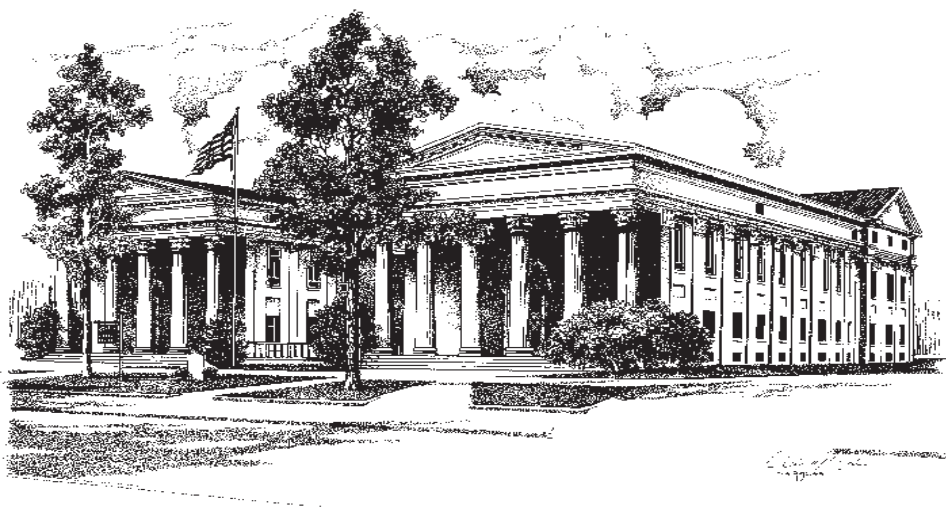


*Erie
County
Legal
Journal*

January 13, 2012

Vol. 95 No. 2

USPS 178-360



In the United States Bankruptcy Court for the Western District of Pennsylvania
In re Grabowski

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller
Administrator of Publications: Paula J. Gregory

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

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

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

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Erie County Bar Association

Calendar of Events and Seminars

FRIDAY, JANUARY 20, 2012

When and Why Do You Need to Open an Estate in Pennsylvania
ECBA Live Seminar
Bayfront Convention Center
9:00 a.m. - 12:15 p.m. (8:30 a.m. registration)
\$96 (ECBA member/non-attorney staff)
\$145 (nonmember) \$67 (member Judge)
3 hours substantive

THURSDAY, JANUARY 26, 2012

Managing Impression – The Busy Lawyer’s Guide To Powerful Presentations
PBI Groupcast Seminar
Erie County Bar Association
8:30 a.m. – 3:30 p.m. (8:00 a.m. reg.)
Lunch is Included
\$354 (member) \$334 (admitted after 1/1/08)
\$374 (nonmember)
Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$329 (member) \$309 (admitted after 1/1/08) \$349 (nonmember)
6 hours substantive

THURSDAY, FEBRUARY 2, 2012

Forfeitures & Return of Property Proceedings
PBI Groupcast Seminar
Erie County Bar Association
1:00 p.m. – 4:15 p.m. (12:30 p.m. reg.)
\$254 (member) \$224 (admitted after 1/1/08)
\$274 (nonmember)
Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$229 (member) \$199 (admitted after 1/1/08) \$249 (nonmember)
3 hours substantive

WEDNESDAY, FEBRUARY 8, 2012

Spoilation & Preservation of Evidence in Civil Cases
PBI Groupcast Seminar
Erie County Bar Association
9:00 a.m. – 1:15 p.m. (8:30 a.m. reg.)
\$254 (member) \$234 (admitted after 1/1/08)
\$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 1/1/08) \$249 (nonmember)
4 hours substantive

TUESDAY, FEBRUARY 14, 2012

Fire At-Will: Wrongful Determination in PA
PBI Video Seminar
Erie County Bar Association
9:00 a.m. – 12:30 p.m. (8:30 a.m. reg.)
\$129 (member) \$109 (admitted after 1/1/08)
\$149 (nonmember)
3 hours substantive

WEDNESDAY, FEBRUARY 22, 2012

Independent Contractors, Temporary Workers & Employees
PBI Groupcast Seminar
Erie County Bar Association
12:30 p.m. – 3:45 p.m. (12:00 p.m. reg.)
Lunch is Included
\$254 (member) \$234 (admitted after 1/1/08)
\$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 1/1/08) \$249 (nonmember)
3 hours substantive

FRIDAY, FEBRUARY 24, 2012

Powerful Witness Preparation: Time Tested – Truisms & New Litigation Realities
PBI Groupcast Seminar
Erie County Bar Association
8:30 a.m. – 3:30 p.m. (8:00 a.m. reg.)
Lunch is Included
\$354 (member) \$334 (admitted after 1/1/08)
\$374 (nonmember)
Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$329 (member) \$309 (admitted after 1/1/08) \$349 (nonmember)
5 hours substantive / 1 hour ethics

2012 BOARD OF DIRECTORS

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CHANCELLOR OF THE BAR NOMINATIONS

The Erie County Bar Association is accepting nominations for Chancellor of the Bar, properly endorsed by at least five members in good standing and confirming that the nominee has practiced at the Erie County Bar for more than 30 years. Chancellor of the Bar is an honorary position; the Chancellor serves on the Association's Nominating Committee.

The ECBA's Law Day Committee and Board of Directors will review the nominations and evaluate each nominee's contributions with respect to ethical practice, attitude toward the Courts and fellow lawyers, participation in civic affairs, community life and activities involving the Erie County Bar Association.

Nominations should be sent to the ECBA office and received/postmarked no later than Friday, February 3, 2012

Jan. 13, 20

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 16, 2012, in observance of Martin Luther King Jr. Day.

John J. Horner
Clerk of Court

Jan. 13

ATTENTION ALL ATTORNEYS

Are you or an attorney you know dealing with personal issues related to drug or alcohol dependency, depression, anxiety, gambling, eating disorders, sexual addiction, other process addictions or other emotional and mental health issues?

— YOU ARE FAR FROM BEING ALONE! —

*You are invited and encouraged to join a small group of fellow attorneys who meet informally in Erie on a monthly basis. Please feel free to contact ECBA Executive Director Sandra Brydon Smith at 814/459-3111 for additional information. Your interest and involvement will be kept **strictly confidential**.*

IN RE:

CHESTER C. GRABOWSKI and ELAINE M. GRABOWSKI, Debtor(s)

CHESTER C. GRABOWSKI and ELAINE M. GRABOWSKI, Movant(s)

v.

AMERICREDIT, DUQUESNE LIGHT COMPANY, et al., Respondent(s)

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

Case No. 05-35105-TPA

Chapter 13

Related to Doc. Nos. 162, 166

Appearances: David Colecchia, Esq., Attorney for Debtors
Richard Bedford, Esq., Attorney for Chapter 13 Trustee

ORDER

Agresti, Thomas P., Chief Judge December 12, 2011

For several months this case has been in a state of procedural confusion attributable to the Debtors' Counsel's failure to follow basic rules of procedure and the orders of the Court. The Court must therefore act to "clean up" the resulting mess as best it can. A recitation of the relevant procedural history of the case is necessary to provide the appropriate context for this Order.

The Debtors' case was originally filed on October 9, 2005, as a voluntary Chapter 7 proceeding. The case proceeded normally, a discharge order was entered on May 3, 2006, and the case was closed that same date. On July 4, 2008, the Debtors filed a motion seeking to reopen the case, stating that they had inadvertently excluded two mortgages on their original Schedule D and wished to reopen the case so they could add them and convert the case to Chapter 13. The case was reopened and converted to Chapter 13 by an Order dated July 17, 2008. Thereafter, the Debtor obtained interim and then final confirmation of a Plan and made payments to the Chapter 13 Trustee.

Up to this point the matter had proceeded in a fairly straightforward manner. The present state of confusion can be traced back to April 14, 2011, when the Trustee filed a *Motion to Dismiss Case*, Document No. 162, seeking to have the case dismissed because the Debtors were \$10,649 in arrears on their Plan and had not made a Plan payment since October 2010. Any *Response* by the Debtors to the Trustee's *Motion to Dismiss* was to be filed on or before May 4, 2011. The Debtors did not file such *Response* to the *Motion to Dismiss* by the deadline. They did, however, file a document entitled "*Motion for Hardship Discharge*", Document No. 166, essentially conceding that they were delinquent under the Plan as alleged by the Trustee, but asking that they be granted a hardship discharge under *11 U.S.C. §1328(b)* because circumstances beyond their control rendered them unable to complete the Plan. The *Motion for Hardship Discharge* was incorrectly designated as a "response" to the *Motion to Dismiss* when it was entered into the court's CM/ECF system by Debtors' Counsel. This improper designation also meant that a response deadline and hearing date for the *Motion for Hardship Discharge* were not set by the Court, as would have happened if it has been correctly designated.

On June 8, 2011, a hearing was held on the Trustee's *Motion to Dismiss Case*. At the hearing the Court noted that the Debtors had not filed an appropriate *Response* to the *Motion to Dismiss* and indicated it was not inclined to grant the Debtors a hardship discharge in any event. Debtors' Counsel stated that the discharge that had been entered in 2006 when the case had been in Chapter 7 was "waived" when the case was reopened in 2008 and he then made an oral motion to convert the case back to Chapter 7 rather than have it dismissed.¹ The Chapter 13 Trustee did not oppose such conversion. The Court indicated at the hearing that it would grant the oral motion, however, after examining the case record in more detail after the hearing, discovered that the discharge which the Debtor had obtained when the case was previously in Chapter 7 was still in effect. The motion to convert could thus not be granted because the Debtors are not eligible for another Chapter 7 discharge at this time. The Court therefore issued a Rule to Show Cause Order, Doc. No. 172, directing Debtors' Counsel to appear on June 29, 2011, to show cause why the case should not be dismissed.

On June 23, 2011, the Debtors filed a *Response to Rule to Show Cause/Motion to Waive the Original Chapter 7 Discharge and Subsequently Discharge the Case*, Doc. No. 174. In this document the Debtors acknowledge that the prior Chapter 7 discharge was still in place but stated that they could now effect a "waiver" of such discharge pursuant to *11 U.S.C. §727(a)(10)*, and asked the Court to approve same so the case could be reconverted to Chapter 7.

At the Rule to Show Cause hearing, Debtors' Counsel stated that he had "really screwed this one up" and reiterated the argument that the problem could be solved because the Debtors had a right to waive the prior discharge under *Section 727(a)(10)*. Counsel stated that if the prior discharge were waived, the case could then be converted back to Chapter 7 and a new discharge entered. The Court expressed some doubt as to whether the Debtors had a right to waive the prior discharge, but said it would allow the Debtors time to file a motion to that effect. On July 1, 2011, the Court issued an Order vacating the Rule to Show Cause and giving the Debtors until July 20, 2011, to file a motion seeking to waive the discharge.

On July 20, 2011, the Debtors filed a *Motion to Waive Discharge and Convert the Case to a Case Arising Under Chapter 7 11 U.S.C. §727(a)(10); 11 U.S.C. §706(a)*, Doc. No. 178. The Clerk's Office issued a corrective entry on July 21, 2011, directing this *Motion* to be refiled since the caption on the PDF document did not match the CM/ECF entry that was made. The same *Motion* was refiled on July 29, 2011, at Doc. No. 180, and another corrective entry was made on August 3, 2011, stating that it appeared to be a two-part motion (motion to waive discharge and motion to convert), and should be refiled as such. The Debtors took no action in response until September 12, 2011, when they filed a *Motion to Waive Debtors' Prior Chapter 7 Discharge 11 U.S.C. §727(a)(10)*, Doc. No. 182

¹ In addition to Counsel's statement at the hearing, Paragraph 3 of the *Motion for Hardship Discharge* also alleges that the Chapter 7 discharge received by the Debtors had been "waived" as a result of the motion to reopen the case filed on July 4, 2008. That is a false statement. Neither the motion to reopen nor the proposed order which accompanied it (and which was signed by the Hon. Bruce McCullough on July 17, 2008) contains one word about "waiver" of the Chapter 7 discharge.

(“Motion to Waive Discharge”).

On September 30, 2011, the Trustee filed a *Response* to the *Motion to Waive Discharge*, arguing that the Debtors had abused the bankruptcy process and pointed out that *Section 727(a)(10)* contemplates that a waiver of discharge by a debtor will be executed and approved by the court before the discharge is entered, not after the fact.

In an effort to rectify the procedural jumble that had ensued since the Trustee filed her *Motion to Dismiss*, on November 3, 2011, the Court issued an Order at Doc. No. 187 (“November 3rd Order”). Among other things, the *November 3rd Order* did the following:

- Debtors were directed to file a *Reply* to the Trustee’s *Response* to the *Motion to Waive Discharge* on or before December 5, 2011.
- The “*Motion for Hardship Discharge*” filed at Doc. No. 166 was stricken because of the filing irregularities attending it and the Debtors were given leave until November 23, 2011, to file a similar motion under the correct CM/ECF event designation.
- The *Motions* filed at Doc. Nos. 178 and 180 were dismissed for failure to correct the noted deficiencies.
- Debtors were directed to file a *Response* to the *Motion to Dismiss* on or before November 23, 2011, and if they failed to do so, the *Motion to Dismiss* would be granted.
- The *Motion to Waive Discharge*, *Motion to Dismiss* and (if timely filed again) *Motion for Hardship Discharge* would be the subject of a hearing on December 14, 2011.

The Debtors did not file a *Response* to the *Motion to Dismiss* by the November 23rd deadline, nor did they file a *Motion for Hardship Discharge*. Despite being directed to do so, the Debtors also failed to file a *Reply* to the Trustee’s *Response to the Motion to Waive Discharge* by the December 5, 2011 deadline for doing so, although they did file a motion at 5:49 P.M. on December 5th seeking to extend the deadline for another 45 days, citing as a reason the busy schedule of Debtors’ Counsel.

In issuing the *November 3rd Order* the Court was being exceedingly generous to the Debtors by giving them until November 23rd to file a *Response to the Motion to Dismiss*. As indicated above, that *Response* was originally due on May 4, 2011. However, the Debtors did not file an appropriate response to the Trustee’s *Motion to Dismiss* by the original deadline nor did they seek leave to have the time extended in order to file such a response.² Rather than file a proper response, the Debtors’ filed their *Motion for Hardship Discharge*, Document No. 166, which the Court has dismissed since it was

² Unfortunately, this is a reoccurring theme for Debtors’ Counsel, David A. Colecchia. Atty. Colecchia has a long history of ignoring due dates imposed by this Court’s Orders. He also has a history of attempting to file “last minute” motions in an attempt to obtain extensions of time. *See, e.g., In re William M. Morrison*, Case No. 06-23520; *Memorandum Order Following Rule to Show Cause Hearing* dated September 3, 2008, filed in *In re Michael Weisel and Lori Sue Weisel*, Adversary No. 08-2195 at Doc. No. 72; *Order* dated August 12, 2009 filed in *In re Scott M. Critchfield and Tracy M. Critchfield*, Case No. 03-35715.

non-responsive.³ Given the Debtors' most recent failure to respond to the *Motion to Dismiss* by the November 23, 2011 deadline for doing so, the Court has no alternative but to dismiss the case, just as it indicated would be done in the November 3rd *Order* in the event of such failure.

The Court does not enter this dismissal lightly and in doing so is fully-cognizant that there is a pending *Motion to Waive Discharge* which, if granted, could conceivably pave the way for the conversion of the case back to Chapter 7. However, the Court is satisfied that the *Motion to Waive Discharge* lacks merit and would be denied in any event because the Trustee is correct that a debtor may not "waive" a Chapter 7 discharge once it has been entered.

Specifically, the Debtors seek to waive their discharge pursuant to 11 U.S.C. §727(a)(10).⁴ Section §727(a)(10), in conjunction with Fed.R.Bankr.P. 4004(c)(1)(c), permits a debtor to seek a waiver of a discharge at any time after the order for relief under Chapter 7. However, the very structure of Section 727(a)(10) makes clear that the proposed "waiver" of a discharge is forward-looking and must be presented to the Court before a discharge has been granted. ("The court shall grant the debtor a discharge, unless – the court approves a written waiver of discharge executed by the debtor after the order of relief under this chapter.") Thus, "[w]hile no deadline has been expressly stated by the Code or Rules, the vesting of rights following the entry of discharge is a circumstance which Debtor could reasonably anticipate and which will be deemed to preclude the exercise of Debtor's right to waiver of [sic] the discharge." *In re Bailey*, 220 B.R. 706, 710 (Bankr. M.D. Ga. 1998).

The correct procedure to have a discharge withdrawn once it has been entered is to move for revocation pursuant to 11 U.S.C. §727(d). However, under these circumstances, that provision would not afford the Debtors relief either since it is well-recognized that a debtor does not have standing to request revocation of his or her own discharge. *See In re Davitch*, 336 B.R. 241, 253 (Bankr.W.D. Pa. 2006). *See also In re Markovich*, 207 B.R. 909, 911 (9th Cir. BAP 1997) (citing cases for the proposition that the Bankruptcy Code has no provision that would allow the court to revoke a discharge at debtor's request); 6 *Collier on Bankruptcy* at ¶727.17[1] (debtor does not have standing to seek revocation of a discharge).

In addition to being the law, prohibiting debtors from being able to undo their own discharge also makes sense from a practical standpoint. If a debtor were able to simply waive a prior discharge in order to obtain a more recent discharge, it would lead to much abuse, for example possibly allowing the circumvention of Bankruptcy Code provisions establishing minimum time periods between successive discharges. Allowing debtors to have a prior discharge waived or revoked would thus undermine the sanctity of the

³ Although the *Motion for Hardship Discharge* was not "formally" dismissed until the *November 3rd Order*, the Court explicitly told Debtors' Counsel at the June 8, 2011 hearing that it did not consider the *Motion for Hardship Discharge* to be responsive to the *Motion to Dismiss*. Debtors have thus been on notice for many months that they have never responded to the *Motion to Dismiss*.

⁴ The Debtors' have not sought to upset the discharge order pursuant to Fed.R.Bankr.P. 9024 which incorporates Fed.R.Civ.P. 60, nor have they provided any other legal basis by which the Court could upset the prior discharge.

Chapter 7 discharge process and discharge injunction. *See In re Gomez*, 456 B.R. 574 (M.D. Fla. 2011).

The Debtors having failed to comply with the deadline imposed by the Court's *November 3rd Order* to respond to the Trustee's *Motion to Dismiss*, the Court not being aware of any meritorious defenses to said *Motion*, and the Debtors' lack of standing to seek revocation of the prior discharge, the case must be dismissed. Therefore,

AND NOW, this **12th** day of **December, 2011**, for the foregoing reasons it is hereby **ORDERED, ADJUDGED and DECREED** that:

(1) The Trustee's *Motion to Dismiss Case*, Document No. 162, is **GRANTED**.

(2) The hearing scheduled for December 14, 2011 at 3:00 P.M. is **CANCELLED**.

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

DISSOLUTION NOTICE

NOTICE is hereby given to all persons: (1) that the voluntary dissolution proposal of BoroughVets, Inc. (f.k.a Camboro Veterinary Hospital, Inc.) a Pennsylvania professional corporation with a registered office at 5989 Rt. 6 North, Edinboro, PA 16412, has been unanimously recommended and approved by its board of directors, and unanimously approved by its shareholders; and (2) that this corporation is now engaged in winding up and settling its affairs pursuant to Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

Jan. 13

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on October 27, 2011 for Collide-O-Scope Edutainment located at 2320 Powell Avenue, Erie, PA 16506. The name and address of each individual interested in the business is Kevin Elliott, 2320 Powell Avenue, Erie, PA 16506. This was filed in accordance with 54 PaC.S. 311.

Jan. 13

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on November 7, 2011 for Indelible Ink Custom Designs located at 107 Norman Way, Erie, PA 16508. The name and address of each individual interested in the business is Cora Kelly, 107 Norman Way, Erie, PA 16508. This was filed in accordance with 54 PaC.S. 311.

Jan. 13

INCORPORATION NOTICE

NOTICE is hereby given that Abundant Life Counseling, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

James R. Steadman, Esq.
Steadman Law Office
24 Main Street East, PO Box 87
Girard, PA 16417

Jan. 13

INCORPORATION NOTICE

Notice is hereby given that Remote Wholesale, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988.

David Halko
5040 Sir Lancelot Drive
Erie, PA 16506

Jan. 13

LEGAL NOTICE

MARSHALS SALE: By virtue of a Writ of Execution issued on November 23, 2011 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, 140 WEST SIXTH STREET, ERIE, PENNSYLVANIA 16501 ON FEBRUARY 13, 2012, at 9:00 a.m., local time.** Said hereinafter described property is located at 1029 Spruce Tree Dr., Girard, PA 16417, being more fully described as follows:

See legal description attached hereto as Exhibit "A."

All those certain tracts of land, together with the buildings, and improvements erected thereon, described in Deed Book Volume 279, Page 51 recorded with the Office of the Recorder of Deeds, Erie County, Pennsylvania, seized and taken in execution as the property of Gregory Company and Brenda Company, at the suit of *The United States of America v. Gregory Company and Brenda Company, Husband and Wife*, to be sold on Writ of Execution at Case No. 1:11-cv-0065 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.

EXHIBIT "A"

LEGAL DESCRIPTION

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

BEING lot 1 of Evergreen Subdivision, as more fully described in a plan recorded in Erie County Map Book 37, page 2; being part of the property conveyed to Party of the First Part in Erie County Record Book 120, page 1933 and being commonly known as 1029 Spruce Tree Drive, Girard, Pennsylvania and bearing Erie County Tax Index No. (23) 4-38.2.

Subject to rights-of-way and building lines of record, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises. Subject further to certain Restrictions recorded in the Erie County Record Book 164, page

562.
Being the same premises conveyed to Mortgagors herein by Deed dated January 17, 1992 to be recorded forthwith.

Jan. 13, 20, 27 and Feb. 3

LEGAL NOTICE

MARSHALS SALE: By virtue of a Writ of Execution issued on October 26, 2011, 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 CRAWFORD COUNTY COURTHOUSE, 903 DIAMOND PARK MEADVILLE, PA 16335 ON JANUARY 20, 2012, at 10:00 a.m., local time.** Said hereinafter described property is located at 21206 State Highway 8, Centerville, Pennsylvania 16404, being more fully described as follows:

See legal description attached hereto as Exhibit "A."

All those certain tracts of land, together with the buildings, and improvements erected thereon, described in Deed Book Volume 404, Page 231, recorded with the Recorder of Deeds, Crawford County, Pennsylvania, seized and taken in execution as the property of the Leon A. Briggs and Michele M. Briggs, at the suit of *The United States of America v. Leon A. Briggs and Michele M. Briggs*, to be sold on Writ of Execution at Case No. 1:10-cv-00304 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.

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situation in the Township of Athens, County of Crawford and State of Pennsylvania, bounded and more fully described as follows, to-wit: BEGINNING at a point in the easterly line of Pennsylvania Traffic Route 8 at the southwest corner of the second parcel of land conveyed by William M. Ehrhardt, et ux, to Amanda Tillotson Hyldahl, by deed dated February 5, 1972, and recorded in Crawford County Deed Book 461, page 542 on February 10, 1972; thence, easterly along the southerly line of said Hyldahl; thence, northerly and parallel to Route No. 8, along the easterly line of the said parcel so conveyed to Hyldahl, fifty (50) feet to a point; thence, easterly along the southerly line of the first parcel of land conveyed to Hyldahl in the said deed, four hundred fifty (450) feet to a point in other land now or formerly of said Ehrhardt; thence, southerly, along other laid [sic] of said Ehrhardt, three hundred eighty-six (386) feet to a point; thence, westerly along other lines of said Ehrhardt, five hundred twenty (520) feet to the easterly line of Pennsylvania Traffic Route No. 8; thence, northerly, along the easterly line of said Route No. 8, three hundred thirty-six (336) feet to the place of beginning. Containing four (4) acres, more or less, and having a one-story frame dwelling, barn and

other buildings erected thereon. EXCEPTING AND RESERVING a certain piece or parcel of land conveyed to William C. McCray and Karen J. McCray, his wife, by David W. Douglass and Susan A. Douglass, his wife, being a triangular piece of property approximately .153 acres of land, more of less, and being described in Crawford County Deed Book 479, page 335, and recorded on October 18, 1973.

AND ALSO EXCEPTING AND RESERVING a certain piece or parcel of land conveyed to William D. McCray and Karen J. McCray, [sic] his wife, by Clark M. Watson and Lori C. Watson, his wife, as described in Crawford County Deed Book 294 at page 741 and recorded on February 5, 1996.

The parcel being conveyed herein is commonly known as 21206 State Highway 8, Centerville, Pennsylvania and further identified by Crawford County Tax Index No. 1105-18-2.

BEING THE SAME PROPERTY CONVEYED TO Grantors herein by deed dated October 31, 1985, and recorded on November 7, 1985 in Crawford County Recorder of Deeds Office in Record Book 564, page 866.

Dec. 23, 30 and Jan. 6, 13

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 20, 2012
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. 30 and Jan. 6, 13

SALE NO. 1

**Ex. #13032 of 2011
ERIE FEDERAL CREDIT
UNION, Plaintiff**

v.

**ROBERT L. NEAVINS AND
CARMILLIA JEAN NEAVINS,
HIS WIFE, Defendants**

ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 13032-2011, Erie Federal Credit Union vs. Robert L. Neavins and Carmillia Jean Neavins, owner of the following properties identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 735 East 25th Street, Erie, Pennsylvania 16503:
Assessment Map No.:

18-050-31.0-1110.00
Assessed Value Figure: \$33,960.00
Improvement Thereon: Single-family two story residential dwelling
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Dec. 30 and Jan. 6, 13

SALE NO. 2

**Ex. #15624 of 2010
NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**DALE R. FAULHABER and
PAMELA J. FAULHABER,**

Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2010-15624, Northwest Savings Bank vs. Dale R. Faulhaber and Pamela J. Faulhaber owners of property situate in the Borough of North East, Erie County, Pennsylvania being: 72 South Lake Street, North East, Pennsylvania.

50' X 165' X 50' X 165'
Assessment Map Number:
(36) 5-43-22

Assessed Value Figure: \$109,060.00
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. 30 and Jan. 6, 13

SALE NO. 3

**Ex. #12565 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**DENNIS R. MARKLEY,
Defendant**

DESCRIPTION OF PROPERTY

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being a part of Tract No. 280, bounded and described as follows: Being Lot No. 50 of Western Lane Subdivision No. 3, a map or plot

of the same being recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book No. 5, Pages 2 and 3, to which map reference is made for a more complete description of said lot, said lot having a frontage on Wildberry Lane of eighty (80) feet and a uniform depth of one hundred twenty (120) feet.

Being commonly known as 4431 Wildberry Lane, Erie, Pennsylvania and being further identified by Erie County Tax Assessment Index No. (33) 25-112-7.

BEING the same premises conveyed to Dennis R. Markley by deed dated April 13, 2005 and recorded in Erie County Record Book 1250 at Page 864.

Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Attorneys for Plaintiff
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Dec. 30 and Jan. 6, 13

SALE NO. 4

**Ex. #12649 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff,**

v.

**KATHY S. MILLER, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2011-12649, Northwest Savings Bank vs. Kathy S. Miller, owner of property situate in the Borough of North East, Erie County, Pennsylvania being: 32 Clay Street, North East, Pennsylvania.

88.72' X 75.05' X 82.04' X 54'
Assessment Map Number:
(36) 5-42-13

Assessed Value Figure: \$69,500.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Attorneys for Plaintiff
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Dec. 30 and Jan. 6, 13

SALE NO. 5

Ex. #12765 of 2011

FIRST NATIONAL BANK OF PENNSYLVANIA, successor in interest to The National Bank of North East, Plaintiff

v.

TRACY A. ARTISE, Defendant
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of North East, Erie County, Pennsylvania, having erected thereon two unit concrete block and frame commercial buildings being commonly known as 110 East Main Street, North East, Pennsylvania 16428, and bearing Erie County Tax Parcel No. (36) 2-13-11.

BEING the same premises conveyed to Tracy A. Artise by deed dated June 21, 2002 and recorded in the Office of the Recorder of Deeds for Erie County on June 21, 2002 at Deed Book 0892, page 1322, Instrument No. 2002-029888.

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. 30 and Jan. 6, 13

SALE NO. 6

Ex. #12848 of 2011

NORTHWEST SAVINGS BANK, Plaintiff

v.

ALLEN C. CUNNINGHAM, Defendant
SHORT DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of North East, Erie County, Pennsylvania, having erected thereon a single family dwelling commonly known and numbered as 60 East Hilltop Road, North East, Pennsylvania 16428, and bearing Erie County Tax Parcel No. (37) 7-6-90.

BEING the same premises conveyed to Allen C. Cunningham by deed dated April 15, 2004 and recorded in the Office of the Recorder of Deeds for Erie County on April 21, 2004 at Deed Book 1127, page 0608.

William R. Brown
Pa. Supreme Court ID No. 18229
MacDonald, Illig, Jones & Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7752
Attorneys for Plaintiff

Dec. 30 and Jan. 6, 13

SALE NO. 7

Ex. #12019 of 2011

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.

GARY T. OBLYWANIK and THE UNITED STATES OF AMERICA, Defendants
SHORT DESCRIPTION

ALL THAT CERTAIN piece or parcel of property located in the Fifth Ward of the City of Erie, Erie County, Pennsylvania identified as 4812 Wood Street, Erie, Pennsylvania 16509, Erie County Tax Assessment No. (18) 53-13-302, as more fully described in a Deed recorded on January 12, 1993 in the Office of the Erie County Recorder of Deeds at Book 0249, page 0357. Having erected thereon a one-story, single family, frame dwelling with attached garage.

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. 30 and Jan. 6, 13

SALE NO. 8

Ex. #11751 of 2011

NORTHWEST SAVINGS BANK, Plaintiff

v.

JAMES M. LYNCH, Defendant
LEGAL DESCRIPTION

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

BEGINNING at a point in the north line of Seventh Street, eighty-two and one-half (82 1/2) feet west of the intersection of the north line of

Seventh Street with the west line of Walnut Street; thence westwardly along the north line of Seventh Street forth-six (46) feet three (3) inches to a post; thence northwardly parallel with Walnut Street, One hundred sixty-five (165) feet to a post; thence eastwardly parallel with Seventh Street, forty-six (46) feet three (3) inches to a post; thence southwardly, parallel with Walnut Street, one hundred sixty-five (165) feet to the point of beginning. Said premises has erected thereon a dwelling commonly known as 510 West Seventh Street, Erie, Pennsylvania, being further identified by Erie County Tax Index No. (17) 40-16-226.

BEING part of that real property conveyed to James M. Lynch by Deed dated February 15, 2005 and recorded March 22, 2005 with the Erie County Recorders Office in Erie County, Pennsylvania at Book 1219, Page 579.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Dec. 30 and Jan. 6, 13

SALE NO. 9

Ex. #11686 of 2011

CPCA TRUST I

v.

ROBERT J. BRIM and JEANNE M. BRIM
SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 11686-11, CPCA TRUST I v. ROBERT J. BRIM and JEANNE M. BRIM, Owners of the property situated in Township of Millcreek being known as 5241 Robinhood Lane, PA.

Tax Map Number: (33) 119-521-13
Assessed Value Figure: \$153,310.00
Improvements thereon: Detached, Two Story Single Family Residential Dwelling
The Law Offices of
Barbara A. Fein, P.C.
Barbara A. Fein, Esquire
Attorney I.D. No. 53002
721 Dresher Road, Suite 1050

Horsham, PA 19044
(215) 653-7450

Dec. 30 and Jan. 6, 13

SALE NO. 10

Ex. #11324 of 2011
RESIDENTIAL CREDIT SOLUTIONS, INC.

v.

JON KITTS
SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 11324-2011, RESIDENTIAL CREDIT SOLUTIONS, INC. v. JON KITTS, Owner of the properties situated in City of Erie being known as 905 E. 7th Street and 909 E. 7th Street, PA.

Tax Map Number: (14) 1030-112
Assessed Value Figure: \$19,400.00
Improvements thereon: Detached. One and One Half Story Single Family Residential Dwelling

Tax Map Number: (14) 1030-132
Assessed Value Figure: \$27,620.00
Improvements thereon: Detached, Two and One Half Story Multi-Family Residential Dwelling

The Law Offices of
Barbara A. Fein, P.C.
Barbara A. Fein, Esquire
Attorney I.D. No. 53002
721 Dresher Road, Suite 1050
Horsham, PA 19044
(215) 653-7450

Dec. 30 and Jan. 6, 13

SALE NO. 11

Ex. #10610 of 2011
U.S. BANK NATIONAL ASSOCIATION, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2

v.

DANIEL J. SPADE and HEATHER L. SPADE
SHERIFFS SALE

By virtue of a Writ of Execution filed to No. 10610-11, U.S. BANK, NATIONAL ASSOCIATION, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 v. DANIEL J. SPADE and HEATHER L. SPADE, Owners of the property situated in Township of McKean

being known as 6151 Van Camp Road, PA.

Tax Map Number: 31012053000500
Assessed Value Figure: \$86,590.00
Improvements thereon: Detached, One Story Single Family Residential Dwelling

The Law Offices of
Barbara A. Fein, P.C.
Barbara A. Fein, Esquire
I.D. No. 53002
Kristen D. Little, Esquire
I.D. No. 79992
721 Dresher Road, Suite 1050
Horsham, PA 19044
(215) 653-7450

Dec. 30 and Jan. 6, 13

SALE NO. 12

Ex. #11904 of 2011
PNC BANK, NATIONAL ASSOCIATION, Plaintiff

v.

DENISE DEMARCO, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11904-11 PNC BANK, NATIONAL ASSOCIATION vs. DENISE DEMARCO, owners of property situated in TOWNSHIP OF FAIRVIEW, Erie County, Pennsylvania being 1851 DUTCH ROAD, FAIRVIEW, PA 16415
0.4247

Assessment Map number:
(20) 40-58-18

Assessed Value figure: 107,100.00
Improvement thereon: Residential Dwelling

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

Dec. 30 and Jan. 6, 13

SALE NO. 13

Ex/ #13118 of 2011
Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2004-OPT, Mortgage Pass-Through Certificates, Series 2004-OPT, Plaintiff,

v.

Matthew J. Duffy, Defendant
REAL PROPERTY SHORT DESCRIPTION FORM

TO THE SHERIFF OF ERIE COUNTY:
PROPERTY OF: Matthew J. Duffy

EXECUTION NO: 13118-11
JUDGMENT AMT: \$96,654.41
ALL the right, title, interest and claim of: Matthew J. Duffy
Of in and to:

ADDRESS: 204 Walnut Street, Girard, PA 16417
MUNICIPALITY: Borough of Girard

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 a point in the Westerly line of Walnut Street at the Southeast corner of land formerly owned by James S. Abbey and now or formerly owned by Robert Weaver; thence southwardly along the westerly line of Walnut Street, fifty-six (56) feet to a point; thence westwardly along the residue of land of William T. Ryan, and on a line parallel with the south line of land now or formerly of said Robert Weaver, one hundred sixty-nine (169) feet to the easterly line of land of John Grettler; thence northeasterly along the east line of said Grettler land, ninety-nine and one-half (99 ½) feet to the south line of land now or formerly of said Robert Weaver; thence easterly along the south line of said Robert Weaver; thence easterly along the south line of said Weaver land ninety (90) feet to the place of beginning.

Tax Id: 23-015-052.0-013.00
For information purposes only - property a/k/a 204 Walnut Street, Girard, PA 16417-1634

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Duffy from Kari M. Guianen and Steven J. Guianen, his wife dated 08/13/2004 and recorded 08/26/2004 under Book 1167, Page 1209.

Chandra M. Arkema, Esquire
Attorney ID# 203437
Parker McCay P.A.
9000 Midlantic Drive, Suite 300
P.O. Box 5054

Mount Laurel, New Jersey 08054
Dec. 30 and Jan. 6, 13

SALE NO. 14

Ex. #11385 of 2011
Wells Fargo Bank, N.A., as Trustee for Option One Mortgage

**Loan Trust 2003-4, Asset-Backed
Certificates, Series 2003-4,
Plaintiff,**

v.

**Brenda M. Long and Walter T.
Long, Defendants**

**REAL PROPERTY SHORT
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE
COUNTY:

PROPERTY OF: Brenda M. Long
and Walter T. Long

EXECUTION NO: 11385-11
JUDGMENT AMT: \$69,692.61

ALL the right, title, interest and
claim of: Brenda M. Long and
Walter T. Long

Of in and to:

ADDRESS: 1031 Cranberry Street,
Erie, PA 16502

MUNICIPALITY: City of Erie

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 the point of
intersection of the north line of
Eleventh Street with the east
line of Cranberry Street; thence
northwardly, along the east line of
Cranberry Street, thirty two (32)
feet, thence eastwardly, parallel
with Eleventh Street, seventy-
four (74) feet; thence southwardly,
parallel with Cranberry Street,
thirty-two (32) feet to the north
line of Eleventh Street, and thence
westwardly along the north line of
Eleventh Street, seventy-four (74)
feet to the place of beginning.

Tax ID No: 16-030-136.0-232.00

For information purposes only
property is also known as: 1031
Cranberry Street, Erie, PA 16502-
1155

TITLE TO SAID PREMISES IS
VESTED IN Walter T. Long and
Brenda M. Long, husband and wife,
from Daymon H. Amory and Janet
A. Amory, husband and wife, dated
04/29/2003 and recorded April 30,
2003.

Chandra M. Arkema, Esquire
Attorney ID# 203437

Parker McCay P.A.
9000 Midlantic Drive, Suite 300
P.O. Box 5054

Mount Laurel, New Jersey 08054

Dec. 30 and Jan. 6, 13

SALE NO. 15

Ex. #13003 of 2011

**Deutsche Bank National Trust
Company, as Trustee for
Ameriquet Mortgage Securities
Inc., Asset-Backed Pass-Through
Certificates, Series 2005-R10,
Plaintiff,**

v.

**Randall F. Proper and
Melissa E. Proper, Defendants**

**REAL PROPERTY SHORT
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE
COUNTY:

PROPERTY OF: Randall F. Proper
and Melissa E. Proper

EXECUTION NO: 13003-11
JUDGMENT AMT: \$71,399.17

ALL the right, title, interest and
claim of: Randall F. Proper and
Melissa E. Proper

Of in and to:

ADDRESS: 416 East Smith Street,
Corry, PA 16407

MUNICIPALITY: City of Corry

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

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

COMMENCING at a point in the
South line of East Smith Street at the
Northeast corner of land conveyed
by Russell Clark to Charles Hatch,
said point being located one
hundred sixty-four (164) feet east of
the intersection of the south line of
East Smith Street with the east line
of Wayne Street; thence east along
the south line of East Smith Street
sixty (60) feet to a point; thence at
right angles south one hundred ten
(110) feet to a point; thence west,
parallel with the south line of East
Smith Street, sixty (60) feet to a
point; thence north one hundred ten
(110) feet to the place of beginning.
Tax ID - 06-022-096.0-010.00

For information purposes only -
property a/k/a 416 E Smith St.,
Corry, PA 16407-1612

TITLE TO SAID PREMISES IS
VESTED IN Randall F. Proper
and Melissa E. Proper, husband

and wife from Randall F. Proper
and Melissa E. Dann now known
as Melissa E. Proper, husband and
wife dated 10/20/2005 and recorded
10/28/2005 under Book 1282, Page
1286.

Chandra M. Arkema, Esquire
Attorney ID# 203437

Parker McCay P.A.

9000 Midlantic Drive, Suite 300
P.O. Box 5054

Mount Laurel, New Jersey 08054

Dec. 30 and Jan. 6, 13

SALE NO. 16

Ex. #12947 of 2011

**Wells Fargo Bank, N.A., as
Trustee for Option One Mortgage
Loan Trust 2001-D, Asset-Backed
Certificates, Series 2001-D,
Plaintiff,**

v.

**Richard G. Rohan and
Sheri L. Rohan, Defendants**

**REAL PROPERTY SHORT
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE
COUNTY:

PROPERTY OF: Richard G. Rohan
and Sheri L. Rohan

EXECUTION NO: 12947-11

JUDGMENT AMT: \$91,085.65

ALL the right, title, interest and
claim of: Richard G. Rohan and
Sheri L. Rohan

Of in and to:

ADDRESS: 2807 Arcadia Avenue,
Erie, PA 16506

MUNICIPALITY: City of Erie

All that certain piece or parcel
of land situate in the Township
of Millcreek, County of Erie and
State of Pennsylvania, being a part
of Lot No. Twenty-One (21) of the
Erie Reserve and part of the farm
lately owned and occupied by Anna
Carter, now deceased, bounded and
described as follows:

Beginning at a point in the East line
of Arcadia Avenue, eight hundred
eighty (880) feet Southwardly
from an iron pin at the point of
intersection of the South line of
the Ridge Road, with the East line
of Arcadia Avenue, said point also
being the Southwest corner of
premises deeded to Cecil G. Milke
by deed recorded in Erie County
Deed Book 422, page 278; thence

Southwardly along the East line of Arcadia Avenue, one hundred (100) feet to a point; thence Eastwardly on a line parallel with the South line of said Lot No. Twenty-One (21) of the Erie Reserve, three hundred forty (340) feet to a point; thence Northwardly on a line parallel with the West line of said Carter farm, one hundred (100) feet to a point; thence Westwardly along a line parallel with the South line of said Lot No. Twenty-One (21) of the Erie Reserve, three hundred forty (340) feet to the place of beginning. Said premises having erected thereon a two story dwelling with a two car frame garage commonly known as 2807 Arcadia Avenue, Millcreek Township, Erie, PA 16506.

Tax ID- 33-054-251.0-008.00
 Title to said premises is vested to Richard G. Rohan and Sheri L. Rohan, his wife, as tenants by the entireties with rights of survivorship, by deed from Lee B. Silverthorn and Mary Lou Silverthorn, his wife, dated 6/18/1986 and recorded 6/19/1986 in Book 1634 and Page 352.

Chandra M. Arkema, Esquire
 Attorney ID# 203437
 Parker McCay P.A.
 9000 Midlantic Drive, Suite 300
 P.O. Box 5054
 Mount Laurel, New Jersey 08054
 Dec. 30 and Jan. 6, 13

SALE NO. 17

Ex. #12854 of 2011
RBS Citizens, N.A., Plaintiff
 v.
Susan L. Barzano, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12854-11 RBS Citizens, N.A. vs. Susan L. Barzano, owner(s) of property situated in City of Erie, 6th Ward, Erie County, Pennsylvania being 223 Goodrich Street, Erie, PA 16508

0.1286
 Assessment Map number: (19) 6053-310
 Assessed Value figure: \$47,230.00
 Improvement thereon: a residential dwelling
 Christopher A. DeNardo, Esquire
 Shapiro & DeNardo, LLC

Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800

Dec. 30 and Jan. 6, 13

SALE NO. 18

Ex. #11176 of 2011
PHH Mortgage Corporation,
Plaintiff

v.

William P. Martin and Dawn R. Martin, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11176-11 PHH Mortgage Corporation vs. William P. Martin and Dawn R. Martin, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 2074 Asheboro Drive, Erie, PA 16510
 0.2228

Assessment Map number: 33107480003602
 Assessed Value figure: \$127,210.00
 Improvement thereon: a residential dwelling
 Christopher A. DeNardo, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800

Dec. 30 and Jan. 6, 13

SALE NO. 19

Ex. #10793 of 2011
LIBERTY SAVINGS BANK,
F.S.B., Plaintiff

v.

JEFFREY A. BARRANTE
NICOLE L. PIERSON,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10793-11 LIBERTY SAVINGS BANK, F.S.B. vs. JEFFREY A. BARRANTE and NICOLE L. PIERSON
 Amount Due: \$86,518.00
 JEFFREY A. BARRANTE and NICOLE L. PIERSON, owner(s) of property situated in BOROUGH OF ALBION, Erie County, Pennsylvania being 64 NORTH MAIN STREET, ALBION, PA 16401-1126
 Dimensions: 50 x 150

Acreage: 0.1722
 Assessment Map number: 01001014000700
 Assessed Value: \$58,230.00
 Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 30 and Jan. 6, 13

SALE NO. 20

Ex. #12993 of 2010
BANK OF AMERICA, N.A. AS
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff

v.

LOREN P. BRUCE, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12993-10 BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. LOREN P. BRUCE
 Amount Due: \$93,854.41
 LOREN P. BRUCE, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 2940 REILLY ROAD, ERIE, PA 16510-4218
 Dimensions: LOT 24 WALLACE FRM/ RES VACANT

Acreage: 0.7089
 Assessment Map number: 27067216001900
 Assessed Value: \$25,400.00
 Dimensions: 100 X 380
 Acreage: 0.8596

Assessment Map number: 27067216002000
 Assessed Value: \$79,910.00
 Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 30 and Jan. 6, 13

SALE NO. 21

Ex. #12079 of 2011
WELLS FARGO BANK, N.A.,
Plaintiff
 v.

**LUANN S. CALDWELL,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12079-11
WELLS FARGO BANK, N.A. vs. LUANN S. CALDWELL
Amount Due: \$59,110.10
LUANN S. CALDWELL, owner(s) of property situated in the 1ST Ward of the City of Erie, Erie County, Pennsylvania being 506 EUCLID AVENUE, UNIT 1, A/K/A 506 EUCLID AVENUE, ERIE, PA 16511-1128
Dimensions: 43 x 135
Acreage: 0.1333
Assessment Map number: 14-011-022.0-204.00
Assessed Value: \$54,430.00
Improvement thereon: Residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000
Dec. 30 and Jan. 6, 13

SALE NO. 22

**Ex. #11977 of 2011
WELLS FARGO BANK, N.A.,
S/B/M WELLS FARGO HOME
MORTGAGE, INC., Plaintiff
v.
RAYMOND J. CHAMBERS, JR,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11977-11
WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. vs. RAYMOND J. CHAMBERS, JR
Amount Due: \$59,335.30
RAYMOND J. CHAMBERS, JR, owner(s) of property situated in the City of ERIE, Erie County, Pennsylvania being 2718 WAYNE STREET, ERIE, PA 16504-2824
Dimensions: 40 x 87.81
Acreage: 0.0806
Assessment Map number: 18-050-060.0-102.00
Assessed Value: \$58,690.00
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000
Dec. 30 and Jan. 6, 13

SALE NO. 23

**Ex. #15149 of 2010
BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff
v.
ELIZABETH J. DEFONSEY,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15149-10
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. ELIZABETH J. DEFONSEY
Amount Due: \$69,620.30
ELIZABETH J. DEFONSEY, owner(s) of property situated in the 6th WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 622 WEST 26TH STREET, ERIE, PA 16508-1602
Dimensions: 37 X 150
Acreage: 0.1274
Assessment Map number: 19060019013100
Assessed Value: \$54,370.00
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000
Dec. 30 and Jan. 6, 13

SALE NO. 24

**Ex. #15663 of 2009
PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff
v.
MICHELE L. DESANTIS A/K/A
MICHELLE L. DESANTIS,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15663-09
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. MICHELE L.

DESANTIS A/K/A MICHELLE L. DESANTIS
Amount Due: \$91,447.33
MICHELE L. DESANTIS A/K/A MICHELLE L. DESANTIS, owner(s) of property situated in the 5TH WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 907 EAST 28TH STREET, ERIE, PA 16504-1305
Dimensions: 120 X 135
Acreage: 0.3719
Assessment Map number: 18050053022600
Assessed Value: \$75,560.00
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000
Dec. 30 and Jan. 6, 13

SALE NO. 25

**Ex. #11509 of 2010
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE ON BEHALF OF
THE CERTIFICATEHOLDERS
OF MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2005-
WMC1 MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2005-WMC1, Plaintiff
v.
BRENDA S. GELOTTE,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11509-10
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-WMC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1 vs. BRENDA S. GELOTTE
Amount Due: \$79,752.98
BRENDA S. GELOTTE, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 6012 MERIDIAN DRIVE, ERIE, PA 16509-3436
Dimensions: 150 x 150

Acreage: 0.5165
 Assessment Map number:
 33188584001800
 Assessed Value: \$74,390.00
 Improvement thereon: Residential
 Phelan Hallinan & Schmiegl, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Dec. 30 and Jan. 6, 13

SALE NO. 26

Ex. #15041 of 2009
WELLS FARGO BANK, N.A.,
Plaintiff

v.

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

By virtue of a Writ of Execution
 filed to No. 15041-09
 WELLS FARGO BANK, N.A. vs.
 JOHN D. GREER

Amount Due: \$105,508.44

JOHN D. GREER, owner(s) of
 property situated in TOWNSHIP
 OF NORTH EAST, Erie County,
 Pennsylvania being 11352 EMILY
 DRIVE A/K/A 11352 EMILY
 STREET, NORTH EAST, PA
 16428-1846

Dimensions: 80 X 171.03

Acreage: 0.7379

Assessment Map number:
 37-039-090.0-004.00

Assessed Value: \$82,140.00

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

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

Dec. 30 and Jan. 6, 13

SALE NO. 27

Ex. #10803 of 2010
CITIMORTGAGE, INC., S/B/M
TO PRINCIPAL RESIDENTIAL
MORTGAGE, INC., Plaintiff

v.

NANCY E. JAGEMAN A/K/A
NANCY E. CARPENTER,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 10803-10
 CITIMORTGAGE, INC. vs.

NANCY E. JAGEMAN A/K/A
 NANCY E. CARPENTER
 Amount Due: \$93,308.86
 NANCY E. JAGEMAN A/K/A
 NANCY E. CARPENTER owner(s)
 of property situated in TOWNSHIP
 OF MILLCREEK, Erie County,
 Pennsylvania being 3017 WEST
 42ND STREET, ERIE, PA 16506-
 5317

Dimensions: 60X170.35 IRR

Acreage: 0.2342

Assessment Map number:
 33-082-414.3-003.00

Assessed Value: \$123,200.00

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

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

Dec. 30 and Jan. 6, 13

SALE NO. 28

Ex. #14677 of 2005
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE ON BEHALF OF
THE CERTIFICATEHOLDERS
OF MORGAN STANLEY ADS
CAPITAL I INC., MORGAN
STANLEY ADS CAPITAL I INC.
TRUST 2004, Plaintiff

v.

REBECCA M. JULIUS,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 14677-05

DEUTSCHE BANK NATIONAL
 TRUST COMPANY, AS
 TRUSTEE ON BEHALF OF
 THE CERTIFICATEHOLDERS
 OF MORGAN STANLEY ADS
 CAPITAL I INC., MORGAN
 STANLEY ADS CAPITAL I INC.
 TRUST 2004 vs. REBECCA M.
 JULIUS

Amount Due: \$71,955.92

REBECCA M. JULIUS, owner(s)
 of property situated in CITY OF
 ERIE, Erie County, Pennsylvania
 being 2012 WEST 23RD STREET,
 ERIE, PA 16502

Assessment Map number:
 19062014023400

Dimensions: 30 X 125

Acreage: 0.0861

Assessed Value: \$1,500.00
 Improvement thereon: residential
 vacant

Assessment Map number:
 19062014023500

Dimensions: 33.75 X 125

Acreage: 0.0969

Assessed Value: \$78,590.00

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

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

Dec. 30 and Jan. 6, 13

SALE NO. 29

Ex. #13186 of 2010
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff

v.

MICHAEL D. LUCAS,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 13186-10

BANK OF AMERICA, N.A.
 SUCCESSOR BY MERGER TO
 BAC HOME LOANS SERVICING,
 LP vs. MICHAEL D. LUCAS

Amount Due: \$232,027.62

MICHAEL D. LUCAS, owner(s)
 of property situated in TOWNSHIP
 OF HARBORCREEK, Erie County,
 Pennsylvania being 4013 CHERRY
 BLOSSOM DRIVE, ERIE, PA
 16510-6659

Dimensions: 2348 sq. feet

Acreage: 0.2611

Assessment Map number:
 27-079-195.5-025.00

Assessed Value: \$222,300.00

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

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

Dec. 30 and Jan. 6, 13

SALE NO. 30

Ex. #14614 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff

v.

**BRUCE D. MCCALL A/K/A
BRUCE MCCALL
CHRISTINE F. MCCALL
A/K/A CHRISTINE MCCALL,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14614-10
WELLS FARGO BANK, N.A. vs. BRUCE D. MCCALL A/K/A BRUCE MCCALL and CHRISTINE F. MCCALL A/K/A CHRISTINE MCCALL
Amount Due: \$224,851.61
BRUCE D. MCCALL A/K/A BRUCE MCCALL and CHRISTINE F. MCCALL A/K/A CHRISTINE MCCALL, owner(s) of property situated in TOWNSHIP OF AMITY, Erie County, Pennsylvania being 15791 LYONS ROAD, UNION CITY, PA 16438-5107
Dimensions: 15791 Lyons Rd Lot A 3.507 AC Acreage: 3.5070
Assessment Map number: 02-012-020.0-011.02
Assessed Value: \$134,870
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. 30 and Jan. 6, 13

**SALE NO. 31
Ex. #11469 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff
v.
KEVIN P. PATTEN
LU ANN E. PATTEN A/K/A
LUANN E. PATTEN,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11469-2011
NORTHWEST SAVINGS BANK vs. KEVIN P. PATTEN and LU ANN E. PATTEN A/K/A LUANNE E. PATTEN
Amount Due: \$126,109.52
KEVIN P. PATTEN and LU ANN E. PATTEN A/K/A LUANN E. PATTEN, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County,

Pennsylvania being 3291 DEPOT ROAD, HARBORCREEK, PA 16421-1504
Dimensions: 1.59
Acreage: 1.5900
Assessment Map number: 27-062-206.0-052.00
Assessed Value: \$93,060.00
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. 30 and Jan. 6, 13

**SALE NO. 32
Ex. #12843 of 2009
US BANK NATIONAL
ASSOCIATION, F/K/A FIRST
UNION NATIONAL BANK,
AS TRUSTEE FOR ACE
SECURITIES HOME EQUITY
LOAN TRUST 2001-HE1,
Plaintiff**

**v.
JEFFREY A. POHL
LISA M. POHL, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12843-09
US BANK NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR ACE SECURITIES HOME EQUITY LOAN TRUST 2001-HE1 vs. JEFFREY A. POHL and LISA M. POHL
Amount Due: \$65,498.61
JEFFREY A. POHL and LISA M. POHL, owner(s) of property situated in CITY OF ERIE TOWNSHIP, Erie County, Pennsylvania being 32 EAGLE POINT BOULEVARD, ERIE, PA 16511-1146
Dimensions: 40 x 165
Acreage: 0.1515
Assessment Map number: 14-011-024.0-112.00
Assessed Value: \$49,830.00
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. 30 and Jan. 6, 13

**SALE NO. 34
Ex. #12248 of 2010
CITIMORTGAGE, INC.,
Plaintiff
v.
DENISE THOMAS, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12248-10
CITIMORTGAGE, INC. vs. DENISE THOMAS
Amount Due: \$72,113.32
DENISE THOMAS, owner(s) of property situated in TOWNSHIP OF ERIE CITY, Erie County, Pennsylvania being 610 ELM COURT, ERIE, PA 16503-1727
Dimensions: 31.95 x 74.175
Acreage: 0.0545
Assessment Map number: 14-011-002.0-306.00
Assessed Value: \$31,730.00
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 35
Ex. #12755 of 2007
U.S. BANK, NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR-IN-INTEREST
TO WACHOVIA BANK, N.A.,
AS TRUSTEE, POOLING AND
SERVICING AGREEMENT
DATED AS OF NOVEMBER 1,
2004, ASSET-BACKED PASS-
THROUGH CERTIFICATES
SERIES 2004-WWF1, Plaintiff
v.
DIANE C. TONTY, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12755-07
WACHOVIA BANK, N.A., AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1 vs. DIANE C. TONTY

Amount Due: \$165,506.47
 DIANE C. TONTY, owner(s) of property situated in the Township of Harborcreek, County of Erie, Pennsylvania being 2641 CUMBERLAND ROAD, ERIE, PA 16510
 Dimensions: 90 X 125
 Acreage: 0.2583
 Assessment Map number: 27-052-161.0-010.00
 Assessed Value: \$96,930.00
 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. 30 and Jan. 6, 13

SALE NO. 36

Ex. #12816 of 2009
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP,
Plaintiff

v.

DAVID R. WEITHMAN, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ESTHER P. WEITHMAN A/K/A ESTHER L. WEITHMAN, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12816-09
 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. DAVID R. WEITHMAN, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ESTHER P. WEITHMAN A/K/A ESTHER L. WEITHMAN
 Amount Due: \$69,209.27
 DAVID R. WEITHMAN, owner(s) of property situated in BOROUGH OF GIRARD BOROUGH, Erie County, Pennsylvania being 227 TEMPLETON AVENUE, GIRARD, PA 16417-1333

Dimensions: 50 X 150
 Acreage: 0.1722
 Assessment Map number: 23-009-008.0-025.00
 Assessed Value: \$58,370.00
 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. 30 and Jan. 6, 13

SALE NO. 37

Ex. #12860 of 2008
FLAGSTAR BANK, FSB,
Plaintiff

v.

JOHN WHITE, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12860-08
 FLAGSTAR BANK, FSB vs. JOHN WHITE
 Amount Due: \$102,858.88
 JOHN WHITE A/K/A JOHN W. WHITE, owner(s) of property situated in Borough of Albion, Erie County, Pennsylvania being 16 THIRD AVENUE, ALBION, PA 16401
 Dimensions: 100 x 123
 Acreage: 0.2824
 Assessment Map number: 01-003-035.0-002.00
 Assessed Value: \$79,160.00
 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. 30 and Jan. 6, 13

SALE NO. 38

Ex. #10612 of 2010
WELLS FARGO FINANCIAL PENNSYLVANIA, INC., Plaintiff

v.

DANIEL E. WOODRING RHONDA K. WOODRING,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-10612
 WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs.

DANIEL E. WOODRING and RHONDA K. WOODRING
 Amount Due: \$38,359.01
 DANIEL E. WOODRING and RHONDA K. WOODRING, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1124 BREWSTER STREET, ERIE, PA 16503-1523
 Dimensions: 32 X 114.59
 Acreage: 0.0842
 Assessment Map number: 15-020-046.0-304.00
 Assessed Value: \$35,830.00
 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. 30 and Jan. 6, 13

SALE NO. 39

Ex. #12655 of 2011
CITIZENS BANK OF PENNSYLVANIA

v.

MARY A. NELSON A/K/A MARY ANN NELSON

ADVERTISING DESCRIPTION
 ATC piece or parcel of land sit. in Twp. of Millcreek, Co. of Erie, PA and being part of Lots 38 and 39 of Orchard Grove Subdivision, recorded in Map Book 5, pages 222 and 223. BEG. at a point in the E. line of Herman Dr. N 7° 54' 10" W 203 ft. from the intersection of the E. line of Herman Dr. and the N. line of West 56th St.; thence continuing northwardly along the E. line of Herman Dr. 43.56 ft. to a point of curve; thence on a curve to the right having a radius of 25 ft., an arc distance of 36.83 ft. to a point in the S. line of Laurie Lane; thence N 76° 30' 40" E along the S. line of Laurie Lane, 109.96 ft. to a point where the E. line of Lot 39 of Orchard Grove Subdivision interests the S. line of Laurie Lane; thence southwardly along the E. line of Lots 38 and 39 of Orchard Grove Subdivision as per Map Book 5, pages 222 and 223, 79.16 ft. to a point; thence S 82° 05' 50" W 132 ft. to a point in the E. line of Herman Dr.

BEING known as 5511 HERMAN DRIVE, ERIE, PA 16509
 PARCEL No. 33-143-602-1
 Gregory Javardian, Esquire
 Mary F. Kennedy, Esquire
 Meghan K. Boyle, Esquire
 Attorneys for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690

Dec. 30 and Jan. 6, 13

SALE NO. 40

Ex. #12775 of 2011
FEDERAL NATIONAL MORTGAGE ASSOCIATION, by FIRST NATIONAL BANK OF PENNSYLVANIA, AGENT, Plaintiff,

v.

DAVID J. HAWRYLIW and PAMELA A. HAWRYLIW, Defendants

SHORT FORM DESCRIPTION FOR ADVERTISEMENT

ALL the right, title, interest and claim of David J. Hawryliw and Pamela A. Hawryliw, of, in and to the following described property: ALL THAT CERTAIN real estate situated in North East Township, Erie County, Pennsylvania, being 6.30 more or less acres on a plan of "Paul D. Seiferth Subdivision No. 1". Having erected thereon a dwelling known as 12241 Cole Road, North East, Pennsylvania 16428. Deed Book Volume 464, Page 2141, Tax Parcel No. (37) 28-136-4.

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

Dec. 30 and Jan. 6, 13

SALE NO. 41

Ex. #11885 of 2011
CITIZENS BANK OF PENNSYLVANIA s/b/m to CHARTER ONE BANK, N.A., Plaintiff,

v.

BRENDA MARTIN a/k/a BRENDA REPPART AND KEVIN MARTIN, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2011-11885
 Citizens Bank of Pennsylvania s/b/m to Charter One Bank, N.A. vs. Brenda Martin a/k/a Brenda Reppart and Kevin Martin
 Brenda Martin a/k/a Brenda Reppart and Kevin Martin, owner(s) of property situated in Erie, Erie County, Pennsylvania being 2001 Raspberry Street, Erie, PA 16502:
 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 of intersection of the East line of Raspberry Street with the South line of Twentieth Street; thence Southerly along the East line of Raspberry Street, thirty (30) feet to a point; thence Easterly, parallel with Twentieth Street, seventy (70) feet to a point; thence Northerly, parallel with Raspberry Street, thirty (30) feet to the South line of Twentieth Street; and thence Westerly along the South line of Twentieth Street, seventy (70) feet to the place of beginning.

Assessment Map Number: 190600300220000
 Assessed Value figure: \$50,860.00
 Improvement thereon: Residential Property
 Lauren Berschler Karl, Esquire
 355 Fifth Avenue, Suite 400
 Pittsburgh, PA 15222
 412-232-0808

Dec. 30 and Jan. 6, 13

SALE NO. 42

Ex. #10470 of 2011
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

PAULINE M. ADAMS and JILL ALLEN, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 10470-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs.

PAULINE M. ADAMS AND JILL ALLEN, Defendants
 Real Estate: 1050 EAST TENTH STREET, ERIE, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 1604, Page 0717
 Tax I.D. (15) 2045-131
 Assessment: \$ 5,200. (Land)
 \$31,380. (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. 30 and Jan. 6, 13

SALE NO. 43

Ex. #10471 of 2011
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

SHONDA M. KIMBRO and SEDRICK S. SMITH, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 10471-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SHONDA M. KIMBRO AND SEDRICK S. SMITH, Defendants
 Real Estate: 519 EAST 4TH STREET, ERIE, PA
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 40 x 159
 See Deed Book 1453, Page 0612
 Tax I.D. (13) 1017-218
 Assessment: \$ 7,700. (Land)
 \$27,520. (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. 30 and Jan. 6, 13

SALE NO. 44

Ex. #11554 of 2011

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

v.

JESS C. PROPER, Defendants SHERIFF'S SALE

By virtue of a Writ of Execution No. 11554-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JESS C. PROPER, Defendants

Real Estate: 271 WEST WASHINGTON STREET, CORRY, PA

Municipality: Third Ward, City of Corry, Erie County, Pennsylvania See Deed Book 1101, Page 0882 Tax I.D. (7) 2678-13

Assessment: \$12,400. (Land) \$33,160. (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. 30 and Jan. 6, 13

SALE NO. 45

Ex. #14567 of 2006

WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

ALLYSON L. RAFFERTY, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2006-14567 WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALLYSON L. RAFFERTY, Defendants

Real Estate: 4726 SUMMER STREET, ERIE, PA

Municipality: Millcreek Township, Erie County, Pennsylvania

Dimensions: 50 x 137.5 See Deed Book 1138, Page 0024 Tax I.D. (33) 98-420-6.02

Assessment: \$ 17,200. (Land) \$ 61,820. (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. 30 and Jan. 6, 13

SALE NO. 46

Ex. #12840 of 2011

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

v.

BRIAN J. REITZ, Defendants SHERIFF'S SALE

By virtue of a Writ of Execution No. 12840-2011 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRIAN J. REITZ, Defendants Real Estate: 6550 ROUTE 6N, EDINBORO, PA

Municipality: Township of Washington, Erie County, Pennsylvania

See Instrument No. 2010-5254

Tax I.D. (45) 19-41-7.04

Assessment: \$34,100. (Land) \$34,800. (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. 30 and Jan. 6, 13

SALE NO. 47

Ex. #15569 of 2010

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

v.

ALL HEIRS OF TERRANCE DAVIDSON a/k/a TERRANCE M. DAVIDSON, KNOWN OR

UNKNOWN, Defendants SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15569-10, U.S. Bank, et al vs. All Heirs of Terrance Davidson, et al, owner(s) of property situated in Erie, Erie County, Pennsylvania being 1709 Bird Drive, Erie, PA 16510.

Dimensions: 1,024 Sq Ft Assessment Map Number: (50) 1-9-14 Assess Value figure: \$44,440.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire Attorney for Plaintiff

215 Fourth Avenue Pittsburgh, PA 15222 (412) 281-1725

Dec. 30 and Jan. 6, 13

SALE NO. 48

Ex. #12395 of 2010

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, Plaintiff,

v.

PATRICK J. SHORT and JESSICA L. SHORT, Defendants SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12395-10, PNC Mortgage, et at vs. Patrick J. Short and Jessica L. Short, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 602 Strathmore Ave, Erie, PA 16505.

Dimensions: 11,400 square footage Assessment Map Number: 33-18-15-6

Assess Value figure: 100,930.00

Improvement thereon: Dwelling

Louis P. Vitti, Esquire Attorney for Plaintiff

215 Fourth Avenue Pittsburgh, PA 15222 (412) 281-1725

Dec. 30 and Jan. 6, 13

SALE NO. 50

Ex. #12611 of 2009

BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P., Plaintiff

v.

Sandra L. Seidler, Defendant SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12611-09 BAC Home Loans Servicing, L.P.

fka Countrywide Home Loans Servicing, L.P. v. Sandra L. Seidler, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 4169 Stanton Avenue, Erie, Pennsylvania 16510.

Tax I.D. No. 18052027042900

Assessment: \$ 67,193.76

Improvements: Residential Dwelling

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

Dec. 30 and Jan. 6, 13

SALE NO. 51

Ex. #13092 of 2010

The Bank of New York Mellon, fka The Bank of New York as Successor To JP Morgan Chase Bank, N.A. as successor by merger to Bank One, N.A. as Trustee for the Holders DLJ MTG ACT, Mortgage Pass-Through Certificates Series 2000-1, Plaintiff

v.

Linda A. Straub, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 13092-10 The Bank of New York Mellon, fka The Bank of New York as Successor To JP Morgan Chase Bank, N.A. as successor by merger to Bank One, N.A. as Trustee for the Holders DLJ MTG ACT, Mortgage Pass-Through Certificates Series 2000-1 v. Linda A. Straub, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2430 State Street, Erie, Pennsylvania 16503.

Tax I.D. No. 18-050-003.0-207.00

Assessment: \$ 53,549.53

Improvements: Residential Dwelling

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

Dec. 30 and Jan. 6, 13

SALE NO. 52

Ex. #11593 of 2009

Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans

Servicing, L.P., Plaintiff
v.

Kenneth S. Treiber, Edith T. Treiber and

Stephen E Treiber, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11593-09 Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. v. Kenneth S. Treiber, Edith T. Treiber and Stephen E Treiber, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 506 East 14th Street, Erie, Pennsylvania 16503.

Tax I.D. No. 15-2028-221

Assessment: \$ 19,089.43

Improvements: Residential Dwelling

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

Dec. 30 and Jan. 6, 13

SALE NO. 54

Ex. #12382 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.

JORGE A. ORTIZ, Defendant(s)
DESCRIPTION

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

Commencing at a point in the North line of Twenty-seventh Street Two Hundred Fifty-Four (254) feet westwardly from the intersection of the west line Brandes Street with the north line of Twenty-seventh Street; thence North and parallel with Brandes Street, One Hundred and Forty-five (145) feet to an alley; thence West and parallel with Twenty-Seventh Street, Thirty-one (31) feet to a point; thence South and parallel with Brandes Street One Hundred Forty-five

(145) feet to the north line of Twenty-Seventh Street; thence East in the north line of Twenty-Seventh Street, Thirty-one (31) feet to the place of beginning.

Having erected thereon a two story frame dwelling house being commonly known as 1136 East 27th Street, Erie, Pennsylvania 16504 and being further identified by Erie County Index No. (18) 5044-231 PROPERTY ADDRESS: 1136 East 27th Street, Erie, PA 16504 KML Law Group, P.C.

Attorney for Plaintiff Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Dec. 30 and Jan. 6, 13

SALE NO. 55

Ex. #11395 of 2010

PNC BANK, NA, Plaintiff
v.

BRIAN A. MORGAN, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11395-10 PNC Bank, NA vs. Brian A. Morgan, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1820 Schaal Street, Erie, PA 16503 35 X 120

Assessment Map number: (15) 2110-300 & 301

Assessed Value figure: \$27,150.00 Improvement thereon: A dwelling Patrick Thomas Woodman, Esq. 436 Seventh Ave., 1400 Koppers Bldg. Pittsburgh, PA 15219 (412) 434-7955

Dec. 30 and Jan. 6, 13

SALE NO. 56

Ex. #12719 of 2011

Wells Fargo Bank, N.A.
v.

Robert D. Angerer, Jr. Betti-Jo Angerer
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 12719-11 Wells Fargo Bank, N.A. vs. Robert D. Angerer, Jr.; Betti-Jo Angerer; owner(s) of property situated in the Township of Millcreek, County of Erie, Pennsylvania being 3413 Amherst Road, Erie, PA 16506.

0.1928 acre
 Assessment Map Number:
 33077335000201
 Assessed Value figure: \$58,100.00
 Improvement thereon: Single
 Family Dwelling
 Scott A. Dietterick, Esquire
 Kimberly A. Bonner, Esquire
 Joel A. Ackerman, Esquire
 Ashleigh L. Marin, Esquire
 Ralph M. Salvia, Esquire
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Dec. 30 and Jan. 6, 13

SALE NO. 57

Ex. #10574 of 2011

**JPMC Specialty Mortgage
 LLC f/k/a WM Specialty
 Mortgage LLC**

v.

**Barry A. Brumett
 Melissa A. Brumett
SHERIFF'S SALE**

By virtue of a Writ of Execution
 file to No. 10574-2011 JPMC
 Specialty Mortgage LLC f/k/a
 WM Specialty Mortgage LLC vs.
 Barry A. Brumett; Melissa A.
 Brumett; owner(s) of property
 situated in the Borough of
 Wattsburg, County of Erie,
 Pennsylvania being 14405-14407
 Church Street, Wattsburg, PA 16442
 82.5 X 264, 21,780 Square feet
 .025 acre, 0.2500 acre
 Assessment Map Number: 48-1-5-3
 Assessed Value figure: \$67,400.00
 Improvement thereon: Single
 Family Dwelling
 Scott A. Dietterick, Esquire
 Kimberly A. Bonner, Esquire
 Joel A. Ackerman, Esquire
 Ashleigh L. Marin, Esquire
 Ralph M. Salvia, Esquire
 Zucker, Goldberg & Ackerman, LLC
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 (908) 233-8500

Dec. 30 and Jan. 6, 13

SALE NO. 58

Ex. #12995 of 2010

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

**Michael Gallagher
LEGAL DESCRIPTION**

All that certain piece or parcel
 of land situate in the Township
 of Millcreek, County of Erie and
 Commonwealth of Pennsylvania,
 being Lot No. Sixty-two (62)
 as shown on the plan of lots of
 WESTBURY FARMS, PHASE III,
 as recorded on October 26, 1994,
 in Erie County Map 1994-291, to
 which plan reference is made for a
 more complete description thereof.
 Having erected thereon a dwelling
 commonly known as 5035 Westbury
 Farms Drive, Erie, Pennsylvania,
 and being further identified
 by Erie County Tax Index No.
 (33) 128-376.2-11.

Subject to all restrictions,
 easements, rights-of-way and
 building lines of record or visible
 and discoverable upon an inspection
 of the demised property.
 BEING the same premises which
 Lisa E. Gallagher, married, by Quit
 Claim Deed dated August 21, 1996
 and recorded August 22, 1996 in
 the Office of the Recorder of Deeds
 in and for Erie County in Deed
 Book 0457 Page 1274, granted
 and conveyed unto Michael F.
 Gallagher, married, in fee.
 PROPERTY ADDRESS: 5035
 Westbury Farms Drive, Erie, PA
 16505.
 PARCEL ID # (33) 128-376.2-11
 Attorney for Plaintiff:
 Steven K. Eisenberg, Esquire
 Stern & Eisenberg, PC
 The Pavilion
 261 Old York Road, Suite 410
 Jenkintown, PA 19046
 (215) 572-8111

Dec. 30 and Jan. 6, 13

SALE NO. 59

Ex. #13070 of 2011

**United Midwest Savings Bank,
 Plaintiff**

v.

**Shawn T. Bisbee and
 Ruth J. Lewis aka**

**Ruth-Jean Lewis, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed
 to No. 13070-11 United Midwest
 Savings Bank v. Shawn T. Bisbee
 and Ruth J. Lewis aka Ruth-Jean
 Lewis, owners of property situated

in the Township of Greenfield, Erie
 County, Pennsylvania being 9801
 Station Road, Erie, Pennsylvania
 16510.
 Tax I.D. No. 26-9-26-1.05
 Assessment: \$ 104,547.42
 Improvements: Residential
 Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109
 Dec. 30 and Jan. 6, 13

SALE NO. 60

Ex. #14885 of 2010

**U.S. Bank Trust National
 Association, as Trustee for LSF7
 NPL III Trust, Plaintiff**

v.

**Kimberly A. Kuntz a/k/a
 Kimberly Kuntz and United
 States of America c/o The
 United States Attorney for the
 Western District of Pennsylvania,
 Defendant**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed
 to No. 14885-10 U.S. Bank Trust
 National Association, as Trustee
 for LSF7 NPL III Trust v. Kimberly
 A. Kuntz a/k/a Kimberly Kuntz
 and United States of America c/o
 The United States Attorney for the
 Western District of Pennsylvania.
 Kimberly A. Kuntz owner of
 property situated in the Township
 of Millcreek, Erie County,
 Pennsylvania being 5470 Glenwood
 Park Avenue, Erie, Pennsylvania
 16509.
 Tax I.D. No. 146-508-9
 Assessment: \$ 101,071.22
 Improvements: Residential
 Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109
 Dec. 30 and Jan. 6, 13

SALE NO. 61

Ex. #12007 of 2011

EverBank, Plaintiff

v.

**Mary Pat Shallenbarger,
 Defendant**

SHORT DESCRIPTION

By virtue of a Writ of Execution
 filed to No. 12007-2011 EverBank
 v. Mary Pat Shallenbarger, owner of
 property situated in the Township

of Millcreek, Erie County, Pennsylvania being 2432 Crescent Drive, Erie, Pennsylvania 16506.
 Tax I.D. No. 33-50-300-18
 Assessment: \$ 36,863.42
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 2080
 Philadelphia, PA 19109
 Dec. 30 and Jan. 6, 13

SALE NO. 62
Ex. #12476 of 2011
CitiMortgage
v.
Eric P. Wadsworth &
Robin L. Barish
SHERIFF'S SALE
 By virtue of a Writ of Execution

filed to No. 12476-11 CitiMortgage vs. Eric P. Wadsworth & Robin L. Barish, owner(s) of property situated in Elk Creek Township, Erie County, Pennsylvania being 9023 Miller Road, Cranesville, PA 16410
 11.9640 acreage
 Assessment Map number: (13) 2-5-2.02
 Assessed Value figure: \$124,730.00
 Improvement thereon: Residential Dwelling
 M. Troy Freedman, Esquire
 Attorney for Plaintiff
 Richard M. Squire & Associates, LLC
 115 West Avenue, Suite 104
 Jenkintown, PA 19046
 (215) 886-8790
 Dec. 30 and Jan. 6, 13



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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

BECKMAN, CHARLES R., a/k/a CHARLES RILLING BECKMAN, deceased

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Barbara R. Beckman, c/o 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas R. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

BERNATOWICZ, STANLEY P., deceased

Late of Harborcreek Township, Erie County, Erie, Pennsylvania
Executrix: Mary L. Knost, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

FERRIS, DOROTHY E., deceased

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executor: Ralph R. Ferris, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

FLANNIGAN, MARY ALICE, deceased

Late of Millcreek Township
Co-Executrices: Katherine E. Bischoff, 4485 Dover Court - Unit 1202, Naples, FL 34105-6645 and Judith B. Dufala, 5406 Lucky Lane, Erie, PA 16509
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

HOANG, THI AN, a/k/a AN THI HOANG, deceased

Late of Erie County, Pennsylvania
Executor: Que Le, c/o Peter J. Sala, Esq., 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

KNOLL, VIRGINIA D., deceased

Late of Millcreek Township, Erie County, Pennsylvania
Co-Executors: Robert E. Sidman and Violet Sidman, 934 Oakmont Avenue, Erie, PA 16505
Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

MOORE, GEORGE F., deceased

Late of the Township of Millcreek
Executor: Gene Brazel, 8647 Maplecrest Drive, McKean, PA 16426
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

ORR, BETTY J., a/k/a BETTY JANE ORR, deceased

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Executor: William N. Orr, 10065 Seeley Street, Lake City, Pennsylvania 16423
Attorney: James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

ROMANCE, ROSEMARY KINNEY, deceased

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Daniel Joseph Romance, 4184 Scott Road, East Springfield, PA 16411
Attorney: Gregory P. Sesler, Esq., Sesler & Sesler, 109 East Tenth Street, Erie, PA 16501

THOMPSON, MARGARET S., deceased

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Douglas J. Thompson, c/o 150 West Fifth Street, Erie, PA 16507
Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, PA 16507

TRAPP, ROBERT EDWARD, a/k/a ROBERT E. TRAPP, deceased

Late of the City of Erie
Executor: U.S. Bank, N.A., P.O. Box 1118, Cincinnati, OH 45201-1118
Attorney: Jeffrey D. Scibetta, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

SECOND PUBLICATION**BLOSSEY, CHARLES A., a/k/a
CHARLES ALEX BLOSSEY,
a/k/a CHARLES BLOSSEY,
deceased**

Late of the Township of Waterford, County of Erie, Commonwealth of Pennsylvania
Executor: Cheryl A. Chase, 420 N. Key Lime Sq. S.W., Vero Beach, FL 32968
Attorney: Rebecca Herman, Esq., Herman & Herman, 412 High Street, Waterford, PA 16441

**CARROLL, RICHARD E.,
deceased**

Late of the City of Erie
Executrix: Cathleen M. Baker, 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

**DeCECCO, MARTHA ANN,
a/k/a MARTHA A. DeCECCO,
deceased**

Late of the City of Erie
Administrator: Robert N. DeCecco
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**LESSIG, DORIS D.,
deceased**

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania
Executor: Gregory D. Lessig, c/o Ritchie T. Marsh, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**MALLICK, EVELYN R., a/k/a
EVELYN MALLICK,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: First National Trust Company, c/o Ryan P. Millimaci AVP, 711 State Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MIZIKOWSKI, MARLENE J.,
deceased**

Late of the City of Erie
Co-Executors: Christopher Mizikowski, 324 Irvine Drive, Erie, PA 16511 and James Mizikowski, 831 West Gore Road, Erie, PA 16509
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MOYER, DOROTHY A., a/k/a
DOROTHY ANN MOYER,
deceased**

Late of the City of Erie
Executor: Charles R. Moyer
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**MUNN, PAULINE M., a/k/a
PAULINE MUNN,
deceased**

Late of the City of Corry, Erie County, Pennsylvania
Executor: Ronald A. Munn, c/o Paul J. Carney, Jr., Esquire, 224 Maple Street, Corry, Pennsylvania 16407
Attorney: Paul J. Carney, Jr., Esquire, 224 Maple Avenue, Corry, Pennsylvania 16407

**PRUVEADENTI, ANNMARIE J.,
deceased**

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

**RIAZZI, JOSEPH A.,
deceased**

Late of Erie County, Pennsylvania
Executor: Maryanne Riazzi, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

**RINDERLE, JOHN E.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Joyce (Rinderle) Washburn, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**WILDES, JAMES P., a/k/a
JIM WILDES,
deceased**

Late of Waterford Boro, County of Erie, Commonwealth of Pennsylvania
Administratrix: Ann Marie Wildes, 2564 Old Wattsburg Road, Waterford, PA 16441
Attorney: Ross C. Prather, Esquire, 791 North Main Street, Meadville, PA 16335

**ZAUNEGGER, CHARLES A.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executrix: Carol A. Zaunegger, c/o 900 State Street, Suite 104, Erie, PA 16501
Attorney: Thomas V. Myers, Esquire, Nichols & Myers, P.C., 900 State Street, Suite 104, Erie, PA 16501

THIRD PUBLICATION

**BIGGIE, RAYMOND P., a/k/a
RAYMOND PETER BIGGIE,
deceased**

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

Executor: John Biggie, 308 Metz Street, Erie, Pennsylvania 16508-2724

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

**FROST, ARDIS J.,
deceased**

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

Executor: Leslie Richard Frost, c/o Ritchie T. Marsh, Esq., Suite 300, 300 State Street, Erie, PA 16507

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

**GNAGI, ELMER R.,
deceased**

Late of Springfield Township

Executor: Judy Gnagi Lawrence, 1625 Ponderosa Drive, Erie, PA 16509

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

**JARZOMSKI, ELIZABETH L.,
deceased**

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

Co-Executors: Daniel J. Jarzowski and Elizabeth A. Clark
Attorney: Craig A. Zonna, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**KRUSE, NINA G., a/k/a
NINA GRACE KRUSE,
deceased**

Late of Fairview Township, Erie County, Pennsylvania

Executrix: Shirley N. Beers, 7170 Sterrettania Road, Fairview, PA 16415

Attorney: William B. Moore, Esq., 403 Chestnut Street, Meadville, PA 16335

**KUNKLE, TIMOTHY,
deceased**

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

Executrix: Mabel Merrel c/o Craig Frischman, Esquire, Raizman Frischman Matzuz, P.C., 7300 Penn Avenue, Pittsburgh, Pennsylvania 15208

Attorney: Craig Frischman, Esquire, Raizman Frischman Matzuz, P.C., 7300 Penn Avenue, Pittsburgh, Pennsylvania 15208

**NARDUCCI, LEOPOLDO A.,
deceased**

Late of the County of Erie, Commonwealth of Pennsylvania

Executor: Alfonso Narducci, 1944 West 51st Street, Erie, PA 16509

Attorney: Thomas S. Talarico, Esquire, Talarico & Niebauer, 558 West Sixth St., Erie, PA 16507

**NELSON, CHARLES C.,
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania

Executor: Rick Johnson, c/o 78 East Main Street, North East, PA 16428

Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**PAWLAK, PAUL A.,
deceased**

Late of the City of Erie

Executor: Paul Pawlak, Jr., c/o 731 French Street, Erie, PA 16501

Attorney: Jeffrey J. Jewell, Esquire, Arduini, Jewell and Karn, 731 French Street, Erie, PA 16501

**SWEENEY, THOMAS J., a/k/a
THOMAS J. SWEENEY, JR.,
deceased**

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

Executrix: Marilyn A. Sweeney, c/o 504 State Street, 3rd Floor, Erie, PA 16501

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

**TAVERNESE, IRENE L.,
deceased**

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

Executor: David Tavernese, c/o 227 West 5th Street, Erie, PA 16507

Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

ANTHONY G. VENDETTI ----- (814) 451-7209
OCY
154 West Ninth Street
Erie, PA 16501 ----- *avendetti@eriecountydhs.org*

JOHN J. SHIMEK, III ----- (814) 461-7888
Sterrett Mott Breski & Shimek ----- (f) (814) 480-5769
1001 State Street, Suite 1400
Erie, PA 16501 ----- *jshimek@smberie.com*

NEW EMAIL ADDRESS

JOSEPH F. MACKRELL ----- *jmackrell@neo.rr.com*

FIRM NAME CHANGE

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