

Erie County Legal Journal

May 4, 2012

Vol. 95 No. 18

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Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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Erie County Bar Association Calendar of Events and Seminars

MONDAY, MAY 14, 2012

*Petitions to Settle Small Estates and Other Ways to
Avoid Formal Estate Settlement*

ECBA Live Lunch-n-Learn

Bayfront Convention Center

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

\$22 (ECBA member/non-attorney staff)*

\$48 (nonmember) \$12 (member Judge)*

1 hour substantive

**Reduced registration fee for ECBA members thanks to lunch
being underwritten by the Erie Community Foundation.*

To view PBI seminars visit the events calendar on the ECBA website
<http://www.eriebar.com/public-calendar>

INTERESTED IN JOINING THE ERIE COUNTY BAR ASSOCIATION?

GO TO OUR WEBSITE AT WWW.ERIEBAR.COM AND COMPLETE THE ONLINE
APPLICATION OR CALL (814) 459-3111 AND AN APPLICATION WILL BE MAILED TO YOU

ADDRESS CHANGE?

PLEASE CONTACT THE LEGAL JOURNAL OFFICE AT (814) 459-3111

OR ADMIN@ERIEBAR.COM. THANK YOU.

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**.*

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF
PENNSYLVANIA'S LEGAL JOURNALS?



► Look for this logo on the Erie County Bar Association website as
well as Bar Association and Legal Journal websites across the state.

► It will take you to THE website for locating legal ads published
in counties throughout Pennsylvania, a service of the Conference of
County Legal Journals.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

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

MAY 2012 NOTICE

The following is a list of *May 2012, June 2012 and July 2012* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: www.pawb.uscourts.gov. ***The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.***

ERIE CH. 13 AND CH. 7 CASES

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

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

Wednesday, May 23, 2012 ** NO LONGER AVAILABLE.

Date changed to Friday, May 25, 2012

Wednesday, June 20, 2012

Wednesday, July 18, 2012

*** No matters should be self-scheduled for Wednesday, May 23, 2012. Matters already calendared for Wednesday, May 23, 2012 will be rescheduled by Chambers, unless a default Order is signed or the matter is withdrawn.*

NOTE: Please be sure to choose the correct, revised times below.

Chapter 12 matters are to be scheduled at 11:00 a.m.

9:30 a.m.: Open for all Erie matters
10:00 a.m.: Open for all Erie matters
10:30 a.m.: Open for all Erie matters

Sale, Financing and Extended/Impose
Stay Motions are scheduled at 11:00 a.m.

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

Thursday, May 10, 2012
Thursday, May 31, 2012
Thursday, June 21, 2012
Thursday, June 28, 2012
Thursday, July 12, 2012
Thursday, July 26, 2012

10:30 a.m.: Open for all Erie matters
11:00 a.m.: Open for all Erie matters***
11:30 a.m.: Sale Motions at this time, only

***All Motions to Extend/Impose Stay
are to be scheduled at 11:00 a.m.

ERIE CHAPTER 11 CASES

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

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

John J. Horner
Clerk of Court

May 4

ROCCO'S

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Tim Rocco, CAI, AARE

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McKean, PA 16426**

Check our auction calendar at **www.roccoauctions.com**.



INCORPORATION NOTICE

Notice is hereby given that Goodwine Foundation, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Susmarski Hain & Jiulante
Ronald J. Susmarski, Esq.
4030-36 West Lake Road
Erie, PA 16505

May 4

INCORPORATION NOTICE

Notice is hereby given that NWPA Pride Alliance, Inc. has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended.

Grant M. Yochim, Esquire
Steadman Law Office
24 Main Street East
P.O. Box 87
Girard, PA 16417

May 4

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW

WELLS FARGO BANK, N.A.
vs.

LUE BERTHA TATE, IN HER
CAPACITY AS HEIR OF
JOHN W. BUSH, JR.,
DECEASED, ET AL.
COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY
NO. 10322-12

NOTICE

TO UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER JOHN W.
BUSH, JR, DECEASED:

You are hereby notified that on 1/27/12, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ERIE County Pennsylvania, docketed to No. 10322-12. Wherein Plaintiff seeks to foreclose on the

mortgage secured on your property located at 4146 PAGE STREET, ERIE, PA 16510 whereupon your property would be sold by the Sheriff of ERIE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ERIE COUNTY
LAWYER REFERRAL SERVICE
PO BOX 1792
ERIE, PA 16512
814-459-4411

May 4

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

**May 18, 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

Apr. 27 and May 4, 11

SALE NO. 1

Ex. #14380 of 2009

**U.S. Bank National Association
as Trustee under Pooling and
Servicing Agreement dated as
of May 1, 2007 MASTR Asset
Backed Securities Trust 2007-
HE1 Mortgage Pass-through
Certificates Series 2007-HE1,
Plaintiff**

v.

**JOHN F. RICKRODE
TINA M. RICKRODE,**

Defendant(s)

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF NORTH EAST, ERIE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 99 East Main Street, North East, PA 16428
PARCEL NUMBER: 36-5-34.5
IMPROVEMENTS: Residential Property
Agnes Mombrun, Esquire
PA ID 309356
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Apr. 27 and May 4, 11

SALE NO. 2

Ex. #11876 of 2011

**U.S. Bank National Association,
as Trustee for Citigroup
Mortgage Loan Trust Inc.,
Asset-Backed Pass-Through
Certificates, Series 2006-AMC1,
Plaintiff**

v.

**CHRISTOPHER M.
VOLGSTADT,
NATALIE A. VOLGSTADT,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY PENNSYLVANIA:
BEING KNOWN AS 1562 West 43rd Street, Erie, PA 16509
PARCEL NUMBER:
19-061-069.0-218.00
IMPROVEMENTS: Residential Property
Agnes Mombrun, Esquire
PA ID 309356
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Apr. 27 and May 4, 11

SALE NO. 3

Ex. #10010 of 2012

**Marquette Savings Bank
v.**

**Hector M. Lozada and
Mayra Ivette Berrios-Benitez
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 10010-2012, Marquette

Savings Bank vs. Hector M. Lozada and Mayra Ivette Berrios-Benitez, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1308 East 33rd Street, Erie, Pennsylvania.

0.1791 acres

Assessment Map Number:
(18) 5110-117

Assessed Value Figure: \$15,800.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Apr. 27 and May 4, 11

SALE NO. 4

Ex. #13515 of 2011

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL J. BAUMANN,
Defendant**

LEGAL DESCRIPTION

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

BEGINNING at a point in the west line of Wallace Street, sixty-nine (69) feet north of the intersection of the north line of Fourth Street with the west line of Wallace Street; thence northwardly along the west line of Wallace Street, thirty (30) feet to a point; thence westwardly and parallel with Fourth Street, eighty (80) feet to a point; thence southwardly parallel with the west line of Wallace Street thirty (30) feet to a point; thence eastwardly and parallel with the north line of Fourth Street, eighty (80) feet to the place of beginning.

Having erected thereon a two-story frame building, and being more commonly known as 324 Wallace Street, Erie, Pennsylvania and bearing County of Erie Index No. (14) 1015-101

BEING the same premises conveyed to Michael J. Baumann by deed dated March 30, 2004 and recorded March 30, 2004 in Erie County, Pennsylvania Record Book 1119,

Page 1717 and being Erie County Tax Index No. (14) 10-15-101.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Apr. 27 and May 4, 11

SALE NO. 5

**Ex. #12364 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL J. BAUMANN,
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:

COMMENCING at a point in the south line of Fourteenth Street, distant two hundred eighty and one-half (280 ½) feet westward from the west line of Reed Street; thence running southward parallel with Reed Street, one hundred five (105) feet to an alley thence eastward along said alley, thirty-five (35) feet; thence northward, parallel with Reed Street, one hundred five (105) feet to the south line of Fourteenth Street; and thence westward along the said line, thirty-five (35) feet to the place of beginning. Having erected thereon a frame dwelling known as 627 East Fourteenth Street, Erie, Pennsylvania.

Erie County Tax Index No. (15) 2033-110

BEING the same premises conveyed to Michael J. Baumann by deed dated January 30, 2003 in Erie County, Pennsylvania Record Book 975, Page 323 and being Erie County Tax Index No. (15) 20-33-110.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Apr. 27 and May 4, 11

SALE NO. 6

**Ex. #14003 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**WILLIAM G. KRAFT and
FELICIA C. KRAFT, Defendant
LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lots numbered 114, 115, and 116 of Euclid Heights Subdivision of part of Tract No. 58 according to a plot thereof recorded in Erie County Map Book 2 at pages 368 and 369, and having erected thereon a one-story frame, single-family dwelling with an attached garage, and being more commonly known as 4246 Longview Avenue, Erie, Pennsylvania, further bearing Erie County Tax Index No. (18) 5235-600 and 601.

BEING the same premises conveyed to William G. Kraft and Felicia C. Kraft by Deed dated March 17, 1999 and recorded on March 22, 1999 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Book 624, Page 1928.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Apr. 27 and May 4, 11

SALE NO. 7

**Ex. #10992 of 2009
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**WORD OF LIFE CHRISTIAN
CENTER INTERNATIONAL,
a Pennsylvania Corporation,
Defendant**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being lots Nos. 67, 68 and the northern 10 feet of Lot No. 69 in Block No. 14 of the Hess Addition

to the City of Erie as recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania, in Map Book 1, Page 81 and being more fully described as follows, to-wit:

BEGINNING at the point of intersection of the south line of Lynn Street (formerly Elliott Street) with the west line of Hess Avenue; thence westwardly and along the south of Lynn Street, one hundred twenty (120) feet to a point; thence southwardly and parallel with the west line of Hess Avenue, eighty (80) feet to a point; thence eastwardly and parallel with the south line of Lynn Street, one hundred twenty (120) feet to a point in the west line of Hess Avenue; thence northwardly and along the west line of Hess Avenue, eighty (80) feet to the place of beginning.

AND 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 point in the west line of Hess Avenue, eighty (80) feet northwardly from the point of intersection of the north line of Seventh Street with the west line of Hess Avenue, thence westwardly parallel with the north line of Seventh Street, one hundred twenty (120) feet to a point; thence northwardly parallel with the west line of Hess Avenue, sixty (60) feet to a point; thence eastwardly parallel with the north line of Seventh Street one hundred twenty (120) feet to the west line of Hess Avenue, sixty (60) feet to a point; thence southwardly along the west line of Hess Avenue, sixty (60) feet to the place of beginning. Being commonly known as 660 Hess Avenue, Erie, Pennsylvania and bearing Erie County Index No. (14) 1042-203.

BEING the same premises conveyed to Word of Life Christian Center International by Deed dated September 1, 2006 and recorded on September 1, 2006 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Deed Book 1357, Page 2389.

Mark G. Claypool, Esquire

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

Apr. 27 and May 4, 11

SALE NO. 8

Ex. #11263 of 2011
ERIE GENERAL ELECTRIC
FEDERAL CREDIT UNION,
Plaintiff

v.

ROBERT S. SANKO, Defendant
ADVERTISING DESCRIPTION

By virtue of Writ of Execution filed at No. 11263-2011, Erie General Electric Federal Credit Union v. Robert S. Sanko, owner of the following properties identified below:

1) Situate in the Township of McKean, County of Erie, and Commonwealth of Pennsylvania at 10475 West Old Route 99, McKean, PA 16426:

Assessment Map No.:
31021073101000

Assessed Value Figure: \$86,570.00
Improvement Thereon: Single Family Residential Dwelling with Four side closed MTL pole building
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Finn
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Apr. 27 and May 4, 11

SALE NO. 9

Ex. #13373 of 2011
DEUTSCHE BANK NATIONAL
TRUST COMPANY, as
Indenture Trustee, on Behalf of
the Holders of the Accredited
Mortgage Loan Trust 2007-1
Asset Backed Notes

v.

LINDA L. PECK
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13373-11, DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes v.

LINDA L. PECK, Owner of the property situated in Township of North East being known as 8780 Smith Road, PA.

Tax Map Number: 37033128000500
Assessed Value Figure: \$97,800.00
Improvements thereon: Detached, One and One Half 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

Apr. 27 and May 4, 11

SALE NO. 10

Ex. #10848 of 2011
U.S. BANK NATIONAL
ASSOCIATION, as Trustee for
the Holders of the First Franklin
Mortgage Loan Trust 2006-
FF10 Mortgage Pass-Through
Certificates, Series 2006-FF10
v.

JEAN D. PETROFF
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10848-11, U.S. BANK NATIONAL ASSOCIATION, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10 v. JEAN D. PETROFF, Owner of the property situated in Township of Millcreek being known as 234 East Gore Road, PA.

Tax Map Number: 33103471004600
Assessed Value Figure: \$62,000.00
Improvements thereon: Detached, One and One Half 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

Apr. 27 and May 4, 11

SALE NO. 11

Ex. #10001 of 2010
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
v.

LAWRENCE J. ANTUS AND
KATHERINE R. ANTUS,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10001-10 PNC BANK, NATIONAL ASSOCIATION vs. LAWRENCE J. ANTUS AND KATHERINE R. ANTUS, owner(s) of property situate in TOWNSHIP OF GREENFIELD, Erie County, Pennsylvania being 12221 DAVIS ROAD, NORTH EAST, PENNSYLVANIA 16428

28,000 Acres
Assessment Map number:
(26) 4-13-10

Assessed Value figure: \$149,800.00
Improvement thereon: Residential Dwelling

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

Apr. 27 and May 4, 11

SALE NO. 12

Ex. #15338 of 2008
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
v.

CHARLES L. PEYTON,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15338-08 PNC BANK, NATIONAL ASSOCIATION vs. CHARLES L. PEYTON, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 510 PLUM STREET, ERIE, PA 16507

0.0462
Assessment Map number:
(17) 4029-102

Assessed Value figure: \$40,050.00
Improvement thereon: Residential Dwelling

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

Apr. 27 and May 4, 11

SALE NO. 13
Ex. #15063 of 2010
Wells Fargo Bank, N.A., as
Trustee for First Franklin
Mortgage Loan Trust 2002-FF1,
Asset-Backed Certificates, Series
2002-FF1, Plaintiff

v.
Michael A. Lobaugh, Defendant
REAL PROPERTY SHORT
DESCRIPTION FORM

TO THE SHERIFF OF ERIE
 COUNTY:

PROPERTY OF: Michael A.
 Lobaugh
 EXECUTION NO: 15063-2010
 JUDGMENT AMT: \$68,332.33
 ALL the right, title, interest and
 claim of: Michael A. Lobaugh
 Of in and to: ADDRESS: 613 West
 25th Street, Erie, PA 16502
 MUNICIPALITY: City of Erie

All that certain piece or parcel of
 land situate in the Sixth Ward in
 the City of Erie, County of Erie,
 and State of Pennsylvania, bounded
 and described as follows, to-wit:
 Beginning at a point in the South
 line of Twenty-Fifth Street, one
 hundred twenty (120) feet West
 of the West line of Cherry Street;
 thence Southwardly and parallel
 with Cherry Street one hundred
 seven (107) feet to a point; thence
 Westwardly and parallel with
 Twenty-fifth Street, thirty-five (35)
 feet to a point; thence Northwardly
 and parallel with Cherry Street,
 one hundred seven (107) feet to the
 South line of Twenty-fifth Street;
 and thence Eastwardly along South
 line of Twenty-fifth Street thirty-five
 (35) feet to the place of beginning,
 and having erected thereon a two-
 story brick and frame dwelling
 known as 613 West 25th Street,
 Erie, PA 16502, and bearing Erie
 County Index No. (19) 6019-107.
 Title is vested in Michael A.
 Lobaugh by Deed dated March 15,
 2002 and recorded on March 18,
 2002 in the Erie County Recorder
 of Deeds as Book 862, Page 1984.

Tax ID: 19060019010700
 Commonly known as 613 W 25th
 Street, Erie, PA, 16502-2525
 Christine A. Pinto, Esquire
 Attorney ID# 205622
 Parker McCay, P.A.

9000 Midlantic Drive, Suite 300
 Mount Laurel, NJ 08054
 (856) 810-5815

Apr. 27 and May 4, 11

SALE NO. 14
Ex. #10219 of 2011
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE STRUCTURED
ASSET INVESTMENT LOAN
TRUST, 2005-8, Plaintiff

v.
KEVIN ARRINGTON A/K/A
KEVIN D. ARRINGTON, SR.
SHEILA ARRINGTON
A/K/A SHEILA M. JONES,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 10219-2011

U.S. BANK NATIONAL
 ASSOCIATION, AS TRUSTEE
 FOR THE STRUCTURED ASSET
 INVESTMENT LOAN TRUST,
 2005-8 vs. KEVIN ARRINGTON
 A/K/A KEVIN D. ARRINGTON,
 SR. and SHEILA ARRINGTON
 A/K/A SHEILA M. JONES

Amount Due: \$91,215.02
 KEVIN ARRINGTON A/K/A
 KEVIN D. ARRINGTON, SR. and
 SHEILA ARRINGTON A/K/A
 SHEILA M. JONES, owner(s) of
 property situated in the CITY OF
 ERIE, Erie County, Pennsylvania
 being 1149 WEST 10TH STREET,
 ERIE, PA 16502-1140
 Dimensions: 35 X 165
 Acreage: 0.1373

Assessment Map number:
 16-030-056.0-221.00
 Assessed Value: 61,610.00
 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

Apr. 27 and May 4, 11

SALE NO. 15
Ex. #15394 of 2009
US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR ASSET-BACKED PASS-
THROUGH CERTIFICATES
SERIES 2007-AHL1, Plaintiff

v.
DOROTHY BAKER A/K/A
DOROTHY D. LADOW,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 15394-09

US BANK NATIONAL
 ASSOCIATION, AS TRUSTEE
 FOR ASSET-BACKED PASS-
 THROUGH CERTIFICATES
 SERIES 2007-AHL1 vs.
 DOROTHY BAKER A/K/A
 DOROTHY D. LADOW
 Amount Due: \$85,628.98

DOROTHY BAKER A/K/A
 DOROTHY D. LADOW, owner(s)
 of property situated in CITY OF
 ERIE, Erie County, Pennsylvania
 being 936 EAST 28th STREET,
 ERIE, PA 16504-1306
 Dimensions: 37 X 127.75

Acreage: 0.1085
 Assessment Map number:
 18050052013000
 Assessed Value: \$53,090
 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

Apr. 27 and May 4, 11

SALE NO. 16
Ex. #14141 of 2011
CITIMORTGAGE, INC. S/B/M
PRINCIPAL RESIDENTIAL
MORTGAGE, INC., Plaintiff

v.
DAVID A. ENSSLE
SHERRY L. PIERSON,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 14141-11

CITIMORTGAGE, INC. S/B/M
 PRINCIPAL RESIDENTIAL
 MORTGAGE, INC. vs. DAVID A.
 ENSSLE and SHERRY L.
 PIERSON

Amount Due: \$74,069.96
 DAVID A. ENSSLE and
 SHERRY L. PIERSON, owner(s)
 of property situated in TOWNSHIP
 OF SPRINGFIELD, Erie County,
 Pennsylvania being 13104 RIDGE
 ROAD, WEST SPRINGFIELD, PA

16443-9734
 Acreage: 7.0000
 Assessment Map number:
 39016051001000
 Assessed Value: \$78,400.00
 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

Apr. 27 and May 4, 11

SALE NO. 17

Ex. #13600 of 2011

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

v.

**AMANDA A. HUFF,
 Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 13600-11
 WELLS FARGO BANK, N.A. vs.
 AMANDA A. HUFF

Amount Due: \$52,756.26

AMANDA A. HUFF, owner(s) of
 property situated in the CITY OF
 ERIE, Erie County, Pennsylvania
 being 2712 VAN BUREN
 AVENUE, ERIE, PA 16504-2833
 Dimensions: 32 X 86.12
 Acreage: 0.0633

Assessment Map number:
 18-050-056.0-203.00

Assessed Value: 47,720.00

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

Apr. 27 and May 4, 11

SALE NO. 18

Ex. #14250 of 2011

**CITIMORTGAGE, INC. S/B/M
 TO ABN AMRO MORTGAGE
 GROUP, INC., Plaintiff**

v.

**SCOTT W. LOBAUGH A/K/A
 SCOTT LOBAUGH
 LISA M. LOBAUGH,
 Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 14250-1

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

Amount Due: \$162,037.04

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

Acreage: 1.0000

Assessment Map number:
 31015059000613

Assessed Value: \$153,390.00

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

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

Apr. 27 and May 4, 11

SALE NO. 19

Ex. #14187 of 2011

**NORTHWEST SAVINGS
 BANK, Plaintiff**

v.

**MARK L. SEITZ, Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 14187-11

NORTHWEST SAVINGS BANK
 vs. MARK L. SEITZ

Amount Due: \$144,699.47

MARK L. SEITZ, owner(s) of
 property situated in TOWNSHIP
 OF FAIRVIEW, Erie County,
 Pennsylvania being 5650
 FRANKLIN RD, FAIRVIEW, PA
 16415-1235

Acreage: 1.82

Assessment Map number:
 21-068-101.0-003.06

Assessed Value: \$111,900.00

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

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

Apr. 27 and May 4, 11

SALE NO. 20

Ex. #12445 of 2010

**HSBC BANK USA, AS
 TRUSTEE IN TRUST FOR
 CITIGROUP MORTGAGE
 LOAN TRUST, INC., ASSET-
 BACKED PASS-THROUGH
 CERTIFICATES SERIES 2004-
 RP1, Plaintiff**

v.

**PAUL V. UBER Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 12445-10 HSBC BANK
 USA, AS TRUSTEE IN TRUST
 FOR CITIGROUP MORTGAGE
 LOAN TRUST, INC., ASSET-
 BACKED PASS-THROUGH
 CERTIFICATES SERIES 2004-
 RP1 vs. PAUL V. UBER

Amount Due: \$111,544.56

PAUL V. UBER, owner(s) of
 property situated in TOWNSHIP
 OF HARBORCREEK, Erie County,
 Pennsylvania being 8930 ROHL
 ROAD, NORTH EAST, PA 16428-
 2479

Acreage: 1.8000

Assessment Map number:
 27075233000501

Assessed Value: \$92,310.00

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

Apr. 27 and May 4, 11

SALE NO. 21

Ex. #13883 of 2011

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

v.

**DOUGLAS W. WEBB,
 Defendant(s)
 SHERIFF'S SALE**

By virtue of a Writ of Execution
 filed to No. 13883-2011 BANK OF
 AMERICA N.A. vs. DOUGLAS W.
 WEBB

Amount Due: \$77,193.77

DOUGLAS W. WEBB, owner(s)
 of property situated in SECOND
 WARD, CITY OF CORRY, Erie
 County, Pennsylvania being 531
 WAYNE STREET A/K/A 531
 EAST WAYNE STREET, CORRY,

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2952 W. 22nd Street Erie, PA 16506

PA 16407-1313
Dimensions: 104.1 X 222.73
Acreage: 0.5323
Assessment Map number:
06015022001300
Assessed Value: \$51,670.00
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

Apr. 27 and May 4, 11

SALE NO. 22

Ex. #13801 of 2011

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

v.

**LOIS A. WILKINSON,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 13801-2011
WELLS FARGO BANK, N.A. vs.
LOIS A. WILKINSON
Amount Due: \$120,399.86
LOIS A. WILKINSON, owner(s) of
property situated in the TOWNSHIP
OF NORTH EAST, Erie County,
Pennsylvania being 9845 FINDLEY
LAKE ROAD, NORTH EAST, PA
16428-5333
Acreage: 11.100
Assessment Map number:
37035136002200
Assessed Value: \$78,560.00
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

Apr. 27 and May 4, 11

SALE NO. 23

Ex. #13563 of 2011

**CITIZENS BANK OF
PENNSYLVANIA, Plaintiff,**

v.

**VIOLET L. POST, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 13563-11 Citizens Bank
of Pennsylvania vs. Violet L. Post
Violet L. Post, owner(s) of property
situated in Union City, Erie County,

Pennsylvania being 62 Putnam
Street, Union City, PA 16438:
ALL that certain piece of parcel
of land situate in the Borough
of Union City, Erie County, and
State of Pennsylvania, bounded
and described as follows, to-wit:
BEGINNING AT a post in the
south line of Putnam Street one
hundred and twenty (120) feet
west of the west line of Frank
Rouse land; thence south parallel
to Rouse's west line two hundred
one and one-half (201-1/2) feet to
a post in Warren Chaffee's north
line; thence westward along said
Chaffee's and Ottaway's north line
sixty (60) feet to a post; thence
north one degree west (N 1° W)
two hundred and twelve (212) feet
to the south line of Putnam Street;
thence east along the south line
of Putnam Street sixty (60) feet
to the place of beginning. ALSO,
ALL that certain piece or parcel
of land situate in the First Ward of
the Borough of Union City, Erie
County, and State of Pennsylvania,
bounded and described as follows,
to-wit: COMMENCING at a post
in the south side of Putnam Street at
the corner of land of Alta Emerson,
and running thence south along
land of Alta Emerson one hundred
and eighty nine (189) feet to a post;
thence west sixty (60) feet to a post;
thence north two hundred one and
one-half (201-1/2) feet to a post in
the side of Putnam Street; thence
east along Putnam Street sixty (60)
feet to the place of beginning.
Assessment Map Number:
41006012001800
Assessed Value figure: \$38,740.00
Improvement thereon: Residential
Property
Lauren Berschler Karl, Esquire
355 Fifth Avenue, Suite 400
Pittsburgh, PA 15222
412-232-0808

Apr. 27 and May 4, 11

SALE NO. 24

Ex. #11594 of 2009

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

v.

**LISA M. SWIFT, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution No.
11594-09 U.S. BANK NATIONAL
ASSOCIATION TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff vs.
LISA M. SWIFT, Defendants
Real Estate: 501 POWELL
AVENUE, ERIE, PA
Municipality: Township
of Millcreek, Erie County,
Pennsylvania
Dimensions: 60 x 120
See Deed Book 1023, Page 1279
Tax I.D. (33) 5-11-20
Assessment: \$17,200. (Land)
\$46,440. (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

Apr. 27 and May 4, 11

SALE NO. 25

Ex. #12605 of 2011

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff,**

v.

**STEPHEN F. KAISER,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12605-11, PNC Bank,
N.A. vs. Stephen F. Kaiser, owner(s)
of property situated in City of Erie,
Erie County, Pennsylvania being
318 E. 26th Street, Erie, PA 16503.
Dimensions: 2,365.00 sq. ft
.14 Acres
Assessment Map Number:
(18) 5015-128
Assess Value figure: 38,400.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Apr. 27 and May 4, 11

SALE NO. 26

Ex. #13588 of 2011

**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.

**SAMUEL J. POTTS, Defendant
SHERIFFS SALE**

By virtue of a Writ of Execution filed to No. 2011-13588, U.S. Bank National Association, et al vs. Samuel J. Potts, owner(s) of property situated in 2nd Ward, City of Corry, Erie County, Pennsylvania being 158 Maple Avenue, Corry, PA 16407-1614.

Dimensions: 0.1148 acreage

Assessment Map Number: 6-22-97-24
Assess Value figure: \$63,400.00 (off title)

Improvement thereon: Dwelling

Louis P. Vitti, Esquire

Attorney for Plaintiff

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

Apr. 27 and May 4, 11

SALE NO. 27

Ex. #13680 of 2010

**PNC MORTGAGE, A
DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
S/B/M NATIONAL CITY
MORTGAGE, A DIVISION
OF NATIONAL CITY BANK,
Plaintiff**

v.

**MARK A. SCHAEFER
AMY E. SCHAEFER,
Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in the first ward of the Borough of Union City, County of Erie and State of Pennsylvania, bounded and described as follows: BEGINNING at a point in the south side of Grant Street at the northwest corner of land formerly owned by W.S. Trainor, now owned by Arthur L. Poling and Jessie G. Poling; thence south along the west line of land formerly owned by W.S. Trainor, now by Arthur L. Poling and Jessie G. Poling. Eighty-one (81) feet more or less to the north line of land formerly owned by J.M. Bush, now owned by Arthur

L. Poling and Jessie G. Poling; thence west along the north line of land formerly owned by J.M. Bush, now owned by Arthur J. Poling and Jessie G. Poling, forty (40) feet to the east line of land now owned by Simon Geisler; thence north along the east line of land of the said Simon Geisler eighty-one (81) feet more or less, to the south side of Grant Street; thence east along the south side of Grant Street; forty (40) feet to the place of beginning and having erected thereon a frame dwelling house and other improvements. The property is commonly known as 36 Grant Street, Union City, Pennsylvania 16438 and being Erie County Index No. (41) 14-62-4

PROPERTY ADDRESS: 36 Grant Street Union City, PA 16438

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY

Independence Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Apr. 27 and May 4, 11

SALE NO. 28

Ex. #14510 of 2011

**THE BANK OF NEW YORK
MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING
TRUST, SERIES 2006-3, Plaintiff**

v.

**LYNDA A. WINGETER,
Defendant(s)
DESCRIPTION**

All that certain piece or parcel of land situate in the Borough of North East, County of Erie and Commonwealth of Pennsylvania, being Lot No. 94 of Wellington Heights Subdivision, Section IV, recorded in Erie County Map Book 12 at page 91.

Being known as 46 Bernwood Drive, North East, PA 16428 and bearing Erie County Tax Index No. (36) 9-59-62.

PROPERTY ADDRESS: 46 Bernwood Drive, North East, PA 16428

KML Law Group, P.C.

Attorney for Plaintiff

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

Apr. 27 and May 4, 11

SALE NO. 29

Ex. #13387 of 2010

**PARTNERS FOR PAYMENT
RELIEF, LLC, Plaintiff**

v.

**THOMAS R. JOHNSON,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-13387 PARTNERS FOR PAYMENT RELIEF, LLC vs. THOMAS R. JOHNSON CITY OF ERIE, Erie County, Pennsylvania being 2052 WATER STREET, ERIE, PA 16510

1) (50) 2-34-6: 0.1196

2) (50) 2-34-6.01: 0.0589

Assessed Map number:

1) (50) 2-34-6 & 2) (50) 2-34-6.01

Assessed value figure: 1) \$12,400 &

2) \$38,510

Improvement thereon: Residential Dwelling

Stephen M. Hladik, Esquire

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Apr. 27 and May 4, 11

SALE NO. 30

Ex. #10153 of 2011

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

**Aaron D. Guarino, James A.
Guarino, and Beth A. Guarino**

LEGAL DESCRIPTION

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

Beginning at a point in the east boundary of Monroe Street, said point being one hundred fifteen and 00/100 (115.000) feet from the intersection of the east boundary of Monroe Street with the east boundary of East 28th Street; Thence eastwardly parallel with East 28th Street, eighty-seven and

81/100 (87.81') feet to a point;
Thence northwardly parallel with Monroe Street, forty and 00/100 (40.00') feet to a point;
Thence westwardly parallel with East 28th Street, eighty-seven and 81/100 (87.81') feet to a point in the east boundary of Monroe Street;
Thence southwardly along the east boundary of Monroe Street, forty and 00/100 (40.00') feet to a point and place of beginning, being commonly known as 2713 Monroe Street, Erie, Pennsylvania, having Erie County Tax Index No. (18) 5060-121.
Subject to all valid and subsisting conditions, covenants, leases, restrictions, reservations, exceptions, setbacks, rights-of-way and easements of record and/or those that are visible to a physical inspections and all laws, regulations and restrictions, including building and zoning ordinances, of municipal and other governmental authorities applicable to and enforceable against the above-described property.
BEING the same premises which Baldwin Gardens, Inc., a Pennsylvania corporation, by General Warranty Deed dated December 21, 1999 and recorded December 22, 1999 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 680 Page 205, as Instrument Number 1999-051101, granted and conveyed unto Aaron D. Guarino and James A. Guarino, as joint tenants with the right of survivorship, in fee.
PROPERTY ADDRESS: 2713 Monroe Street, Erie, PA 16504
PARCEL ID # 18-5060.0-121.00
Attorney for Plaintiff:
Steven K. Eisenberg, Esquire
Stern and Eisenberg, LLP
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Apr. 27 and May 4, 11

SALE NO. 31

Ex. #14105 of 2010
Beneficial Consumer Discount Company D/B/A Beneficial, Mortgage Co of Pennsylvania,

Plaintiff
v.

Miles P. Keefer, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 14105-10 Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania v. Miles P. Keefer, owner of property situated in the Township of Elk Creek, Erie County, Pennsylvania being 10387 High Street, Albion, Pennsylvania 16401.
Tax ID. No. 13-10-28-30
Assessment: \$118,142.12
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Apr. 27 and May 4, 11

SALE NO. 32

Ex. #12883 of 2011
US Bank Trust National Association, as Trustee for LSF7 NPL VI Trust, Plaintiff
v.

Shawn A. Roy and
Lucretia M. Roy, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12883-11 US Bank Trust National Association, as Trustee for LSF7 NPL VI Trust v. Shawn A. Roy and Lucretia M. Roy, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1142 Atkins Street, Erie, Pennsylvania 16503.
Tax I.D. No. 14-1039-332
Assessment: 43,813.17
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Apr. 27 and May 4, 11

SALE NO. 33

Ex. #12354 of 2011
OneWest Bank, FSB (d/b/a Financial Freedom, a division of One West Bank, FSB) f/k/a Financial Freedom Acquisition LLC, Plaintiff
v.
Dorothy Savage aka

Dorothy Y. Savage, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 12354-11 OneWest Bank, FSB (d/b/a Financial Freedom, a division of One West Bank, FSB) f/k/a Financial Freedom Acquisition LLC v. Dorothy Savage aka Dorothy Y. Savage, owners of property situated in the City of Erie County, Pennsylvania being 4127 Lake Pleasant Road, Erie, Pennsylvania 16504.
Tax I.D. No. (18) 5205-113
Assessment: \$98,740.61
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Apr. 27 and May 4, 11

SALE NO. 34

Ex. #10214 of 2012
The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, Plaintiff
v.

Kyle A. Williamson, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 10214-12 The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 v. Kyle A. Williamson, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1006 Lookout Drive, Erie, Pennsylvania 16507.
Tax I.D. No. (17) 4033-200.61
Assessment: \$217,696.38
Improvements: Condominium
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080 Philadelphia, PA 19109
Apr. 27 and May 4, 11



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FIRST PUBLICATION

**BIGGIE, JOSEPH E.,
deceased**

Late of the City of Erie,
Commonwealth of Pennsylvania
Executor: Deborah Lee
McChesney
Attorney: Lawrence L. Kinter,
Esquire, 3820 Liberty Street,
Erie, PA 16509

**GREGOREK, THEODORE J., II,
deceased**

Late of the City of Erie, Erie
County, Erie, Pennsylvania
Administratrix: Jean M.
Mosakowski, c/o Robert J.
Jeffery, Esq., 33 East Main Street,
North East, Pennsylvania 16428
Attorneys: Orton & Jeffery, P.C.,
33 East Main Street, North East,
Pennsylvania 16428

**MARTIN, DOROTHY S.,
deceased**

Late of the City of Erie, County
of Erie, and Commonwealth of
Pennsylvania
Executor: Brian E. Martin, c/o
Joseph A. Yochim, Esq., Yochim,
Skiba & Nash, 345 West 6th
Street, Erie, PA 16507
Attorney: Joseph A. Yochim,
Esq., Yochim, Skiba & Nash, 345
West 6th Street, Erie, PA 16507

**MASHYNA, GENEVIEVE G.,
deceased**

Late of the Township of
Millcreek, County of Erie,
Commonwealth of Pennsylvania
Executor: Michael M. Mashyna,
3730 Stirrup Drive, Erie, PA
16506-4733
Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**MASSEY, ALBERT LAURENCE,
a/k/a ALBERT L. MASSEY,
deceased**

Late of the City of Erie, Erie
County, Pennsylvania
Executor: Douglas Laurence
Massey, 2648 W. 34th St., Erie,
PA 16506
Attorney: None

**McMILLIN, HELEN H.,
deceased**

Late of the City of Erie
Executrix: H. Christine Barsody,
c/o 332 East 6th Street, Erie PA
16507-1610
Attorney: Evan E. Adair, Esq.,
Williams and Adair, 332 East 6th
Street, Erie, PA 16507-1610

**SCHEPPNER, MARILYN A.,
deceased**

Late of the City of Erie
Executrix: Deborah A. Bender
Attorney: Joseph M. Walsh, III,
Esq., Shapira, Hutzelman, Berlin,
Ely, Smith and Walsh, 305 West
6th Street, Erie, PA 16507

**WEDZIKOWSKI, LOUISE A.,
deceased**

Late of the City of Erie, County
of Erie, and Commonwealth of
Pennsylvania
Executor: John Wedzikowski,
3014 Tuttle Avenue, Erie, PA
16504
Attorney: Thomas S. Kubinski,
Esquire, The Gideon Ball House,
135 East 6th Street, Erie, PA
16501

SECOND PUBLICATION

**ARNOLD, THOMAS A., JR.,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executor: Heather McHenry, c/o
227 West 5th Street, Erie, PA
16507
Attorney: Mark O. Prenatt,
Esquire, 227 West 5th Street,
Erie, Pennsylvania 16507

**AVERILL, LEONARD W.,
deceased**

Late of Millcreek Township, Erie
County, Pennsylvania
Co-Executors: Steward L. Averill,
329 E. 29th St., 2nd floor, Erie,
PA 16504 and Michael D. Averill,
2122 Pear St., Erie, PA 16510
Attorney: None

**CARNEY, VIOLET M.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: William R. Carney,
10381 Silverthorn Road,
Edinboro, PA 16412-9715
Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**CHANDLEY, PATRICK J.,
deceased**

Late of the City of Erie
Administrator: Donald J.
Chandley, 143 Sanford Place,
Erie, PA 16511
Attorney: Michael A. Fetzner,
Knox McLaughlin Gornall &
Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**GAGE, MARIA,
deceased**

Late of the City of Corry, Erie
County, Pennsylvania
Executor: John W. Gage, c/o Paul
J. Carney, Jr., Esquire, 224 Maple
Avenue, Corry, Pennsylvania
16407
Attorney: Paul J. Carney, Jr.,
Esquire, 224 Maple Avenue,
Corry, Pennsylvania 16407

**HILL, CHARLES M., JR.,
deceased**

Late of the Township of Lawrence Park
Executor: John L. Hill, 1332 Tower Lane, Erie, PA 16505
Attorney: Beverly A. Gazza, Bonya, Gazza & DeGory, LLP, 134 South 6th Street, Indiana, PA 15701

**KOSKI, BESSIE LUELLA,
a/k/a LUELLA KOSKI, a/k/a
LUELLA O. KOSKI, a/k/a
B. LUELLA KOSKI,
deceased**

Late of the City of Erie
Executor: Michael J. Karle, 515 Rankine Ave., Erie, PA 16511
Attorney: None

**KUBIAK, CHESTER,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Karen Sue Tenorio, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**MACKO, MARGARET E.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Robert F. Macko, 85 Isabella Street, North East, PA 16428
Attorney: Denise C. Pekelnicky, Esq., 333 State Street, Suite 203, Erie, PA 16507

**MADDEN, LEE U.,
deceased**

Late of the Township of Elk Creek, County of Erie and State of Pennsylvania
Executrix: Shirley Dunbar, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**MILLER, DOROTHY L.,
deceased**

Late of Millcreek Township
Executor: Carl J. Miller, 603 Marshall Drive, Erie, PA 16505
Attorney: Robert G. Dwyer, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MORPHY, GRACEMARY,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executor: H. Jean McMillin, 3385 Flower Rd., Erie, PA 16509
Attorney: None

**VERNO, DORA M.,
deceased**

Late of the City of Erie
Executrix: Maryanne Szczyk
Attorney: Deanna L. Heasley, Esquire, 333 State Street, Suite 203, Erie, PA 16507

**WEINER, CASIMIR THOMAS,
a/k/a CASIMIR T. WEINER,
a/k/a CASIMIR WEINER,
a/k/a C. THOMAS WEINER,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executor: Donald T. Weiner, 156 Hilltop Drive, Churchville, Pennsylvania 18966
Attorney: Grant M. Yochim, Esq., Steadman Law Office, 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

THIRD PUBLICATION

**DeCAROLIS, KAREN A.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Co-Executors: David DeCarolis and Leonard DeCarolis, c/o Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129
Attorney: Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129

**DeDAD, ANGELO J.,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Administrator: Anthony DeDad, c/o Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129
Attorney: Raymond A. Pagliari, Esq., 558 West Sixth Street, Erie, Pennsylvania 16507-1129

**GRUNDEN, JANE I.,
deceased**

Late of Fairview Township
Executrix: Carol Elliott, 6758 Richardson Circle, Fairview, PA 16415
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**McCLELLAND, GLADYS
deceased**

Late of Erie, PA
Executors: Ronald McClelland and Russell McClelland
Attorney: John F. Mizner, Esq., Mizner Law Firm, 201 German Street, Erie, Pennsylvania 16507

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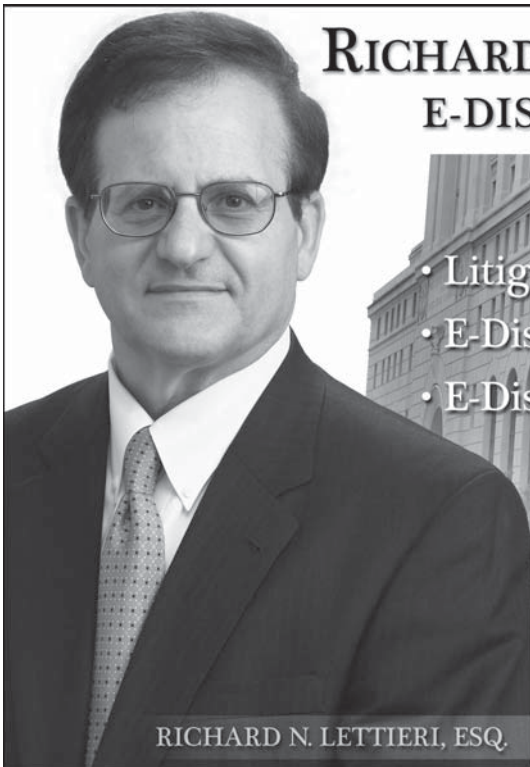
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- E-Discovery Mediator
- E-Discovery Special Master

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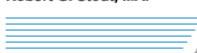
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30 Years - FBI/IRS

Jennifer Mazur
Investigator

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