

Erie County Legal Journal

May 9, 2014

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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

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.

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Erie County Bar Association Calendar of Events and Seminars

WEDNESDAY, JUNE 25, 2014

ECBA Mid-Year Meeting
Sheraton Erie Bayfront Hotel
more information coming soon

THURSDAY, JUNE 26, 2014

ECBF Annual Golf Tournament
Whispering Woods Golf Course
\$99/ECBA member or summer law clerk
*includes Greens fee and half-cart, on-course beverages &
snack and outdoor Bar-B-Que dinner*
1:00 p.m. - Shotgun Start



Erie County Bar
Association



@eriepabar

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

2014 BOARD OF DIRECTORS

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Personal Injury Legal Secretary

Edgar Snyder & Associates seeks a Personal Injury Legal Secretary *with litigation experience* to work in our Erie office. Our firm is a plaintiffs' personal injury law firm with over 140 staff and five office locations. Anyone who lives in western Pennsylvania and watches television will likely recognize Edgar Snyder as the injury lawyer who points and says: "There's never a fee unless we get money for you." For over 30 years, the law firm has represented over 40,000 accident victims as well as injured workers entitled to PA Workers' Compensation benefits and people with disabilities who have been denied Social Security Disability benefits.

The skills and experience required are as follows:

Job Requirements:

- Education certificate
- Minimum of 5 years relevant work experience with at least 3 years in Plaintiff Personal Injury, *including litigation experience*
- Knowledge in Pennsylvania auto law
- Proficiency in MS Office and Outlook
- Knowledge of Needles or other case management system preferred
- Possess a working knowledge of all phases of litigation
- Excellent customer service as well as written and verbal communication skills
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Duties and Responsibilities:

- Provide secretarial assistance to assigned attorney
- Open and organize new client files
- Request, receive and document medical information; manage medical records
- Work on interrogatories
- Coordinate witnesses
- Transcribe dictation
- Type briefs, findings and affidavits as needed
- Organize and maintain files
- Input data into case management system (Needles)
- Serve as liaison with contacts of assigned attorney
- Promptly and efficiently respond to all communications
- Perform other clerical duties as required

Edgar Snyder & Associates offers a competitive compensation package with a comprehensive benefits program. For consideration, please send your resume and cover letter including salary requirements to careers@edgarsnyder.com or to:

Edgar Snyder & Associates
Attn: Human Resources Department
US Steel Tower, 10th Floor
600 Grant Street
Pittsburgh, PA 15219

Employment Opportunity Employer

May 9, 16

OFFICE SPACE FOR LEASE:

Location: Historic John Hill House, 230 West 6th Street, 1 Block West of the Erie County Court House, 2nd Floor, 753 Square Feet.

Amenities: High end professional suite with lots of natural light. Currently configured as 2 offices, reception area, with conference room; furnished or unfurnished. Includes off-street parking. Short or long-term lease available.

Contact: Joseph Marchini, 814-864-3661

Apr. 18, 25, May 2, 9, 16, 23, 30 and Jun. 6



Forensic Accounting Specialists

3703 West 26th St.
Erie, PA 16506
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Edinboro, PA 16412
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Amenities

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- Lakeside Dining
- Catering
- Banquet Rooms
- Social Events
- Outdoor Fire Pit



Lake Shore Country Club

Erie's Family Friendly Club

Join by April 30th - **INITIATION FREE!**

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For more information or to schedule a tour
Call Tony Viglione at 833.0894 ext. 113

5950 Lake Shore Drive Erie PA 16505 www.lakeshorecountryclub.com
LSCC is an exclusive, private club with limited membership availability

BANKRUPTCY NOTICE

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

IN RE: LAND VENTURES, INC.,
Debtor

LAND VENTURES, INC., Movant

vs.

JAMES E. STRAND, MARY
ANNE STRAND, RICHARD
B. WARNSHUIS, LINDA
MAE WARNSHUIS, and ERIE
COUNTY TAX CLAIM BUREAU,
Respondents

BANKRUPTCY NO. 13-11403-TPA
CHAPTER NO. 11

**NOTICE OF HEARING ON
MOTION TO SELL AT PRIVATE
SALE FREE AND DIVESTED
OF LIENS**

Land Ventures, Inc., the debtor in this bankruptcy matter, seeks an order to sell about 4 acres of real estate at the southeastern corner of debtor's 36.278 acres of land located at 12410 Edinboro Road, Washington Township, Erie County, PA for \$200,000.00 at a hearing on May 29, 2014, at 10:00 a.m. before Judge Agresti in the Bankruptcy Court Room, U.S. Courthouse, 17 South Park Row, Erie, PA 16501. Oil, gas, and mineral rights excluded. The Court will entertain higher offers at the hearing. Examination of the property or further information can be obtained by contacting debtor's attorney.

Gary V. Skiba, Esq.
345 West 6th Street
Erie, PA 16507
814/454-6345
Attorney for Debtor

May 9

BANKRUPTCY NOTICE

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

IN RE: ROBERT S. NAGY and
LEAH H. THERASSE, Debtors
ROBERT S. NAGY and LEAH H.
THERASSE, Movants

vs.

AGCHOICE FARM CREDIT,
ACA, PENNSYLVANIA
DEPARTMENT OF REVENUE,

TOWNSHIP OF WASHINGTON,
MEDINA GLOBAL, LTD. and
MEDINA REVENUE COMPANY,
LLC, Respondents
BANKRUPTCY NO. 10-10404-TPA
CHAPTER NO. 11

**NOTICE OF HEARING ON
MOTION TO SELL AT PUBLIC
AUCTION SALE FREE AND
DIVESTED OF LIENS**

Robert S. Nagy and Leah H. Therasse, the debtors in this bankruptcy matter, seek an order to sell the about 62.491 acres of land at 13831 Edinboro Plank Road, Washington Township, Erie County, Pennsylvania, two large wind turbines located on adjoining land, and 60.67% of royalties of an oil and gas lease on adjoining land on May 29, 2014, at 10:00 a.m. before Judge Agresti in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501. The auction will immediately follow the hearing and will also take place in the Bankruptcy Courtroom. The Court will entertain higher offers at the auction. Examination of the property or further information can be obtained by contacting debtors' attorney.

Gary V. Skiba, Esq.
345 West 6th Street
Erie, PA 16507
814/454-6345
Attorney for Debtors

May 9

BANKRUPTCY NOTICE

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

IN RE: **Mark S. Green and
Tammy S. Green**
**BANKRUPTCY NUMBER:
13-10452 TPA**

**NOTICE OF SALE TO
CREDITORS AND OTHER
PARTIES IN INTEREST**

Notice is hereby given that Christopher M. Frye, Attorney for the Debtors, has filed a Motion to Sell Real Estate Free and Divested of the Liens of The Internal Revenue Service and The Pennsylvania Department of Revenue.

The Debtors, Mark and Tammy

Green have received an offer of \$142,500.00 for the real property being known as 25 and 27 Canal Street, Albion, PA 16401 having Tax Parcel Identification Number(s) 01-004-021.0-004 and 01-0040921.0-005.00 in Erie County to be sold free and clear of the liens of The Internal Revenue Service and The Pennsylvania Department of Revenue.

A hearing will be held on May 21, 2014 at 11:00 a.m. before Judge Thomas P. Agresti in the Erie Bankruptcy Courtroom, US Courthouse, 17 South Park Row, Erie, PA 16501 for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited and when and where higher and better offers will be accepted. Additional information regarding the sale and property to be sold can be found on the Bankruptcy Court's EASI website at www.pawb.uscourts.gov.

Additional information is available at the office of the Debtors' attorney, Christopher M. Frye, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

May 9

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 10935 of 2014

In re: William Duddley Hewitt

Notice is hereby given that a Petition as been filed in the above named Court, requesting an Order to change the name of William Duddley Hewitt to William Duddley Shirreffs.

The Court has fixed the 13th day of May, 2014 at 1:30 p.m. in Courtroom G, Room 222 of the Erie County Court House, 140 West Sixth Street, 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.

May 9

DISSOLUTION NOTICE

Notice is hereby given to all interested parties: (1) that the voluntary dissolution proposal of Anesthesiologists of Erie, Inc. of Erie a Pennsylvania professional corporation with a registered office at c/o Malin Bergquist & Co. LLP, 2402 West 8th Street, Erie, PA 16505, has been unanimously recommended and approved by its board of directors, and unanimously approved by its shareholders; and (2) that this corporation is now engaged in winding up and settling its affairs so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the PA Professional Corporation Law Act of 7/9/1970 as amended. Any claims should be sent to The McDonald Group, L.L.P., James D. McDonald, Jr., Esquire, 456 West 6th Street, Erie, PA 16507-1216.

May 9

DISSOLUTION NOTICE

Notice is hereby given to all interested parties: (1) that the voluntary dissolution proposal of Flagship Cardiac Vascular and Thoracic Surgery of Erie, P.C. of Erie a Pennsylvania professional corporation with a registered office at 104 E. 2nd Street, Erie, PA 16507-1532, has been unanimously recommended and approved by its board of directors, and unanimously approved by its shareholders; and (2) that this corporation is now engaged in winding up and settling its affairs so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the PA Professional Corporation Law Act of 7/9/1970 as amended. Any claims should be sent to The McDonald Group, L.L.P., James D. McDonald, Jr., Esquire, 456 West 6th Street, Erie, PA 16507-1216.

May 9

DISSOLUTION NOTICE

Notice is hereby given to all interested parties: (1) that the voluntary dissolution proposal of Professional Vascular Reading, P.C. of Erie a Pennsylvania professional corporation with a registered office at 3111 Westwood Estates Drive, Erie, PA 16506, has been unanimously recommended and approved by its board of directors, and unanimously approved by its shareholders; and (2) that this corporation is now engaged in winding up and settling its affairs so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1988 as amended. Any claims should be sent to The McDonald Group, L.L.P., James D. McDonald, Jr., Esquire, 456 West 6th Street, Erie, PA 16507-1216.

May 9

INCORPORATION NOTICE

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

Michael A. Agresti, Esquire

4934 Peach Street

Erie, PA 16509

May 9

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 Carpeting for Collegiate Academy up to Wednesday, May 14, 2014 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 forms and specifications to be obtained from the Purchasing Department.

Robin Smith

Secretary

May 9

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 23, 2014
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.

John T. Loomis

Sheriff of Erie County

May 2, 9, 16

**FROM THE OCTOBER 18,
2013 SHERIFF SALES:**

SALE NO. 37

Ex. #10822 of 2013

**The Huntington National Bank,
Plaintiff**

v.

**Richard J. Lee and Kelly
Bernhardt, Defendant
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10822-2013 The Huntington National Bank v. Richard J. Lee and Kelly Bernhardt
Kelly Bernhardt owner of property situated in the Township of Platea, Erie County, Pennsylvania being 8492 Meadville Street, Girard, Pennsylvania 16417.

Tax I.D. No. (38) 9-14-1
Assessment: \$ 94,975.53
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

May 2, 9, 16

SALE NO. 1

Ex. #10122 of 2014

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**JAMES M. LYNCH, Defendant
LEGAL DESCRIPTION**

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

BEING Lot No. 72 of the Shady Knoll Subdivision No. 3, per plot of said Subdivision as recorded April 28, 1995 in Erie County, Pennsylvania as Map Number 1995-112.

BEING that same parcel or piece of land conveyed to James M. Lynch by Deed dated February 15, 2004 and recorded February 28, 2005 with the Erie County Recorder of Deed's Office in Erie County, Pennsylvania at Deed Book 1213, Page 2123, and bearing Erie County Index No. (33) 92-376-70.24 and being commonly known as 4168 Alison Avenue, Erie, Pennsylvania.

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

120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

May 2, 9, 16

SALE NO. 2

Ex. #15202 of 2009

**BANK OF AMERICA, N.A.
S/B/M TO BAC HOME LOANS
SERVICING, L.P., Plaintiff**

v.

**NICHOLE R. ADAMOWICZ
RENEE C. ADAMOWICZ
DAVID G. ADAMOWICZ,**

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 15202-09
BANK OF AMERICA, N.A.

S/B/M TO BAC HOME LOANS SERVICING, L.P. vs. NICHOLE R. ADAMOWICZ, RENEE C. ADAMOWICZ, DAVID G. ADAMOWICZ

Amount Due: \$70,490.21

NICHOLE R. ADAMOWICZ, RENEE C. ADAMOWICZ, DAVID G. ADAMOWICZ, owner(s) of property situated in Erie County, Pennsylvania being 1058 PRIESTLEY AVENUE, ERIE, PA 16511-2810

Dimensions: 19.23 X 117

Acreage: 0.0517

Assessment Map number: 29-018-055.0-031

Assessed Value: 69,340

Improvement thereon: residential
Phelan Hallinan, LLP

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814

(215) 563-7000

May 2, 9, 16

SALE NO. 3

Ex. #10099 of 2013

**WELLS FARGO BANK, N.A.,
AS TRUSTEE FOR MASTR
ASSET BACKED SECURITIES
TRUST 2005-OPT1,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-
OPT1, Plaintiff**

v.

**TIMOTHY J. CARLSON
MICHELLE L. CARLSON,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10099-2013

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 vs. TIMOTHY J. CARLSON, MICHELLE L. CARLSON

Amount Due \$105,096.96

TIMOTHY J. CARLSON, MICHELLE L. CARLSON, owner(s) of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3318 WEST 11TH STREET, ERIE, PA 16505-3710

Dimensions: 50 X 93.7
 Acreage: 0.1072
 Assessment Map number:
 33028072003900
 Assessed Value: \$93,830.00
 Improvement thereon: Residential
 Phelan Hallinan, LLP
 One Penn Center at Suburban
 Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

May 2, 9, 16

SALE NO. 4

Ex. #12398 of 2012

**PHH MORTGAGE
 CORPORATION F/K/A
 CENDANT MORTGAGE
 CORPORATION, Plaintiff**

v.

**TOMICA T. DYKES,
 Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 12398-12

PHH MORTGAGE
 CORPORATION F/K/A
 CENDANT MORTGAGE
 CORPORATION vs. TOMICA T.
 DYKES

Amount Due: \$76,214.39
 TOMICA T. DYKES, owner(s) of
 property situated in ERIE CITY,
 4TH, Erie County, Pennsylvania
 being 1010 WEST 8TH STREET,
 ERIE, PA 16502-1107

Dimensions: 37.5 X 146

Acreage: 0.1257 Acres
 Assessment Map number:
 17040031014200

Assessed Value: \$58,290.00

Improvement thereon: residential
 Phelan Hallinan, LLP

One Penn Center at Suburban
 Station, Suite 1400

1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814

(215) 563-7000

May 2, 9, 16

SALE NO. 6

Ex. #11865 of 2013

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

v.

**LINDA L. FRANTZ
 DANIEL L. FRANTZ,
 Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 11865-13

WELLS FARGO BANK, N.A. vs.
 LINDA L. FRANTZ, DANIEL L.
 FRANTZ

Amount Due: \$87,490.56

LINDA L. FRANTZ, DANIEL L.
 FRANTZ, owner(s) of property
 situated in LAWRENCE PARK
 TOWNSHIP, Erie County,
 Pennsylvania being 1032
 SMITHSON AVENUE, ERIE, PA
 16511-1978

Dimensions: 80 x 125

Acreage: 0.2296

Assessment Map number:
 29015060003000

Assessed Value: \$82,550

Improvement thereon: Residential
 Phelan Hallinan, LLP

One Penn Center at Suburban
 Station, Suite 1400

1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814

(215) 563-7000

May 2, 9, 16

SALE NO. 7

Ex. #13890 of 2011

EVERBANK, Plaintiff

v.

KAREN L. FRY, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 13890-11 EVERBANK
 vs. KAREN L. FRY

Amount Due: \$85,628.66

KAREN L. FRY, owner(s)
 of property situated in
 WASHINGTON TOWNSHIP, Erie
 County, Pennsylvania being 5244
 WESTLAKE ROAD, EDINBORO,
 PA 16412-1530

Dimensions: 74 x 87.27 (Irr.)

Acreage: 0.1730 acres

Assessment Map number:
 45017022007000

Assessed Value: \$97,500

Improvement thereon: Residential
 Phelan Hallinan, LLP

One Penn Center at Suburban
 Station, Suite 1400

1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814

(215) 563-7000

May 2, 9, 16

SALE NO. 8

Ex. #13644 of 2013

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

v.

**LINDA M. HECK
 ROBERT R. HECK,
 Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
 filed to No. 13644-13

WELLS FARGO BANK, N.A. vs.
 LINDA M. HECK and ROBERT R.
 HECK

Amount Due: \$77,400.83

LINDA M. HECK, ROBERT R.
 HECK, owner(s) of property situated
 in MILLCREEK TOWNSHIP, Erie
 County, Pennsylvania being 2466
 NORCROSS ROAD, ERIE, PA
 16510-4122

Acreage: 1.2800

Assessment Map number:
 33110483000900

Assessed Value: \$120,770

Improvement thereon: Residential
 Phelan Hallinan, LLP

One Penn Center at Suburban
 Station, Suite 1400

1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814

(215) 563-7000

May 2, 9, 16

SALE NO. 9

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, CAROL A.
 KINDLE

Amount Due: \$133,534.44

STEVEN T. KINDLE, CAROL
 A. KINDLE, owner(s) of property
 situated in MILLCREEK
 TOWNSHIP, 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: \$124,900
Improvement thereon: residential
Phelan Hallinan, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

May 2, 9, 16

SALE NO. 10

Ex. #10714 of 2013
BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, LP,
Plaintiff

v.

JASON R. LLOYD, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10714-13
BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING,
LP F/K/A COUNTRYWIDE
HOME LOANS SERVICING, LP
vs. JASON R. LLOYD

Amount Due: \$136,514.03

JASON R. LLOYD, owner(s) of
property situated in WATERFORD
BOROUGH, Erie County,
Pennsylvania being 509 CHERRY
STREET, WATERFORD, PA
16441-7815

Assessment Map number:
46006016001500

Improvement thereon: residential
Phelan Hallinan, LLP

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

May 2, 9, 16

SALE NO. 11

Ex. #11042 of 2013
NATIONSTAR MORTGAGE
LLC, Plaintiff

v.

CHARLES R. MARHOEFER
LINDA NELSON, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11042-13
NATIONSTAR MORTGAGE LLC

vs. CHARLES R. MARHOEFER
Amount Due: \$31,957.75
CHARLES R. MARHOEFER,
owner(s) of property situated in
SPRINGFIELD TOWNSHIP, Erie
County, Pennsylvania being 13143
WEST LAKE ROAD, EAST
SPRINGFIELD, PA 16411-9309

Acreage: 1.5700

Assessment Map number:
39009030000800

Assessed Value: \$93,600.00

Improvement thereon: residential
Phelan Hallinan, LLP

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

May 2, 9, 16

SALE NO. 12

Ex. #13197 of 2010
BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP, Plaintiff

v.

RANDOLPH E. ROSE
LINDA ROSE, Defendant(s)

By virtue of a Writ of Execution
filed to No. 13197-2010

BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING,
LP vs. RANDOLPH E. ROSE,
LINDA ROSE

Amount Due: \$135,307.84

RANDOLPH E. ROSE, LINDA
ROSE, owner(s) of property situated
in BOROUGH OF FAIRVIEW, Erie
County, Pennsylvania being 3357
LYNANN LANE, FAIRVIEW, PA
16415-1037

Assessment Map number:
21-074-001.3-007.00

Improvement thereon: residential
Phelan Hallinan, LLP

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

May 2, 9, 16

SALE NO. 13

Ex. #12448 of 2008
CITIMORTGAGE, INC., S/B/M
TO PRINCIPAL RESIDENTIAL

MORTGAGE, INC., Plaintiff
v.
JAY L. STIFFLER
ROBIN L. STIFFLER,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12448-08

CITIMORTGAGE, INC., S/B/M
TO PRINCIPAL RESIDENTIAL
MORTGAGE, INC. vs. JAY L.
STIFFLER, ROBIN L. STIFFLER
Amount Due: \$55,733.52

JAY L. STIFFLER, ROBIN
L. STIFFLER, owner(s) of
property situated in Erie County,
Pennsylvania being 13440 ROUTE
8, WATTSBURG, PA 16442

Dimensions: 142

Acreage: 199

Assessment Map number:
44-015-038.0-001.00

Assessed Value: 69,200.00

Improvement thereon: residential
Phelan Hallinan, LLP

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

May 2, 9, 16

SALE NO. 14

Ex. #10065 of 2014
WELLS FARGO BANK, NA,
Plaintiff

v.

LEONARD E. THOMPSON,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10065-14

WELLS FARGO BANK, NA vs.
LEONARD E. THOMPSON

Amount Due: \$94,587.78

LEONARD E. THOMPSON,
owner(s) of property situated in
LAKE CITY BOROUGH, Erie
County, Pennsylvania being 10039
MARTIN AVENUE, LAKE CITY,
PA 16423-1530.

Dimensions: 70 x 135

Acreage: 0.2169

Assessment Map number:
28015021100600

Assessed Value: \$89,800

Improvement thereon Residential
Phelan Hallinan, LLP

One Penn Center at Suburban

Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

May 2, 9, 16

SALE NO. 15

Ex. #12910 of 2012

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

v.

**DIANNE M. COCHRANE AND
JAMES N. COCHRANE, JR.,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12910-12 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DIANNE M. COCHRANE AND JAMES N. COCHRANE, JR., Defendants

Real Estate: 422 SOUTH SECOND AVENUE, CORRY, PA 16407

Municipality: City of Corry, Fourth Ward, Erie County, Pennsylvania

Dimensions: 198 x 50

See Deed Book 1186, Page 1343

Tax I.D. (8) 37-145-10

Assessment: \$ 4,500. (Land)

\$31,130. (Bldg)

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

May 2, 9, 16

SALE NO. 16

Ex. #13053 of 2013

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

v.

**SARA A. COPELAND and
BRUCE E. COPELAND, II,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2013-13053 U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SARA A. COPELAND and BRUCE E. COPELAND, II, Defendants

Real Estate: 9819 MEADVILLE STREET, CRANESVILLE, PA 16410

Municipality: Borough of Cranesville, Erie County, Pennsylvania

Dimensions: 150 x 50

See Deed Book 837, Page 1963

Tax I.D. (9) 1-3-34

Assessment: \$ 10,500. (Land)

\$62,130. (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

May 2, 9, 16

SALE NO. 17

Ex. #13532 of 2013

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

v.

**LINDA L. GIBBENS, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2013-13532 U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs.

LINDA L. GIBBENS, Defendant

Real Estate: 14340 LOWVILLE STREET, WATTSBURG, PA 16442

Municipality: Borough of Wattsburg, Erie County, Pennsylvania

Instrument No. 2011-018603

Tax I.D. (48) 1-2-30

Assessment: \$26,600. (Land)

\$61,600. (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

May 2, 9, 16

SALE NO. 18

Ex. #12681 of 2013

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE UNDER THE
POOLING AND SERVICING
AGREEMENT RELATING TO
IMPAC SECURED ASSETS
CORP., MORTGAGE PASS
THROUGH CERTIFICATES,
SERIES 2006-1, Plaintiff**

v.

**PATRICIA L. CEREZO
SHAWN M. CEREZO,
Defendant(s)**

DESCRIPTION

All That Certain Piece Or Parcel Of Land Situate In The Borough Of Wesleyville, County Of Erie And Commonwealth Of Pennsylvania, Being Lot No. 68 Of Wesleyville Subdivision As Subdivided By Security Savings And Trust Company, As Recorded In The Records Office Of Erie County, Pennsylvania, In Map Book 1, Page 419.

PARCEL NO.: 50-003-024.0-019.00

PROPERTY ADDRESS: 2145

Union Avenue, Erie, PA 16510

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

May 2, 9, 16

SALE NO. 20

Ex. #11101 of 2013

M&T BANK, Plaintiff

v.

**MICHAEL H. HELSLEY,
Defendant(s)**

DESCRIPTION

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

BEGINNING at a point on the centerline of the road leading from Sherman's Corners to Five Points at the northwesterly corner of lands conveyed to John Shimrock, et al., by deed recorded in Erie County Deed Book 948 at Page 394 and being the northeasterly corner of

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lands herein described;
Thence, South by said Shimrock's West line to the top of the South bank of Conneaut Creek;
Thence, westerly-along the top of the South bank of Conneaut Creek, two hundred (200) feet, more or less, to the West line of lands conveyed to Melvin W. Eggers and wife by deed recorded in Erie County Deed Book 807 at Page 543;
Thence, Northerly along said West line to the centerline of the road leading from Sherman's Corners to Five Points;
Thence, Easterly along said centerline, two hundred (200) feet, more or less, to the place of beginning. Containing the lands within said bounds be the same more or less.
Parcel No.: (39) 21-90-4
PROPERTY ADDRESS: 12163 Old Albion Road, Girard, PA 16417
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence
Center 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

May 2, 9, 16

SALE NO. 21

Ex. #13417 of 2013

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

v.

NEIL R. MANDO, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in Sixth Ward of the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being known as Lot Number Fifty (50) of Sink's Re-Subdivision of Blocks "C", "D" and "E" in Niemeyer Gardens as more fully set forth in Erie County Map Book No. 3, page 11, said lot having a frontage of forty (40) feet on the north side of Thirtieth Street and a uniform depth of ninety-five (95) feet, SAID premises commonly known as 1322 West 30th Street, Erie, Pennsylvania, 16504 and are further identified by Erie County Assessment Index Number (19) 62223-427.
BEING the same premises conveyed

to the Mortgagor by deed which is intended to be recorded forthwith.
PROPERTY ADDRESS: 1322 West 30th Street, Erie, PA 16508
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence
Center 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

May 2, 9, 16

SALE NO. 22

Ex. #15992 of 2008

**DEUTSCHE BANK NATIONAL
TRUST COMPANY AS
TRUSTEE FOR THE MLN1
TRUST SERIES 2007-MLN1,
Plaintiff**

v.

**JACK MCINTIRE
JESSIE L. MCINTIRE,
Defendant(s)**

DESCRIPTION

All That Certain Piece Or Parcel Of Land Situate In The Township Of Leboeuf, County Of Erie And Commonwealth Of Pennsylvania, Bounded And Described As Follows, To-Wit:
Starting At The Intersection Of The North East Corner Of Milo Hull Property And The West Right Of Way Of Rt. 19; Thence N2° 22' 49" E, 150.00 Feet To The Point Of Beginning; Thence N79° 33' 00" W 300.00 Feet To An Iron Stake; Thence N2° 22' 49"E 150.00 Feet To An Iron Stake; Thence 579° 33' 00" E 300.00 Feet To An Iron Stake On The West Right Of Way Of Rt. 19; Thence 52° 22' 49 W Along The West Right Of Way Of Rt. 19 150.00 Feet To The POINT OF BEGINNING.
And Being Known As Parcel 2 Of Niemeyer Subdivision No. 4 As Recorded In Map Book 39, Page 42. Having Erected Thereon A Split Foyer Home With Integral One Car Garage, More Commonly Known As 13240 Route 19, Waterford, Pennsylvania, And Bearing County Of Erie Index No. (30) 4-32-2.03.
PROPERTY ADDRESS: 13240 Route 19, Waterford, PA 16441
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence

Center 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

May 2, 9, 16

SALE NO. 23

Ex. #13610 of 2013

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**VICTOR MURRAY II,
Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point in the north line of Twentieth Street, seven hundred ninety-five and sixteen hundredths (795.16) feet west of the west line of Cranberry street, said point being one hundred forty-eight and eighty-six hundredths (148.68) [sic] feet west of the boundary line of the City of Erie as the same existed prior to the passage of City Ordinance No. 4701, thence northwardly parallel with Cranberry Street, eighty-six (86.) feet to a point; thence westwardly parallel with Twentieth Street, thirty-four (34) feet to a point; thence southwardly parallel with Cranberry Street, eighty-six (86) feet to a point in the north line of Twentieth Street; and thence eastwardly along the north line of Twentieth Street, thirty-four (34) feet to the place of beginning, and having erected thereon a two-story dwelling with a two-car garage and being more commonly known as 1318 West 20th Street, Erie, Pennsylvania and being further identified by Erie County Tax Index No. (16) 31-28-204.
PROPERTY ADDRESS: 1318 West 20th Street, Erie, PA 16502
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence
Center 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

May 2, 9, 16

SALE NO. 24

Ex. #12886 of 2013

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff
v.**

DORA E. SALAS, Defendant(s)

DESCRIPTION

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

Beginning in the east side of Perry Street one hundred (100) feet north of Twenty-third Street, thence eastwardly, parallel with Twenty-third Street, one hundred (100) feet, thence northwardly, parallel with Perry Street, thirty-five (35) feet, thence westwardly, parallel with Twenty-third Street, one hundred (100) feet to Perry Street, and thence southwardly, by the east line of Perry Street, thirty-five (35) feet to the place of beginning; and having erected thereon a frame dwelling house and garage.

PROPERTY ADDRESS: 2215

Perry Street, Erie, PA 16503

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

May 2, 9, 16

SALE NO. 25

Ex. #13963 of 2012

**Christiana Trust, A Division
of Wilmington Savings Fund
Society, FSB, as Trustee for
Stanwich Mortgage Loan Trust,
Series 2012-18**

v.

Sheridan T. Fassett

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13963-2012 Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18 vs. Sheridan T. Fassett, owners of property situated in Erie County, Pennsylvania being 1116 W 25th St., Erie, PA 16502

Assessment Map number:

19-6036-246

Assessed Value figure: \$50,720.00

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

May 2, 9, 16

SALE NO. 26

Ex. #11164 of 2013

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

**Kelly L. Corey; Michael T. Corey
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 11164-13 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. vs. Kelly L. Corey; Michael T. Corey; owner(s) of property situated in the City of Erie, County of Erie, Pennsylvania being 932 West 34th Street, Erie, PA 16508-2526

1596 square feet

Assessment Map Number:

19061012011000

Assessed Value figure: 93,100.00

Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire

Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 201

Mountainside, NJ 07092

(908) 233-8500

May 2, 9, 16

SALE NO. 27

Ex. #11502 of 2013

**BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP**

v.

Melisa Zimmerman; Jacob L.

Zimmerman

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2013-11502 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. Melisa Zimmerman; Jacob L. Zimmerman; owner(s) of property situated in

the City of Erie, County of Erie, Pennsylvania being 641 East 9th Street, Erie, PA 16503

26.5X165 = 1,320 SF 0.1004 acre
Assessment Map Number:
15020031010900

Assessed Value figure: \$29,980.00

Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire

Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 201

Mountainside, NJ 07092

(908) 233-8500

May 2, 9, 16

SALE NO. 28

Ex. #15456 of 2010

**LSF8 Master Participation Trust
v.**

**Eric R. Greaves and Jennifer L.
Greaves**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Girard, County of Erie and State of Pennsylvania, being Lot No. Forty (40) as set forth on the plan of Quail Ridge Subdivision as recorded in Erie County Map Book 18, page 20 to which plan reference is hereby made for a further description thereof.

SAID premises have erected thereon a dwelling commonly known as 200 Woodcock Drive, Girard, Pennsylvania, 16417, and being further identified by Erie County Assessment Index Number (23) 13-41.1-11.

KNOWN as 200 Woodcock Drive, Girard, PA 16417.

Tax Parcel I.D. No. 23-13-41.1-11.

BEING the same premises which Jennifer L. Platz and Eric R. Greaves, by Quit Claim Deed dated November 9, 2005 and recorded November 21, 2005 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1288 Page 1677, granted and conveyed unto Eric R. Greaves and Jennifer L. Greaves, in fee.

PROPERTY ADDRESS: 200 Woodcock Drive, Girard, PA 16417
PARCEL ID # 23-13-41.1-11.

Christina C. Viola, Esquire

Stern and Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

May 2, 9, 16

SALE NO. 29

Ex. #10009 of 2014

**LoanCare, a division of FNF
Servicing, Inc., n/k/a LoanCare,
LLC**

v.

Tod Phillips

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, bounded and described as follows: BEING Lot No. 120 of "Fairfield-on-the-Lake" Section no. 1 of Andrews Land Company Subdivision of part of Reserve Tract No. 245 in Harborcreek Township, as recorded in Erie County Map Book 3, Pages 46 and 47; subject to the restrictions set forth in Deed recorded in Erie County Deed Book 307, Page 2.

BEING the same premises which Wilma E. Brandt, an unmarried widow, by Deed dated April 30, 2010, and recorded May 4, 2010, in the Erie County recorder of Deeds as Instrument No. 2010-009963, granted and conveyed unto Tod Phillips, in fee.

PROPERTY ADDRESS: 114 Taylor Avenue, Erie, PA 16511
PARCEL ID # (27) 2-3-44.
Christina C. Viola, Esquire
Stern and Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

May 2, 9, 16

SALE NO. 30

Ex. #12578 of 2013

Nationstar Mortgage, LLC

v.

Renee R. Dennen

LEGAL DESCRIPTION

ALL that certain piece or parcel of land lying, situate and being in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows: Beginning

at the point of intersection of the centerline of Depot Street, (Abandoned), with the center line of Route 20, a seventy foot wide right of way; thence S°39-52'-34" E along the center line of Depot Street, passing over an iron pipe at a distance of 37.5 feet, a total distance of 184 feet to an iron pipe in the north right of way line of the former New York Central Rail Road; thence along said right of way line S 63°-55'-15" W passing over an iron pipe at a distance of 189 feet, a total distance of 240 feet to a point in the center line of Route Number 20; thence along said center line N 26°12'-45" W a distance of 1.59 feet to the Point of Curve of a Curve to the right; the degree of Curve being 35 degrees, tangent length 132.66 feet, radius of 166.28 feet; thence along said curve an Arc Distance of 223.95 feet to the Point of Tangency; thence continuing along said line N 50°-57'-15" E a distance of 69.32 feet to a point and place of beginning. Having a two unit frame two-story house with a one car detached garage located thereon and being more commonly known as 6589 Buffalo Road, Harborcreek, Pennsylvania.

Title to said premises is vested in Renee R. Dennen by deed from WILLIAM M. NASH AND SHARON A. NASH, HUSBAND AND WIFE dated December 24, 1991 and recorded December 24, 1991 in Deed Book 189, Page 1181. The first parties have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or presently being or presently being disposed of on or about the property described in this deed.

Subject to all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises. McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

May 2, 9, 16

SALE NO. 31

Ex. #11309 of 2012

**The Bank of New York Mellon
FKA The Bank of New York as
Trustee for the Certificateholders
of the CWABS, Inc., Asset-
Backed Certificates, Series 2005-
3, Plaintiff**

v.

**Kevin J. McGregor, Executor of
The Estate of John McGregor,
Deceased Mortgagor and Real
Owner, Defendant**

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11309-12 The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-3 v. Kevin J. McGregor, Executor of The Estate of John McGregor, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3019 Hampshire Road, Erie, Pennsylvania 16506.

Tax I.D. No. 33-070-228.0-032.00
Assessment: \$88,612.99
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

May 2, 9, 16

SALE NO. 32

Ex. #11433 of 2013

**Nationstar Mortgage LLC,
Plaintiff**

v.

Scott Reed, Defendant

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11433-13 Nationstar Mortgage LLC v. Scott Reed, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 418 Marshall Drive, Erie, Pennsylvania 16505.

Tax I.D. No. (33) 6-26-10
Assessment: \$79,371.43
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

May 2, 9, 16

SALE NO. 33
Ex. #13325 of 2012
THE BANK OF NEW
YORK MELLON FKA THE
BANK OF NEW YORK AS
SUCCESSOR TRUSTEE TO
JPMORGAN CHASE BANK,
N.A., AS TRUSTEE FOR
THE NOTEHOLDERS OF
THE CWHEQ INC., CWHEQ
REVOLVING HOME EQUITY
LOAN TRUST, SERIES 2005-L,
Plaintiff

v.

Jessica D. Rodak, Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution
 filed to No. 13325-12 THE BANK
 OF NEW YORK MELLON FKA
 THE BANK OF NEW YORK
 AS SUCCESSOR TRUSTEE
 TO JPMORGAN CHASE
 BANK, N.A., AS TRUSTEE
 FOR THE NOTEHOLDERS OF

THE CWHEQ INC., CWHEQ
 REVOLVING HOME EQUITY
 LOAN TRUST, SERIES 2005-
 L v. Jessica D. Rodak, owners of
 property situated in the Township
 of Millcreek, Erie County,
 Pennsylvania being 1135 Western
 Lane, Erie, Pennsylvania 16505.
 Tax I.D. No. 33-020-109.0-005.00
 Assessment: \$73,519.68
 McCabe, Weisberg and Conway, P.C.
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May 2, 9, 16

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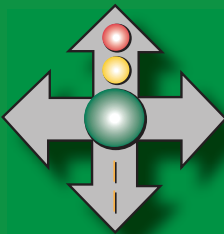


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FIRST PUBLICATION

**ABBATE, FRANK J.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Administrator: Christopher Abbate, c/o Howard A. Hain, Esq., 821 State Street, Erie, PA 16501
Attorney: Howard A. Hain, Esquire, 821 State Street, Erie, PA 16501

**AMENDOLA, VIRGINIA A.,
deceased**

Late of the City of Erie
Administratrix: Mary Alfieri Richmond, Esquire, Jones School Square, 150 West 8th Street, Suite 1, Erie, PA 16501
Attorney: Mary Alfieri Richmond, Esquire, Jones School Square, 150 East 8th Street, Suite 1, Erie, PA 16501

**BENDER, KATHLEEN, a/k/a
KATHLEEN C. BENDER,
deceased**

Late of the Township of Millcreek
Executor: Walter R. Bender, Jr.,
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**HICKENBOTTOM, KENNETH F., a/k/a KENNETH HICKENBOTTOM,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Janet Arnold, 515 High Street, Meyersdale, PA 15552
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**HOKE, DOLORES A.,
deceased**

Late of Lawrence Park Township, Erie County, Erie, Pennsylvania
Co-Executors: William D. Hoke and Lizbeth A. Hoke, c/o 33 East Main Street, North East, Pennsylvania 16428
Attorneys: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**HYDEMAN, HAZEL M.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Karen Wiczorek, 5915 Southland Drive, Erie, PA 16509-7821
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**MCGILL, BARBARA S., a/k/a
BARBARA MCGILL,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executrix: Pamela A. Bruno, 3217 Timber Lane, Erie, PA 16506
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**MORGANFIELD, VEATRICE,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Quinten A. Morganfield, c/o 504 State Street, Suite 200, Erie, PA 16501
Attorney: Richard E. Filippi, Esquire, 504 State Street, Suite 200, Erie, PA 16501

**PAYNE, LEE E., SR.,
deceased**

Late of Elk Creek Township, Erie County, Pennsylvania
Executor: Lee Payne, Jr., 203 South Maple Street, Vergennes, VT 05491
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PAYNE, MARY E., a/k/a
MARY ELLA PAYNE,
deceased**

Late of Elk Creek Township, Erie County, Pennsylvania
Executor: Lee Payne, Jr., 203 South Maple Street, Vergennes, VT 05491
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PENBERTHY, ELLA M., a/k/a
ELLA EMHOFF PENBERTHY,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Gene A. Penberthy, 5957 Glade Drive, Erie, PA 16509
Attorney: Peter W. Bailey, Esquire, 336 East Sixth Street, Erie, PA 16507

**PIOTROWSKI, SHIRLEY A.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Timothy J. Piotrowski
Attorney: James H. Richardson, Jr., Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**SCHWAB, VICKY S.,
deceased**

Late of the City of Corry
Administratrix: Heidi N. Bliley
Attorney: Andrew J. Sisinni,
Esquire, 3820 Liberty Street,
Erie, PA 16509

**SHEERAN, VIRGINIA K.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: Berd M. Weislogel,
c/o Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506
Attorney: Valerie H. Kuntz,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222 West
Grandview Blvd., Erie, PA 16506

SECOND PUBLICATION

**COLE, ROXIE LEE,
deceased**

Late of the Borough of Edinboro,
County of Erie, Commonwealth
of Pennsylvania
Administrator: Brian Derek
Wallace, c/o Quinn, Buseck,
Leemhuis, Toohey & Kroto, Inc.,
2222 West Grandview Blvd.,
Erie, PA 16506-4508
Attorney: Colleen R. Stumpf,
Esq., Quinn, Buseck, Leemhuis,
Toohey & Kroto, Inc., 2222
West Grandview Blvd., Erie, PA
16506-4508

**GIFFORD, ELSIE E., a/k/a
ELSIE E. JOHNSON GIFFORD,
deceased**

Late of the Township of
Millcreek, County of Erie, and
Commonwealth of Pennsylvania
Executor: Raymond N. Ronander,
c/o Robert E. McBride, Esquire,
32 West Eighth Street, Suite 600,
Erie, Pennsylvania 16501
Attorney: Robert E. McBride,
Esquire, 32 West Eighth Street,
Suite 600, Erie, Pennsylvania
16501

**HALL, RODERICK C.,
deceased**

Late of the Township of
Springfield, County of Erie and
Commonwealth of Pennsylvania
Executor: John T. Hall, c/o John
P. Eppinger, Esq., Suite 300, 300
State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur,
Spaeder & Schaaf, LLP, Suite
300, 300 State Street, Erie, PA
16507

**HEINTZEL, ANTHONY F.,
a/k/a ANTHONY F. HEINTZL,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executrix: Diane E. McCoy, c/o
Sterrett Mott Breski & Shimek,
1001 State Street, Suite 1400,
Erie, PA 16501
Attorney: John J. Shimek, III,
Esq., Sterrett Mott Breski &
Shimek, 1001 State Street, Suite
1400, Erie, PA 16501

**KALA, WALTER J., JR.,
a/k/a WALTER KALA, JR.,
a/k/a WALTER J. KALA,
deceased**

Late of the Township of Summit,
County of Erie, Commonwealth
of Pennsylvania
Executor: Kevin Shawn Kala, c/o
Sterrett Mott Breski & Shimek,
1001 State Street, Suite 1400,
Erie, PA 16501
Attorney: John J. Shimek, III,
Esq., Sterrett Mott Breski &
Shimek, 1001 State Street, Suite
1400, Erie, PA 16501

**KONKOL, JUDITH A., a/k/a
JUDIE KONKOL,
deceased**

Late of Harborcreek Township,
Erie County, Pennsylvania
Executor: Bryon Konkol, 1126
East 33rd Street, Erie, PA 16504
Attorney: Thomas D. Brasco, Jr.,
Esq., 305 West Sixth Street, Erie,
PA 16507

**NEWCOMER, DONALD E., a/k/a
DONALD E. NEWCOMER, JR.,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executor: Elva Newcomer-
Kocher, c/o Zanita A. Zacks-
Gabriel, Esq., 402 West Sixth
Street, Erie, PA 16507
Attorney: Zanita A. Zacks-
Gabriel, Esq., 402 West Sixth
Street, Erie, PA 16507

**SCHAUBLE, ALVENA J.,
deceased**

Late of the Township of
Millcreek, County of Erie and
Commonwealth of Pennsylvania
Co-Executors: Kathleen J. Pullen
and Earl L. Schauble
Attorney: David J. Rhodes,
Esquire, Elderkin Law Firm, 150
West 8th Street, Erie, PA 16501

**SWIECKI, WANDA, a/k/a
WANDA R. SWIECKI,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: Dr. George R. Carson,
8990 Old Yellowstone Trail,
Three Forks, MT 59752-9207
Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**ZARENKO, PAUL E.,
deceased**

Late of the City of Erie, Erie
County, PA
Executors: Barbara Smith and
Martha Young, c/o 120 West
Tenth Street, Erie, PA 16501
Attorney: Christine Hall McClure,
Esquire, Knox McLaughlin
Gornall & Sennett, P.C., 120 West
Tenth Street, Erie, PA 16501

THIRD PUBLICATION

**BECKMAN, JOAN M., a/k/a
JOAN M. TOMAT BECKMAN,
deceased**

Late of the Township of Harborecreek, County of Erie, Commonwealth of Pennsylvania
Executors: William L. Beckman, 2386 Avis Drive, Harborecreek, PA 16421-1402 and Brian O. Beckman, 8521 Lewis Road, Harborecreek, PA 16421-1257
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**BISBEE, LARRY E.,
deceased**

Late of the Township of Union, County of Erie, Commonwealth of Pennsylvania
Executrix: Trudi Watkins, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**CONNORS, LILA M.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Administratrix c.t.a.: Renae J. Hagmann
Attorney: Edward P. Wittmann, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**DAVIS, SHIRLEY B.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Executor: Charles D. Meyer, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**HEIDT, ROBERT E.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Catherine H. Savvas
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**HUNT, DARLENE D.,
deceased**

Late of the Borough of Girard, County of Erie and Commonwealth of Pennsylvania
Administratrix: Heidi J. Heintzel, c/o Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**KREIDINGER, NORMA JEAN,
deceased**

Late of the City of Erie, County of Erie
Executors: Charles Edward Kreidinger, 7503 Saddleback Lane, Gates Mills, OH 44040 and Kevin T. Kreidinger, 3025 Harvard Road, Erie, Pennsylvania 16508
Attorney: W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**LYONS, MATTHEW S.,
deceased**

Late of the City of Erie
Administratrix: Tracie C. Morgan
Attorney: Charbel G. Latouf, 246 West 10th Street, Erie, PA 16501

**MAUZ, THEODORE E.,
deceased**

Late of Summit Township, Erie County, Commonwealth of Pennsylvania
Executrix: Kimberly Seth, 8260 Sterrettania Road, Girard, PA 16417
Attorney: None

**SWIFT, RAYMOND W.,
deceased**

Late of the Township of Franklin, County of Erie, State of Pennsylvania
Executor: Dennis L. Swift, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**THOMPSON, MARSHALL
DUAINE, JR.,
deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Sheila Thompson, 3111 Garland Street, Erie, PA 16506
Attorney: Carmen F. Lamancusa, Esq., 414 North Jefferson Street, New Castle, PA 16101

**TIRPAK, ELLIOT,
deceased**

Late of the City of Erie
Administratrix: Lisa Tirpak
Attorney: Charbel G. Latouf, Esq., 246 West 10th Street, Erie, PA 16501

**VanDYKE, GERALD P., a/k/a
GERALD PAUL VanDYKE,
deceased**

Late of the Township of Leboeuf, County of Erie, Commonwealth of Pennsylvania
Administrator: Andrew J. VanDyke, 11821 Sharp Road, Waterford, PA 16441-3937
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

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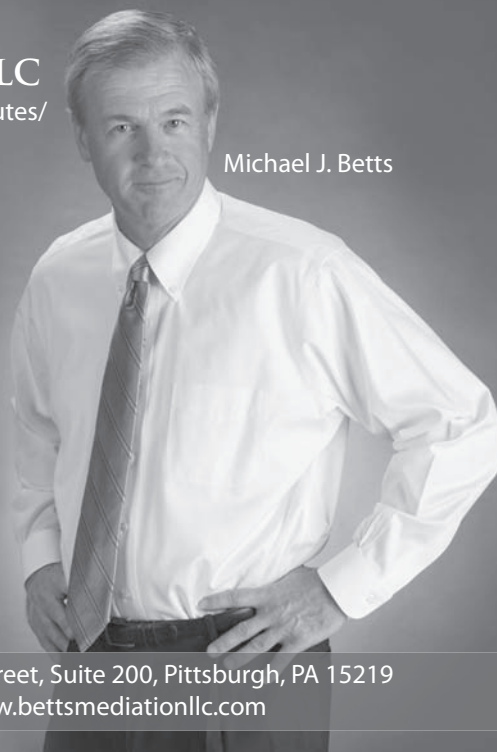
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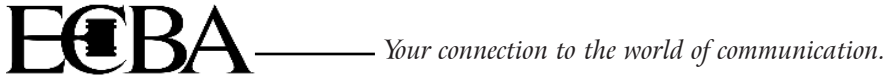
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