

*Erie
County
Legal
Journal*

June 8, 2012

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95 ERIE

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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

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Erie County Bar Association Calendar of Events and Seminars

TUESDAY, JUNE 12, 2012

The Utica and Marcellus Shale in Northwest Pennsylvania

ECBA Live Lunch-n-Learn Seminar

Bayfront Convention Center

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

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

\$48 (nonmember) (\$22 member Judge)

1 hour substantive

MONDAY, JUNE 25, 2012

Annual Charity Golf Tournament & Optional Scramble

Erie County Bar Association Event

The Kahkwa Club

1:00 p.m. shotgun start (12:00 p.m. registration)

5:30 p.m. cocktails and hors d'oeuvres

6:00 p.m. dinner and awards ceremony

\$135 (ECBA members)

WEDNESDAY, JULY 11, 2012

Crimmigration: The Intersection between Immigration and Criminal Law

ECBA Live Lunch-n-Learn Seminar

Bayfront Convention Center

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

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

\$48 (nonmember) \$22 (member Judge)

1 hour substantive

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



Erie County Bar
Association



@eriepabar

2012 BOARD OF DIRECTORS

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Office space for rent - Ideal downtown location at 821 State Street, just 2 blocks from the Courthouse. Office is 17 x 14 ft with bonus room with shower and sink. \$675/month. Contact John Carlson at 459-8011.

May 25, Jun. 1, 8, 15

2012 ECBA ANNUAL CHARITY GOLF TOURNAMENT & OPTIONAL SCRAMBLE

Grab your clubs and hit the links while supporting the Erie County Bar Foundation programs, including the Chief Justice Samuel J. Roberts Scholarship Fund that annually awards law school scholarships to three students from Erie.

**Monday,
June 25, 2012**
The Kahkwa Club
Cost: \$135

Tournament Schedule

- 12:00 p.m. - Registration/check in begins
Practice range opens
- 1:00 p.m. - Shotgun start
- 5:30 p.m. - Cocktails and c hors d'oeuvres
- 6:00 p.m. - Dinner, and brief awards ceremony

Registration fee includes:

- Greens fee and half-cart
- Use of locker rooms
- Use of practice range during registration
- On-course beverages and snacks
- Complimentary drink ticket
- Dinner
- Brief Awards Ceremony

**Reservations are due to the
ECBA office by June 15.**

Register online at www.eriebar.com.

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**.*

Business Records Management Announces:

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Auctioneer Certified Appraiser

Office: 814/476-1217
Cell: 814/449-3162

5041 East Avenue
McKean, PA 16426

Check our auction calendar at www.roccoauctions.com.



CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania Docket No. 11980-12

In Re: Hunter Eller, a minor Notice is hereby given that a Petition was filed in the above named court by Shaina K. Barton, requesting an order to change the name of Hunter Eller to Hunter Barton.

The Court has fixed the 10th day of July, 2012 at 9:00 a.m. in Courtroom 208 B of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jun. 8

**DISSOLUTION NOTICE
DISSOLUTION NOTICE OF
HAMOT PROFESSIONAL
BUILDING, INC.,
A PENNSYLVANIA
CORPORATION**

TO ALL CREDITORS OF HAMOT PROFESSIONAL BUILDING, INC:

This is to notify you that Hamot Professional Building, Inc., a Pennsylvania corporation with its registered office located at 201 State Street, Erie, Pennsylvania 16550, is dissolving and winding up its business under the provisions of the Business Corporation Law of 1988, as amended.

Elliott J. Ehrenreich, Esquire
Knox McLaughlin Gornall & Sennett, P.C.

120 West Tenth Street
Erie, PA 16501-1461

Jun. 8

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, an Application for Registration of Fictitious Name to conduct business in Erie, PA under the assumed or fictitious name, style of designation of "Springhill at Home", located at 2323 Edinboro Road, Erie, PA 16509 by Asbury Communities HCBS, Inc., a Maryland non-profit corporation, with its principal place of business located at 20030 Century Boulevard, Suite 300, Germantown, MD 20874.

Peggy Crespi Kaplan, Esq.
Asbury Communities HCBS, Inc.
20030 Century Boulevard, Suite 300
Germantown, MD 20874

Jun. 8

INCORPORATION NOTICE

NOTICE is hereby given that Lavelly Railroad Contractors, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

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

Jun. 8

LEGAL NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania Case #11903-12

A hearing for a motion of Involuntary Transfer of Vehicle Ownership of a 1977 Ford F-250 custom, VIN #F26SEZ02896. Title 29551465. Color: Blue. Currently in possession of Michael A. Little, 1719 Bird Drive, Erie, PA 16510. A hearing will be held on July 2nd 2012 at 8:15 a.m. in courtroom H-229 of the Erie County Courthouse, 140 West 6th St., Erie, PA 16501.

Jun. 8

LEGAL NOTICE

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

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

KATHY BUSI, NANCY KIRCLICH, THOMAS KIRCLICH AND HEIDI LADOW, KNOWN HEIRS OF OLIVE V. DASILVA, DECEASED AND THE UNKNOWN HEIRS OF OLIVE V. DASILVA, DECEASED DEFENDANTS

MORTGAGE FORECLOSURE NO. 11209-12

TO: THE UNKNOWN HEIRS OF OLIVE V. DaSILVA, DECEASED:

You are hereby notified that on March 30, 2012, Plaintiff, U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, 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. 11209-12 wherein Plaintiff seeks to foreclose it's mortgage securing your property located at 310 LIGHTHOUSE STREET, ERIE, PA 16507, 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

You have been sued in Court. 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, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Name: Lawyer Referral Service
Address: PO Box 1792, Erie, PA 16507
Telephone number: (814) 459-4411
Leon P. Haller, Esquire
Attorney ID #15700
1719 North Front Street
Harrisburg, PA 17102
717-234-4178

Jun. 8

LEGAL NOTICE

THE SCHOOL DISTRICT
CITY OF ERIE, PA
Dr. James E. Barker
Leadership Center
148 West 21st Street, Erie, PA 16502

NOTICE TO BIDDERS

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Incandescent, Fluorescent, Projection and Mercury Lamps up to Thursday, June 21, 2012 at 12:00 p.m., prevailing time, and will be opened in the Board Room at 1:30 p.m. prevailing time, in accordance with the bid form and specifications to be obtained from the Purchasing Department.

Robin Smith
Secretary

Jun. 8, 15

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

**JUNE 22, 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

Jun. 1, 8, 15

SALE NO. 2

**Ex. #13079 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**MICHAEL E. SZYMANOWSKI
and CHARLENE A.**

**SZYMANOWSKI, Defendants
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a post in the center of the Ridge Road, on the west line of Andrew Nicholson's farm; thence running north on said line, one hundred ninety (190) feet to a post;

thence west at right angles with said line, eighty-two (82) feet and six (6) inches to a post; thence south parallel with said Nicholson's line to the center of the Ridge Road; thence east along the center of said road to the place of beginning. Containing one-third (1/3) of an acre, more or less, and being commonly known as 4902 West Ridge Road, Erie, Pennsylvania.

EXCEPTING AND RESERVING therefrom so much of said land as was taken by the Commonwealth of Pennsylvania, Department of Highways, in the widening of West Ridge Road in front of said land.

BEING the same premises conveyed to Michael E. Szymanowski and Charlene A. Szymanowski by Deed dated August 9, 1977 and recorded August 10, 1977 in the Erie County Recorder's Office at Record Book 1275 Page 378 and being further identified as Erie County Tax ID No. (33) 42-230.1-14. Knox McLaughlin Gornall & Sennett, P.C.

Mark G. Claypool, Esquire
Attorneys for Plaintiff
120 West Tenth Street
Erie, Pennsylvania 16501-1461
(814) 459-2800

Jun. 1, 8, 15

SALE NO. 3

**Ex. #10771 of 2011
PNC Bank, National Association,
Plaintiff**

v.

John P. Billen

**Christine M. Billen, Defendant(s)
LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. Nineteen (19) as shown on a plan of lots of Westbury Ridge Subdivision, as recorded on November 15, 1990, in Erie County Map Book No. 37, Page 75, to which plan reference is made for a more complete description thereof, being commonly known as 4118 Westbury Ridge Drive, Erie, PA, and bearing Erie County Index No. (33) 136-565.2-7.

AS DESCRIBED IN MORTGAGE

BOOK 1161 PAGE 1915
BEING KNOWN AS: 4118
Westbury Ridge, Erie, PA 16506
PROPERTY ID NO.: 33-136-565.2-7
TITLE TO SAID PREMISES IS
VESTED IN John P. Billen and
Christine M. Billen by Deed from
Prudential Residential Services,
Limited Partnership dated 07/29/04
recorded 08/06/04 in Deed Book
1161 Page 1911.

Sherri J. Braunstein, Esquire
PA ID 90675
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NY 08003-3620
856-669-5400

Jun. 1, 8, 15

SALE NO. 4

**Ex. #10602 of 2012
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING, LP,
Plaintiff**

v.

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

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF
LAND SITUATE IN FIFTH WARD
OF THE CITY OF ERIE, ERIE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 1190
Hortsmen Court, Erie, PA 16504

PARCEL NUMBER: (18) 5207-213
IMPROVEMENTS: Residential
Property
Harry B. Reese, Esquire
PA ID 310501
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NY 08003-3620
856-669-5400

Jun. 1, 8, 15

SALE NO. 5

**Ex. #11038 of 2010
Wells Fargo Bank, N.A. successor
by merger to Wells Fargo Bank
Minnesota, N.A., as Trustee f/k/a
Norwest Bank Minnesota, N.A.,
as Trustee for the registered**

**holders of Renaissance Home
Equity Loan Asset-Backed
Certificates, Series 2002-4,
Plaintiff**

v.

**Cynthia D. Maines
Richard Pierce (Mortgagor),
Defendant(s)**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Greenfield Township, County of Erie and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road known as the Station Road at the southeast corner of land of George Evans, from thence north along the land of Mrs. Ella Orton forty eight and five sixths rods to a point being northeast corner of land herein conveyed, from thence south by land of George B. Moore ninety rods to this highway, from thence along the center of the place of beginning, containing twenty seven acres and seventy five rods, be the same more or less. This land being a part of tract number one hundred and fifteen (115). Having erected on the above described premises a ½ story frame dwelling and a frame barn. Being commonly known as 9458 Station Road, North East, Pennsylvania 16426, bearing Erie County Tax Index No. (26) 8-22-15. BEING KNOWN AS: 9458 Station Road, North East, PA 16428
PROPERTY ID NO.: 26-8-22-15
TITLE TO SAID PREMISES IS VESTED IN Cynthia D. Maines by Deed from Cynthia D. Maines and William D. Maines, her husband, by Cynthia D. Maines his attorney-in-fact dated 08/02/2002 recorded 08/02/2002 in Deed Book 907 Page 1150.

Amy Glass, Esq.
PA BAR #308367
NJ BAR #13862010
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jun. 1, 8, 15

SALE NO. 6

**Ex. #10147 of 2012
Wells Fargo Bank, N.A., as
Trustee for Option One Mortgage
Loan Trust 2006-1, Asset-Backed
Certificates, Series 2006-1,
Plaintiff**

v.

**THERESA M. RAY, Defendant(s)
SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF FAIRVIEW, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 8151 Middle Road, Fairview, PA 16415

PARCEL NUMBER:
21-048-066.0-007.00
IMPROVEMENTS: Residential Property

Amy Glass, Esq.
PA BAR #308367
NJ BAR #13862010
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jun. 1, 8, 15

SALE NO. 7

**Ex. #10399 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**TAMMY LYNN DRAYER,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2011-10399, Northwest Savings Bank vs. Tammy Lynn Drayer, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2619 Plum Street, Erie, Pennsylvania.
30' x 65' x 30' 65'

Assessment Map Number:
(19) 6041-215
Assessed Value Figure: \$48,310.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Jun. 1, 8, 15

SALE NO. 8

**Ex. #10252 of 2012
Bank of America N.A., Plaintiff**

v.

**Russell Stetson, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10252-12 Bank of America N.A. v. Russell Stetson, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 5128 Love Road, Erie, Pennsylvania 16506.

Tax I.D. No. 33-126-556-13
Assessment: \$183,840.30
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

Jun. 1, 8, 15

SALE NO. 9

**Ex. #13297 of 2011
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**LOUIE P. JOHNSON, JR.,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13297-2011 PNC BANK, NATIONAL ASSOCIATION vs. LOUIE P. JOHNSON, JR., owner(s) of property situated in BOROUGH OF UNION CITY Erie County, Pennsylvania being 20 CHERRY STREET, UNION CITY, PA 16438

0.9653 Acres
Assessment Map number:
(42) 15-74-8
Assessed Value figure: \$63,400.00
Improvement thereon: Residential Dwelling
Michael C. Mazack, Esq.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 594-5506

Jun. 1, 8, 15

SALE NO. 10

**Ex. #11720 of 2010
JPMorgan Chase Bank, National
Association, Plaintiff**

v.

**Robert J. Landis, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11720-10 JPMorgan Chase Bank, National Association vs. Robert J. Landis, owner(s) of property situated in Waterford Township Erie County, Pennsylvania being 12918-12902 Washington Circle, Waterford, PA 16441
 1.2534 Acres
 Assessment Map number: 47020007900010 & 47020007900150
 Assessed Value figure: \$52,800.00 + \$6,200.00 = \$59,000.00
 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

Jun. 1, 8, 15

SALE NO. 11

Ex. #12602 of 2010
Chase Home Finance, LLC,
Plaintiff
 v.
Jason Vandermark and Tiffany
Ahlschlager, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12602-10 Chase Home Finance, LLC vs. Jason Vandermark and Tiffany Ahlschlager, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 816 East 30th Street, Erie, PA 16504 0.2138
 Assessment Map number: 18-5057-127
 Assessed Value figure: \$57,240.00
 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

Jun. 1, 8, 15

SALE NO. 12

Ex. #13652 of 2011
WELLS FARGO BANK, N.A.,
Plaintiff
 v.

MARY M. ANNUNZIATA
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13652-11
 WELLS FARGO BANK, N.A. vs. MARY M. ANNUNZIATA
 Amount Due: \$90,037.98
 MARY M. ANNUNZIATA, owner(s) of property situated in the TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 3553 CRESTWOOD DRIVE, ERIE, PA 16510-2430
 Dimensions: 80 x 153
 Acreage: 0.2810
 Assessment Map number: 27049171000500
 Assessed Value: \$70,830.00
 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

Jun. 1, 8, 15

SALE NO. 13

Ex. #13651 of 2011
WELLS FARGO BANK, N.A.,
Plaintiff
 v.
SEAN A. BROWN
JEFFREY M. POLATAS,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13651-11
 WELLS FARGO BANK, N.A. vs. SEAN A. BROWN and JEFFREY M. POLATAS
 Amount Due: \$55,770.05
 SEAN A. BROWN and JEFFREY M. POLATAS, owner(s) of property situated in BOROUGH OF UNION CITY, Erie County, Pennsylvania being 106 SOUTH MAIN STREET, UNION CITY, PA 16438-1418
 Dimensions: 59 x 158
 Square Feet 1672
 Assessment Map number: 42015072000600
 Assessed Value: \$54,980.00
 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

Jun. 1, 8, 15

SALE NO. 14

Ex. #12380 of 2010
DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR FIRST FRANKLIN
MORTGAGE LOAN TRUST
2006-FF8, ASSET-BACKED
CERTIFICATES, SERIES
2006-FF8, Plaintiff
 v.
JEFFREY L. DUTTRY
ANNETTE E. DUTTRY,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12380-10
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF8, ASSET-BACKED CERTIFICATES, SERIES 2006-FF8 vs. JEFFREY L. DUTTRY and ANNETTE E. DUTTRY
 Amount Due: \$60,325.47
 JEFFREY L. DUTTRY and ANNETTE E. DUTTRY, owner(s) of property situated in the BOROUGH OF WESLEYVILLE, Erie County, Pennsylvania being 3627 SOUTH STREET, ERIE, PA 16510-1867
 Dimensions: 60 x 80
 Acreage: 0.1102
 Assessment Map number: 50-002-035.0-006.00
 Assessed Value: \$55,430.00
 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

Jun. 1, 8, 15

SALE NO. 15

Ex. #14801 of 2010
PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff
 v.
SHERIDAN T. FASSETT

**AMANDA L. FASSETT A/K/A
AMANDA L. OSBORN
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14801-10
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. SHERIDANT. FASSETT and AMANDA L. FASSETT A/K/A AMANDA L. OSBORN
Amount Due: \$101,647.81
SHERIDAN T. FASSETT and AMANDA L. FASSETT A/K/A AMANDA L. OSBORN, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1421 WEST 34th STREET, ERIE, PA 16508-2304
Dimensions: 50 x 160
Acreage: 0.1837
Assessment Map number: 19-061-036.0-108.00
Assessed Value: \$74,800.00
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

Jun. 1, 8, 15

**SALE NO. 16
Ex. #14090 of 2011
NORTHWEST SAVINGS
BANK, Plaintiff
v.
MICHAEL A. HAKE,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14090-2011
NORTHWEST SAVINGS BANK vs. MICHAEL A. HAKE
Amount Due: \$68,786.83
MICHAEL A. HAKE, owner(s) of property situated in THE CITY OF ERIE, Erie County, Pennsylvania being 3221 OLD FRENCH ROAD, ERIE, PA 16504-1166
Dimensions: 39.18 X IRR
Acreage: 0.1207
Assessment Map number: 18050074023200
Assessed Value: 63,550
Improvement thereon: residential

Phelan Hallinan & Schmiegl, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
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(215) 563-7000

Jun. 1, 8, 15

**SALE NO. 17
Ex. #13901 of 2011
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff
v.
DARRELL L. HALL
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13901-11
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. DARRELL L. HALL
Amount Due: \$126,304.23
DARRELL L. HALL, owner(s) of property situated in the TOWNSHIP OF CONCORD, Erie County, Pennsylvania being 13866 STEWART ROAD, CORRY, PA 16407-7602
Acreage: 1.00 acre
Assessment Map number: 03004009000602
Assessed Value: \$79,600.00
Improvement thereon: Residential
Phelan Hallinan & Schmiegl, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Jun. 1, 8, 15

**SALE NO. 18
Ex. #13733 of 2011
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff
v.
JOHN W. HINKLE, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13733-11
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. JOHN W. HINKLE

Amount Due: \$105,925.60
JOHN W. HINKLE, owner(s) of property situated in the TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 8129 BUFFALO ROAD, HARBORCREEK, PA 16421-1208
Dimensions: TR 197
Acreage: 1.3000
Assessment Map number: 27-031-118.0-042.00
Assessed Value: \$81,800.00
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

Jun. 1, 8, 15

**SALE NO. 19
Ex. #14140 of 2011
CITIMORTGAGE, INC. S/B/M
TO ABN AMRO MORTGAGE
GROUP, INC., Plaintiff
v.
ASHIKA KERN
TREVOR KERN, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14140-11
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. vs. ASHIKA KERN and TREVOR KERN
Amount Due: \$67,400.83
ASHIKA KERN and TREVOR KERN, owner(s) of property situated in the TOWNSHIP OF GIRARD, Erie County, Pennsylvania being 5515 WESTGATE DRIVE, GIRARD, PA 16417-9617
Dimensions: 76 x 140
Acreage: 0.2443
Assessment Map number: 24024036000151
Assessed Value: \$75,150.00
Improvement thereon: residential
Phelan Hallinan & Schmiegl, LLP
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Jun. 1, 8, 15



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SALE NO. 20
Ex. #14180 of 2006
CITIMORTGAGE, INC.,
Plaintiff
v.
STEVEN T. KINDLE
CAROL A. KINDLE,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14180-06
 CITIMORTGAGE, INC. vs.
 STEVEN T. KINDLE and CAROL A. KINDLE

Amount Due: \$95,128.55
 STEVEN T. KINDLE and
 CAROL A. KINDLE, owner(s) of
 property situated in the Township
 of Millcreek, Erie County,
 Pennsylvania being 1307 WEST
 GORE ROAD, ERIE, PA 16509
 Dimensions: 86.96 x 134.19
 Acreage: 0.2676
 Assessment Map number:
 33-120-526.0-003.00
 Assessed Value: \$102,600.00
 Improvement thereon: residential
 Phelan Hallinan & Schmieg, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

Jun. 1, 8, 15

SALE NO. 21
Ex. #13836 of 2010
BANK OF AMERICA
NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST
2004-10, Plaintiff
v.
PATRICIA R. NEAL
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13836-10
 BANK OF AMERICA
 NATIONAL ASSOCIATION AS
 SUCCESSOR BY MERGER TO
 LASALLE BANK NATIONAL
 ASSOCIATION, AS TRUSTEE
 FOR STRUCTURED ASSET
 INVESTMENT LOAN TRUST
 2004-10 vs. PATRICIA R. NEAL

Amount Due: \$60,497.72
 PATRICIA R. NEAL, owner(s) of
 property situated in the CITY OF
 ERIE, Erie County, Pennsylvania
 being 126 CHESTNUT STREET,
 ERIE, PA 16507-1218
 Dimensions: 38 x 107.75, 36.42 x
 107.5
 Acreage: 0.9400, 0.9009
 Assessment Map number:
 17-040-041.0-100.00,
 17-040-041.0-101.00
 Assessed Value: \$10,100.00,
 \$48,630.00
 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

Jun. 1, 8, 15

SALE NO. 22
Ex. #13543 of 2010
WELLS FARGO BANK, N.A.,
Plaintiff
v.
RAYMOND C. WALL
KIM Y. WALL, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13543-10
 WELLS FARGO BANK, N.A. vs.
 RAYMOND C. WALL and KIM Y.
 WALL

Amount Due: \$72,862.73
 RAYMOND C. WALL and
 KIM Y. WALL, owner(s) of
 property situated in the CITY OF
 ERIE, Erie County, Pennsylvania
 being 1510 EAST 35TH STREET,
 ERIE, PA 16510-2608
 Dimensions: 95.48 x IRR
 Acreage: 0.2617
 Assessment Map number:
 18-051-065.0-32.000
 Assessed Value: \$98,740.00
 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

Jun. 1, 8, 15

SALE NO. 23
Ex. #14424 of 2011
BAYVIEW LOAN SERVICING,
LLC, a Delaware limited liability
company, Plaintiff,
v.
JEAN VANORSDALE,
Defendant
SHORT DESCRIPTION FOR
ADVERTISEMENT

All the right, title, interest and claim
 of Jean Vanorsdale, of, in and to the
 following described real property:
 ALL that certain piece or parcel
 of land situate in the City of Erie,
 County of Erie, Pennsylvania. Said
 premises are commonly known
 as 1726 Linwood Avenue, Erie,
 PA 16510. Being Erie County Tax
 Parcel Index No. 18051019020900,
 as is further described in the Deed
 recorded on October 23, 1990, in
 Erie County Deed Book Volume
 141, page 174.
 McGrath Law Group, P.C.
 Gary W. Darr, Esquire
 PA I.D. No. 90857
 Attorneys for Plaintiff
 Three Gateway Center, Suite 1375
 401 Liberty Avenue
 Pittsburgh, PA 15222
 Telephone (412) 281-4333

Jun. 1, 8, 15

SALE NO. 24
Ex. #12570 of 2011
U.S. BANK NATIONAL
ASSOCIATION ND
v.
KEVIN L. BARWELL
WENDY S. BARWELL
ADVERTISING DESCRIPTION

All that certain piece or parcel
 of land situate in the City of
 Erie, County of Erie and State of
 Pennsylvania.
 Being known as 2622 Melrose
 Avenue, Erie, PA 16508.
 Tax Parcel: 19-6224-202 and
 19-6224-203
 Improvements: Residential
 Dwelling.
 Sean P. Mays, Esquire
 Id. No. 307518
 Attorneys for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690

Jun. 1, 8, 15

SALE NO. 25
Ex. #10233 of 2012
CITIZENS BANK OF PENNSYLVANIA

v.
Patrick D. Deck
ADVERTISING DESCRIPTION
ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of Erie and State of Pennsylvania. Being known as 3030 Dutch Road, Fairview, PA 16415.
Tax Parcel: 21-50-73-15.01
Improvements: Residential Dwelling
Sean P. Mays, Esquire
Id. No. 307518
Attorneys for Plaintiff
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

Jun. 1, 8, 15

SALE NO. 26
Ex. #10028 of 2012
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.
AMBER R. KINEM N/K/A AMBER ROSE DIXON LOVE, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 10028-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AMBER R. KINEM N/K/A AMBER ROSE DIXON LOVE, Defendants
Real Estate: 427 WEST 18TH STREET, ERIE, PA 16502
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 130 x 34
See Deed Book 1484, Page 843
Tax I.D. (19) 6013-115
Assessment: \$ 8,200. (Land)
\$47,700. (Bldg)
Improvement thereon: a residential dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178
Jun. 1, 8, 15

SALE NO. 27
Ex. #10026 of 2012
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.
DANIEL M. LYNN AND BETSY A. MATTIS, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 10026-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DANIEL M. LYNN AND BETSY A. MATTIS, Defendants
Real Estate: 142 EAST MAIN STREET, NORTH EAST, PA 16428
Municipality: Second Ward, Borough of North East, Erie County, Pennsylvania
See Deed Book 113, Page 1561 and Deed Book 185, Page 119.
Tax I.D. (36) 3-12-17
Assessment: \$20,500. (Land)
\$43,680. (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
Jun. 1, 8, 15

SALE NO. 28
Ex. #10416 of 2012
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.
JENNIFER J. MILES, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 10416-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JENNIFER J. MILES, Defendants

Real Estate: 509 SOUTH CENTER STREET, CORY, PA 16407
Municipality: 4th Ward, City of Cory, Erie County, Pennsylvania
See Deed Book 1081, Page 1846
Tax I.D. (8) 38-159-3
Assessment: \$ 3,800. (Land)
\$28,920. (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
Jun. 1, 8, 15

SALE NO. 29
Ex. #10417 of 2012
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.
ELIZABETH A. SITLER AND JOHN P. SITLER, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 10417-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ELIZABETH A. SITLER AND JOHN P. SITLER, Defendants
Real Estate: 1411 WEST 30TH STREET, ERIE, PA 16508
Municipality: 6th Ward, City of Erie, Erie County, Pennsylvania
See Deed Book 1457, Page 754
Tax I.D. (19) 6225-303
Assessment: \$13,700. (Land)
\$48,070. (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
Jun. 1, 8, 15

SALE NO. 30
Ex. #14194 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.
MICHAEL J. GARNER,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14194-10, U.S. Bank, et al vs. Michael J. Garner, owner(s) of property situated in North East, Erie County, Pennsylvania being 18 Colfax Street, North East, PA 16428.

Dimensions: 0.1061 acres
Assessment Map Number: (36) 5-45-21
Assess Value figure: \$68,230.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Jun. 1, 8, 15

**SALE NO. 32
Ex. #10357 of 2012
FIRST COMMONWEALTH
BANK, Plaintiff,
v.
HOPE REALTY, LLC,
Defendant
SHORT DESCRIPTION FOR
ADVERTISEMENT**

All the right, title, interest and claim of Hope Realty, LLC, of, in and to the following described real property:

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, Pennsylvania. HET a dwelling house commonly known as 718-20 E. 24th Street, Erie, PA 16503. Being Erie County Tax Parcel Index No. 18050030012300, as is further described in the deed recorded on February 17, 2006, in Erie County Deed Book Volume 1307, page 0615.

McGrath Law Group, P.C.
Nicholas A. Didomenico, Esquire
PA I.D. No. 93353
Attorneys for Plaintiff
Three Gateway Center, Suite 1375
401 Liberty Avenue
Pittsburgh, PA 15222
Telephone (412) 281-4333

Jun. 1, 8, 15

**SALE NO. 33
Ex. #11535 of 2003
Wells Fargo Bank Minnesota,
N.A., as Trustee for Delta
Funding Home Equity Loan
Asset-Backed Certificates Series
2001-2, by its attorney in fact,
Ocwen Federal Bank FSB**

**v.
Ronald D. Beightol and
Nancy E. Beightol
LEGAL DESCRIPTION**

All that tract or parcel of land situate in the Sixth Ward, City of Erie, Erie County, Pennsylvania, being the east 10 feet in width of Lot 24 and the adjoining West 25 feet in width of Lot 22 of Block 11 of the Glenwood Park Land Company Subdivision according to a plot of said Subdivision recorded in Erie County Map Book No. 1 at Page 329, being further bounded and described as follows:

Beginning at a point in the south line of Stafford Avenue, 305 feet west of the intersection of the south line of Stafford Avenue and the west line of Walnut Street;
Thence South 26° 23' east 132.5 feet to a point;

Thence South 63° 39' feet west 35 feet to a point;
Thence North 26° 23' west, 132.5 feet to a point in the south line of Stafford Avenue.

Thence North 63° 39' east along the south line of Stafford Avenue, 35 feet to the point of beginning.

Having erected thereon a dwelling known as 531 Stafford Avenue, Erie, Pennsylvania, 16508. The City index number is (19) 6046-212.

BEING the same premises which Daniel V. Beightol, single, by Deed dated December 29, 1997, and recorded December 30, 1997, in Book 536, Page 101, granted and conveyed unto Ronald D. Beightol and Nancy E. Beightol, his wife, in fee.

Property Address: 531 Stafford Avenue, Erie, PA 16508.

Kevin P. Diskin, Esquire
Attorney for Plaintiff
Stern & Eisenberg, PC
The Pavilion

261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Jun. 1, 8, 15

**SALE NO. 34
Ex. #10448 of 2012
Deutsche Bank National Trust
Company as trustee for the
benefit of the Certificateholders
of Popular ABS, Inc. Mortgage
Pass-Through Certificates Series
2007-A, by its attorney in fact
Litton Loan Servicing, LP c/o
Ocwen Loan Servicing, LLC
v.
Katrina W. Johnson
The United States of America,
c/o U.S. Attorney's Office
LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Lake City, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:
BEING all of Lot 105 of the Lake City No. 2 Subdivision as recorded in Erie County Map Book 5, Page 285 and 286.

HAVING erected thereon a dwelling known as 1180 Maple Avenue, Lake City, Pennsylvania 16423.

BEING the same premises which Stanley F. Mikotowicz, Jr. and Sharon L. Mikotowicz, his wife by general warranty deed dated August 5, 2005 and recorded on September 9, 2005 in the office of the recorder of deeds in and for Erie County at book 1268 page 1305 granted and conveyed unto Katrina W. Johnson, single.

PROPERTY ADDRESS: 1180 Maple Avenue, Lake City, PA 16423
PARCEL # (28) 006-008-0-007.00.

Kevin P. Diskin, Esquire
Attorney for Plaintiff
Stern & Eisenberg, PC
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Jun. 1, 8, 15

**SALE NO. 35
Ex. #10253 of 2012
The Bank of New York Mellon
f/k/a The Bank of New York as
successor to JPMorgan Chase
Bank, National Association,
as Trustee for the C-BASS
Mortgage Loan Asset-Backed
Certificates, Series 2006-RP1, by
its attorney infact, Litton Loan**

Servicing, LP c/o Ocwen Loan Servicing, LLC.

v.

**The Unknown Heirs, Executors and devisees of David Webb, dec'd
Kathy Webb**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of Erie and Commonwealth of Pennsylvania, more particularly described as follows, to wit: Being Lot No. 23 of the Huntington Farms Subdivision Phase III, as set forth in a subdivision plan of same as recorded on January 9, 1987 in Erie County Map Book 31, Page 16. Having erected thereon a vinyl two story single family dwelling being more commonly known as 620 Old Mill Lane, Erie, Pennsylvania 16505 and bearing Erie County Index No. (21) 29-16-76.

BEING the same premises which James R. Smith and Vicki L. Smith, husband and wife by warranty deed dated May 22, 1998 and recorded on May 29, 1998 in the office of the recorder of deeds in and for Erie County at book 0564 page 1431 granted and conveyed unto David S. Webb, single. (David S. Webb departed this life on March 8, 2000) PROPERTY ADDRESS: 620 Old Mill Rd., Erie, PA 16505 PARCEL # (21) 29-16-76.

Steven K. Eisenberg, Esquire
Attorney for Plaintiff
Stern & Eisenberg, PC
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111

Jun. 1, 8, 15

SALE NO. 36

Ex. #10730 of 2010

**CITIMORTGAGE INC., F/K/A
CITIFINANCIAL MORTGAGE
CONSUMER DISCOUNT
COMPANY**

v.

**Michael G. Amidon
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10730-2010 CITIMORTGAGE INC. F/K/A

CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY vs. Michael G. Amidon, owner(s) of property situated in BOROUGH OF EDINBORO, Erie County, Pennsylvania 401 Lakeside Drive, Edinboro, PA 16412 40.2 X 105; 0.0969 acres

Assessment Map number: 11-2-19-7
Assessed Value figure: \$67,000.00
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

Jun. 1, 8, 15

SALE NO. 37

Ex. #14509 of 2011

CitiMortgage, Inc., Plaintiff

v.

**John Stemple
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14509-11 CitiMortgage, Inc., Plaintiff vs. John Stemple, owner(s) of property situated in THE BOROUGH OF ALBION, Erie County, Pennsylvania being 76 North Main Street, Albion, PA 16401

BEING KNOWN AS LOTS 7 AND 8 OF THE HUNTINGTON ADDITION TO THE BOROUGH OF ALBION AS THE SAME IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ERIE COUNTY, PENNSYLVANIA. IN MAP BOOK 1, PAGE 197, AND TO WHOM MAP REFERENCE IS HEREIN MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF THE PREMISES.

Assessment Map number: 01-001-014.0-004.01
Assessed Value figure: 88,270.00
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

Jun. 1, 8, 15



Raymond J. Sarmartino, MAI, SRA
Robert G. Stout, MAI



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E-mail:

Raymond J. Sarmartino, MAI, SRA rsam@sas-rea.com
Robert Stout, Jr., MAI rstout@sas-rea.com

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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

**BAILEY, WALTER J.,
deceased**

Late of the City of Erie, County of Erie
Executor: Glenn T. Bailey, 120 East Fifth Street, Waterford, Pennsylvania 16441
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**FETSUGA, ROBERT M., Sr., a/k/a
ROBERT M. FETSUGA, a/k/a
ROBERT MICHAEL FETSUGA,
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania
Executor: Robert M. Fetsuga, Jr., 4108 Accotink Pkwy, Annandale, Virginia 22003
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**HALLORAN, MARY MARTHA,
deceased**

Executor: Frank M. Scutella, 207 Dippold Avenue, St. Marys, PA 15857
Attorney: Coppolo & Coppolo, LLC, 19 N. St. Marys St., P.O. Box 186, St. Marys, PA 15857

**KREIDER, RACHAEL G., a/k/a
RACHAEL GRACE KREIDER,
a/k/a RACHAEL ARTERS
KREIDER, a/k/a
RACHAEL A. KREIDER,
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania
Executrix: Karolyn Burlando, 200 Stephany Road, Fairview, PA 16415
Attorney: Ronald J. Susmarski, Esq., 4030-36 West Lake Road, Erie, PA 16505

**PURCELL, RICHARD ALAN,
a/k/a RICHARD A. PURCELL,
a/k/a RICHARD PURCELL,
deceased**

Late of the Borough of Albion, County of Erie, State of Pennsylvania
Executrix: Rebecca J. Pietrzykowski, 155 Lyman Street, South Hadley, Massachusetts 01075
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**RUSNAK, STEVE,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Susan R. Grant
Attorney: Stephen H. Hutzelman, Esq., 305 West Sixth Street, Erie, PA 16507

**SIEBER, AUDREY R.,
deceased**

Late of the Township of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Donald S. Sieber, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**WEBER, RAYMOND G., a/k/a
RAYMOND GRANT WEBER,
a/k/a RAYMOND WEBER,
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Executor: Douglas R. Weber, 893 Ridgeview Drive, Erie, Pennsylvania 16505
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**WOLF, KATHLEEN,
deceased**

Late of the Township of Girard
Executor: Melvin Wolf c/o Malcolm L. Pollard, 4845 W. Lake Rd., Erie, PA 16505
Attorney: Malcolm L. Pollard, 4845 W. Lake Rd., Erie, PA 16505

SECOND PUBLICATION

**BEBKO, MICHAEL,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administratrix: Betty L. Bednar, c/o Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**BUDNEY, STANLEY L.,
deceased**

Late of Green Township
Executrix: Theresa A. Dyleski, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510
Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**BUI, THUY, a/k/a
JOSEPH THUY CONG BUI,
deceased**

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

Administrator: Lahn Thi Tran, c/o 504 State Street, Suite 300, Erie, PA 16501

Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**CARNEY, KATHLEEN A., a/k/a
KATHLEEN ANN CARNEY,
deceased**

Late of the Township of Millcreek, 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

**HAZEN, MYRTLE IRENE,
a/k/a MYRTLE I. HAZEN,
deceased**

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

Co-Executor: Melvin H. Schultz and Georgia M. Schultz, 5040 West Ridge Road, Apartment 806, Erie, Pennsylvania 16506

Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**LEONE, MARY M., a/k/a
MARY MARCELLA LEONE,
deceased**

Late of the City of Erie

Executor: Robert Sarnowski, 3204 Timber Lane, Erie, PA 16506

Attorney: David J. Mack, Esq., 115 East 7th Street, Erie, PA 16501

**SATELLI, GLORIA M.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executrix: Silvio D. Satelli, 863 Kruger Avenue, Erie, Pennsylvania 16509

Attorney: C. James Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

**TINGLEY, KENNETH R.,
deceased**

Late of City of Erie

Executrix: Kristen Tingley, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510

Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

**WARDA, EDWARD J.,
deceased**

Late of the City of Erie

Administratrix: Elizabeth J. Bizzarro, c/o Attorney Terrence P. Cavanaugh, 3336 Buffalo Road, Wesleyville, PA 16510

Attorney: Terrence P. Cavanaugh, Esq., 3336 Buffalo Road, Wesleyville, PA 16510

THIRD PUBLICATION

**BRANDON, PEGGY L.,
deceased**

Late of the Township of Millcreek
Executrix: Patricia L. Tomczak, 11290 Lake Pleasant Road, Union City, PA 16438

Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BROWN, LARRY ALLEN,
deceased**

Late of the Township of Girard, County of Erie, Pennsylvania
Executor: Raymond Brown, 1008 Spruce Tree Drive, Girard, PA 16417

Attorney: None

**BRUSH, ROSE IRENE,
deceased**

Late of Waterford, the Township of Washington, County of Erie, and Commonwealth of Pennsylvania

Administratrix: Joan M. Hair, 3625 Roma Drive, Erie, PA 16510

Attorney: None

**BURNS, REGIS P.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania

Executor: Andrew C. Burns, 5110 Ferndale Place, Fairview, PA 16415

Attorney: Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**CURRIE, MARIAN B.,
deceased**

Late of Borough of North East, Erie County, Pennsylvania

Executor: R. Thomas Huber, 196 Eastwood Dr., North East, PA 16428

Attorney: Leigh Ann Orton, Esq., James S. Bryan, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**DeSANTO, ARLENE R.,
deceased**

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

Executor: Randolph J. DeSanto, 6075 Meridian Drive, Erie, Pennsylvania 16509

Attorney: None

**FAGLEY, RITA A.,
deceased**

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

Executor: Ronald H. Fagley, 9273 West Lake Road, Lake City, Pennsylvania 16423

Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, Pennsylvania 16417

**KIGHTLINGER, SHIRLEY M.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Paul B. Kightlinger, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**MALINOWSKI, FLORENCE ESTHER,
deceased**

Late of the Township of Waterford, County of Erie and Commonwealth of Pennsylvania
Executrices: Lorraine H. Malinowski and Loretta J. Fiore
Attorney: Gery T. Nietupski, Esq., The Law Offices of Gery T. Nietupski, Esquire LLC, 818 State Street, Erie, Pennsylvania 16501

**REILLY, REVEREND MONSIGNOR ROBERT J.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Michael P. Ferrick, c/o Thomas J. Buseck, Esq., The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507
Attorney: Thomas J. Buseck, Esq., The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507

**SECHRIST, THOMAS RUSSELL,
deceased**

Late of the County of Erie and State of Pennsylvania
Executor: Timothy T. Sechrist, c/o Edward J. Niebauer, Esquire, 558 West 6th Street, Erie, Pennsylvania 16507
Attorney: Edward J. Niebauer, Esquire, Talarico & Niebauer, 558 West 6th Street, Erie, Pennsylvania 16507

**SINNOTT, HENRIETTA ROSE,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Christopher J. Sinnott, Esq., 516 West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SOMERDER, ALBERT,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Denis W. Krill, 309 French Street, Erie, Pennsylvania 16507
Attorney: Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**WEISENFLUH, ELEANOR M.,
deceased**

Late of the Township of Lawrence Park, County of Erie, Commonwealth of Pennsylvania
Executor: Mark G. Weisenfluh, 2612 Lakeside Drive, Erie, Pennsylvania 16511
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

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Erie County Court House ----- (f) (814) 451-7434
c/o Judge Stephanie Domitrovich
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