAVIS, a/k/a
SHERYL STARR SACK,
deceased**

Late of the City of Erie
Administrator: Daniel A. Davis
Attorney: Norman "Bud" Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**HASSEL, RUTH A.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executor: Sidney E. Hassel III, c/o Thomas C. Hoffman II, Esq., 120 West 10th Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**JOHNSON, JAMES L.,
deceased**

Late of Erie County
Co-Executors: Philip C. Johnson, James L. Johnson III and James S. Bryan, c/o James S. Bryan, Esquire, 11 Park Street, North East, PA 16428
Attorney: James S. Bryan, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**MCLEAN, KEITH O., II,
deceased**

Late of the City of Erie
Administrator: Anne DeBello, c/o Jerome C. Wegley, Esq., 120 West 10th Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PATERNITI, RONALD J., SR.,
a/k/a RONALD J. PATERNITI,
deceased**

Late of the Township of Millcreek
Co-Executors: Kathleen Bennetti and Constance Luschini
Attorney: Michael G. Nelson, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**RAPP, DELORES M.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Robert L. Rapp, II, 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

**SAWCHYN, WILLIAM C.,
deceased**

Late of Wayne Township, Erie County, Pennsylvania
Executor: William C. Sawchyn Jr., 13321 Turnpike Road, Corry, PA 16407
Attorney: William E. Barney, Esq., 200 North Center Street, Corry, Pennsylvania 16407

THIRD PUBLICATION

**AMES, MARY W.,
deceased**

Late of Fairview Township, County of Erie, Commonwealth of Pennsylvania
Executor: Alvin K. Ames, 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

**BROWN, STEVEN WESLEY,
a/k/a STEVEN W. BROWN,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Administratrix: Linda F. Fath, 12130 West Ridge Road, East Springfield, Pennsylvania 16441
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**CAGARA, HELEN, a/k/a
HELEN B. CAGARA,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Gary K. Schonthalder, 135 East 6th Street, Erie, PA 16501
Attorney: Gary K. Schonthalder, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**DAVIS, PAUL L.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Executor: Carolyn J. Davis, 3803 West Lake Road, Erie, PA 16505
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DOMBROSKI, STANLEY P.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Executor: Michael R. Dombroski, 2134 Gatesmill Drive, Erie, PA 16510
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**RIDDLES, ELIZABETH R.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Joanne E. Homicz, 517 Maryland Avenue, Apt. 123, Erie, Pennsylvania 16505
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**RODNEY, BERNICE M.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Susan M. Stroz, c/o Joseph A. Yochim, Esq., Estate Attorney, Yochim, Skiba & Nash, 345 West 6th Street, Erie, PA 16507
Attorney: Joseph A. Yochim, Esq., Yochim, Skiba & Nash, 345 West 6th St., Erie, PA 16507

**RUHLING, ELSIE G.,
deceased**

Late of the City of Erie, County of Erie
Executor: David E. Ruhling, 519 Boyer Road, Erie, Pennsylvania 16511
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**WICKWIRE, IVAN E.,
deceased**

Late of the City of Corry, Erie County, Pennsylvania
Executor: Jeffrey D. Wickwire, P.O. Box 426, Saluda, NC 28773
Attorney: William E. Barney, Esq., 200 North Center Street, Corry, Pennsylvania 16407

**WINIARSKI, JOHN E., a/k/a
JOHN E. WINARSKI,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Janice Tobin, 4410 Melrose Ave., Erie, PA 16509-1226
Attorney: None

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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 Presque Isle Downs & Casino ----- (f) (814) 860-3390
 PO Box 10728
 Erie, PA 16514 ----- *Treinhart@pidowns.com*

New Email Address

KEMP C. SCALES ----- *kemp@scaleslawoffices.com*
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New Phone Number

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