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ERIE



NOVEMBER 5
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ERIE COUNTY LEGAL JOURNAL

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ERIE COUNTY LEGAL JOURNAL

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

Managing Editor: Megan E. Anthony

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.

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ERIE COUNTY BAR ASSOCIATION CALENDAR OF EVENTS AND SEMINARS

MONDAY, NOVEMBER 8, 2021

Bankruptcy Section Meeting
Noon
ECBA Headquarters in-person (must RSVP)
or via Zoom

TUESDAY, NOVEMBER 9, 2021

Family Law Section Meeting
Noon
ECBA Headquarters in-person (must RSVP)
or via Zoom

TUESDAY, NOVEMBER 9, 2021

Erie County Law Foundation Board Meeting
4:00 p.m.
ECBA Headquarters in-person (must RSVP)
or via Zoom

WEDNESDAY, NOVEMBER 10, 2021

Workers' Compensation Section Meeting
Noon
ECBA Headquarters in-person (must RSVP)
or via Zoom

THURSDAY, NOVEMBER 11, 2021

Veteran's Day Observed
Erie County and Federal Courthouses closed

THURSDAY, NOVEMBER 11, 2021

Wills for Heroes
1:00 - 4:00 p.m.
The Will J. Schaaf & Mary B. Schaaf
Education Center

MONDAY, NOVEMBER 15, 2021

Diversity & Inclusion Section
Leadership Meeting
Noon
ECBA Headquarters in-person (must RSVP)
or via Zoom

MONDAY, NOVEMBER 15, 2021

Diversity & Inclusion Section
Community Subcommittee Meeting
4:00 p.m.
ECBA Headquarters in-person (must RSVP)
or via Zoom

TUESDAY, NOVEMBER 16, 2021

LAVA Committee Meeting
Noon
ECBA Headquarters in-person (must RSVP)
or via Zoom

WEDNESDAY, NOVEMBER 17, 2021

Women's Division Meeting
Noon
ECBA Headquarters in-person (must RSVP)
or via Zoom

THURSDAY, NOVEMBER 18, 2021

Live ECBA Lunch-n-Learn Seminar
Counseling in Custody Cases
Noon - 1:00 p.m.
The Will J. Schaaf & Mary B. Schaaf
Education Center in-person or via Zoom
Click link for details
<https://www.eriebar.com/events/public-registration/1744>

2021 BOARD OF DIRECTORS

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SAFENET - LEGAL DEPT - PFACS ATTORNEY

DUTIES:

Provide legal consultation/representation to victims of domestic violence in civil procedures.
Provide legal consultation to PFACS staff & meet with contract attorneys.
Participate in task forces and trainings, maintain CLE credits.

QUALIFICATIONS:

Juris Doctor Degree; experience in family law preferred; PA license to practice law and membership in ECBA required. Must demonstrate sensitivity to the complexity of domestic violence issues.

Applicants should submit resumes to: kbalzer@safeneterie.org

Oct. 29 and Nov. 5, 12, 19

LIVE
LUNCH-N-LEARN
SEMINAR | **ECBA**
ERIE COUNTY BAR ASSOCIATION

Counseling in Custody Cases

Thursday, November 18, 2021

The Will J. Schaaf & Mary B. Schaaf Education Center at
the ECBA, 429 West 6th Street, Erie, PA 16507, or via Zoom

Registration: 11:45 a.m.
Seminar: 12:00 - 1:00 p.m.
Cost: \$47 - ECBA Members
(Judges & Attorneys)
and their Non-attorney Staff
\$60 - Non-members

If attending in-person, a boxed lunch will be provided.



1 Hour Substantive CLE Credit

Seminar:

Attend the *Counseling in Custody Cases* CLE to learn about different types of counseling available in family cases, rules/policies regarding releasing information in court proceedings and insurance issues from two local counselors.

Speakers:



Alyssa Beer, LCSW, CFRC has more than 12 years experience in child welfare, where she worked primarily with abused and neglected children and their families. She has experience in the areas of mental health needs, domestic violence, various court systems and divorced families. Alyssa received her undergraduate degree (2005) and graduate degree (2012) in Social Work, both from Edinboro University of Pennsylvania. She became a Licensed Clinical Social Worker in 2018 and is a member of the Red Cross Mental Health Disaster Team. In 2020, she became a Certified First Responder Counselor to help first responders.



Mark Lesniewski, LPC is certified in Cognitive Behavioral Therapy for anxiety, Parent Child Interaction Therapy, Parent Child Interaction Therapy for Toddlers and trained in Trauma Focused Cognitive Behavioral Therapy. He graduated from Gannon University's Psychology program in 2013 and Niagara University's Clinical Mental Health Counseling program in 2016. He previously worked at BestSelf Behavioral Health as a Child and Family Counselor and now is the owner of Forest Counseling LLC.

REGISTER AT: <https://www.eriebar.com/events/public-registration/1744>

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

Case No. 19-10976-TPA
Chapter 11
IN RE: MARY R. DOHLER d/b/a
DOHLER COTTAGES AND
FARMS, Debtor
**NOTICE OF HEARING ON
MOTION TO SELL AT PUBLIC
SALE, FREE AND DIVESTED
OF LIENS**

To the creditors and parties in interest of the above named Debtor:
NOTICE IF HEREBY GIVEN THAT **Mary R. Dohler d/b/a Dohler Cottages and Farms, Debtor**, has filed a **Motion for Public Auction Sale** of the following property: **Lakefront cottage shells (20) and the personal property located therein including the furniture and appliances**; selling the property described above to the highest bidder, piecemeal or in bulk, **on November 20, 2021 commencing at 10:00 A.M.** at the current location of the subject property at **Dohler Farms and Cottages, East Lake Road and Twenty Mile Creek, North East, PA**

16428. Chesley Auctioneers is the proposed auctioneer.
On or before November 11, 2021, any **Preliminary Objection** to the auction sale shall be filed with the Bankruptcy Court, U.S. Courthouse, Room B160, 17 South Park Row, Erie, Pennsylvania 16501, with a copy served on all interested parties.
A Zoom Video Conference Hearing will be held on November 18, 2021 at 1:30 P.M., before Judge Thomas P. Agresti via the **Zoom Video Conference Application** ("Zoom"). To participate in and join a Zoom Hearing please initiate and use the following link at least 15 minutes prior to the scheduled Zoom Hearing time: <https://www.zoomgov.com/j/16021303488>, or alternatively, you may use the following: Meeting ID: 160 2130 3488. For questions regarding the connection, contact Judge Agresti's Staff Lawyer at 814-464-9781. **All attorneys and Parties may only appear by Zoom** and must comply with **Judge Agresti's Amended Notice of Temporary Modification of Appearance Procedures**, dated and effective June 10, 2020, which

can be found on the Court's website at <https://www.pawb.uscourts.gov/sites/default/files/pdfs/tpa-proc-appearances.pdf>. Under the current COVID-19 circumstances, the general public may appear telephonically if unable to do so via the Internet. When the need to appear telephonically arises members of the general public should immediately contact the Staff Attorney to make telephonic arrangements. Only ten minutes is being provided on the calendar. No witness will be heard. If an evidentiary hearing is required, it will be scheduled by the Court for a later date.
Arrangements for inspection prior to said sale hearing may be made with: Ashley M. Mulryan, Esquire Attorney for Debtor Knox McLaughlin Gornall & Sennett, P.C. 120 West Tenth Street Erie, PA 16501 (814) 459-2800 amulryan@kmgslaw.com

Nov. 5

CHANGE OF NAME NOTICE
In the Court of Common Pleas of Erie County, Pennsylvania 12281-2021 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Elijah Aries Stewart to Elijah Ariz Barnett.

The Court has fixed the 30th day of November, 2021 at 9:00 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 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.

Nov. 5

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

FICTITIOUS NAME NOTICE
Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 19, 2021 for **Ardent Electric** at 8109 Lake Pleasant Road, Erie, PA 16509. The name and address of each individual interested in the business is Kirk Joseph Hess at 8109 Lake Pleasant Road, Erie, PA 16509. This was filed in accordance with 54 Pa.C.S. 311.417.

Nov. 5

FICTITIOUS NAME NOTICE
Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 2, 2021 for **B.J.H. Foods** at 2432 Crescent Dr., Erie, PA 16506. The name and address of each individual interested in the business is William J. Hooten at 2432 Crescent Dr., Erie, PA 16506. This was filed in accordance with 54 Pa.C.S. 311.417.

Nov. 5

FICTITIOUS NAME NOTICE
Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 6, 2021 for **SHAW-PUCKLY APPLIANCE SERVICE** at 546 West 7th Street, Erie, PA 16502. The name and address of each individual interested in the business is Rebecca Pustelak Shaw at 546 West 7th Street, Erie, PA 16502. This was filed in accordance with 54 Pa.C.S. 311.417.

Nov. 5

INCORPORATION NOTICE
Notice is hereby given that ECK Ventures, Inc., has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. G. Christopher Orton, Esq. Orton & Orton Attorneys at Law 68 East Main Street North East, PA 16428

Nov. 5

BUSINESS PARTNER



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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

NOVEMBER 19, 2021

AT 10 A.M.

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

Oct. 29 and Nov. 5, 12

SALE NO. 1

Ex. #11345 of 2021

Northwest Bank, Plaintiff

v.

All Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title, or Interest from or Under Lawrence K. Mattson, Deceased,

and Richard E. Bennett, Deceased, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2021-11345, Northwest Bank v. All Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title, or Interest from or Under Lawrence K. Mattson, Deceased, and Richard E. Bennett, Deceased, owners of

property situated in the Township of Millcreek, Erie County, Pennsylvania being commonly known as 2969 Haas Avenue, Erie, PA with 1,442 square footage and .1033 acreage.

Assessment Map No. (33) 29-63-13 Assessed Value Figure: \$60,570 Improvement thereon: Single family dwelling - Bungalow Mark G. Claypool, Esquire Knox McLaughlin Gornall &

Sennett, P. C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Oct. 29 and Nov. 5, 12

SALE NO. 3

Ex. #10937 of 2021

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.

JOSEPH M. SCHNELL and NICHOLE M. KRAHE, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10937-2021, First National Bank of Pennsylvania vs. Joseph M. Schnell and Nichole M. Krahe, owner(s) of property situated in the Township of Millcreek, Erie County, Pennsylvania being 302 Greenhurst Drive, Erie, PA 16509 unknown

Assessment Map number:

33-117-497.0-004.15

Assessed Value figure: \$220,300.00

Improvement thereon: single family dwelling

Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Oct. 29 and Nov. 5, 12

SALE NO. 4

Ex. #10403 of 2020

Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-5, Plaintiff

v.

Dennis Sheppard, II and DeJon Sheppard, as Know Surviving Heirs of Sara L. Sheppard,

Deceased and Unknown Surviving Heirs of Sara L. Sheppard, Deceased, Defendants DESCRIPTION

By Virtue of Writ of Execution filed to No. 2020-10403, Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-5 vs. Dennis Sheppard, II and DeJon Sheppard, as Know Surviving Heirs of Sara L. Sheppard, Deceased and Unknown Surviving Heirs of Sara L. Sheppard, Deceased

Sara L. Sheppard, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1214 East 28th Street, Erie, PA 16504

0.0624

Assessment Map number: 18051004012500

Assessed figure: \$74,920.00

Improvement thereon: Single Family Residential Dwelling Hladik, Onorato & Federman, LLP 289 Wissahickon Avenue North Wales, PA 19454 (215) 855-9521

Oct. 29 and Nov. 5, 12

SALE NO. 5

Ex. #11733 of 2018

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff

v.

BRUCE STANKO AKA BRUCE E. STANKO, Defendant DESCRIPTION

By virtue of a Writ of Execution filed to No. 11733-18, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. BRUCE STANKO AKA BRUCE E. STANKO, owner(s) of the property situated in Erie County, Pennsylvania being 4222 WEST LAKE ROAD, ERIE, PA 16505

Assessment Map Number:

(33) 019-001.0-075.00

Assessed Value Figure: \$363,900.00

Improvement Thereon:
A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

Oct. 29 and Nov. 5, 12

SALE NO. 6

Ex. #11765 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.

SHERRIE A. GRADLER AND
CHRISTOPHER J. GRADLER,
Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2017-11765, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SHERRIE A. GRADLER AND CHRISTOPHER J. GRADLER, Defendants
Real Estate: 2666 PUTNAM DRIVE, ERIE, PA 16511
Municipality: Township of Lawrence Park
Erie County, Pennsylvania
Dimensions: 50 x 130
See Deed Book 1222, page 304
Tax I.D. (29) 6-12-17
Assessment: \$21,500 (Land)
\$74,770 (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

Oct. 29 and Nov. 5, 12

SALE NO. 7

Ex. #10543 of 2020
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.

DAVID M. SULLIVAN,
Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 10543-20, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DAVID M. SULLIVAN, Defendant
Real Estate: 2117 WEST 33RD STREET, ERIE, PA 16508

Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 50' x 125'
Deed Book/Inst#: 1088 / 1735
Tax I.D. (19) 6162-111
Assessment: \$27,100 (Land)
\$58,200 (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

Oct. 29 and Nov. 5, 12

SALE NO. 8

Ex. #12397 of 2017

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

v.

JONATHAN D. PFISTER,
Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12397, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JONATHAN D. PFISTER, Defendant(s)
Real Estate: 2822 RASPBERRY STREET, ERIE, PA 16508
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 40 x 90
Deed Book/Inst#: 1412 / 727
Tax I.D. (19) 6218-101
Assessment: \$15,800 (Land)
\$57,500 (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

Oct. 29 and Nov. 5, 12

SALE NO. 9

Ex. #10310 of 2020

PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.

JERAMY L. WALBURN,

Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution No. 2020-10310, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JERAMY L. WALBURN, Defendant(s)
Real Estate: 4574 STEINBERG ROAD AKA 4574 STEENBERG ROAD, WEST SPRINGFIELD, PA 16443
Municipality: Springfield Township
Erie County, Pennsylvania
Dimensions: 9.72 acres
Deed Book/Inst#: 2015-008118
Tax I.D. (39) 16-35-17
Assessment: \$45,500 (Land)
\$54,700 (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

Oct. 29 and Nov. 5, 12

SALE NO. 10

Ex. #10423 of 2019

Deutsche Bank National Trust
Company, as Trustee for
Soundview Home Loan Trust
2006-3, Asset-Backed Certificates,
Series 2006-3, Plaintiff

v.

Michelle L. Peters, AKA
Michelle L. Messina, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2019-10423, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 vs. Michelle L. Peters, AKA Michelle L. Messina, owner(s) of property situated in the Township of Lawrence Park, Erie County, Pennsylvania being 850 Silliman Avenue, Erie, PA 16511
1,693 sq. ft.
Assessment Map Number: 29010046000800
Assessed Value figure: \$95,530.00
Improvement thereon: Single Family Dwelling
Joseph E. DeBarberie, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028

Columbus, OH 43216-5028
614-220-5611

Oct. 29 and Nov. 5, 12

SALE NO. 11

Ex. #13138 of 2018

Nationstar Mortgage LLC
d/b/a Mr. Cooper as successor
by merger to Pacific Union
Financial, LLC, Plaintiff

v.

Andrea M. Wallis, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 13138-18, Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, LLC v. Andrea M. Wallis, owners of property situated in the Township of Township of Millcreek, Erie County, Pennsylvania being 4065 Sierra Drive, Erie, Pennsylvania 16506.
Tax I.D. No. 33-085-383.0-002.00
Assessment: \$190,942.29
Improvements: Residential Dwelling
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Oct. 29 and Nov. 5, 12

SALE NO. 12

Ex. #12939 of 2019

U.S. Bank Trust National
Association, not in its individual
capacity but solely as Delaware
trustee and U. S. Bank National
Association, not in its individual
capacity but solely as
Co-Trustee for Government Loan
Securitization Trust 2011-FV1,
Plaintiff

v.

Noelle M. Mountain a/k/a Noelle
M. Mattix, Individually and as
Heir to the Estate of James P.
Mattix, Deceased and Cameron
J. Mattix, Solely in His capacity
as Heir to the Estate of James
P. Mattix, Deceased and The
Known and Unknown Heirs of
James P. Mattix, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 12939-19, U.S. Bank Trust National Association, not in its individual capacity but solely

as Delaware trustee and U. S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 v. Noelle M. Mountain a/k/a Noelle M. Mattix, Individually and as Heir to the Estate of James P. Mattix, Deceased and Cameron J. Mattix Solely in His capacity as Heir to the Estate of James P. Mattix, Deceased and The Known and Unknown Heirs of James P. Mattix, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 613 West 22nd Street, Erie, PA 16502
613 W. 22 ST. 35 X 135 SINGLE FAMILY
Assessment Map number: 19060018010800
Assessed Value figure: \$59,100
Improvement thereon: N/A
STERN & EISENBERG, PC
KENYA BATES, ESQUIRE
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
(COUNSEL FOR PLAINTIFF)

Oct. 29 and Nov. 5, 12

SALE NO. 13

Ex. #12152 of 2020

CEPA, LLC, Plaintiff

v.

STARWAYS PROPERTY, LLC,
Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2020-12152, CEPA, LLC vs. STARWAYS PROPERTY, LLC, owner(s) of property situated in ERIE, Erie County, Pennsylvania being 8100 PEACH STREET, ERIE, PA 16509
2.11 ACRES,
31,386 SQUARE FEET
Assessment Map number: MAP 16, BLOCK 72, PARCEL 6, ID 40
Assessed Value figure: \$2,100,000
Improvement thereon: HOTEL/
MOTEL LO RISE - MICROTEL
CHRISTOPHER A. REESE
2005 MARKET STREET
SUITE 2600
PHILADELPHIA, PA 19103
215-564-8000

Oct. 29 and Nov. 5, 12

SALE NO. 14

Ex. #10709 of 2020

Pennsylvania Housing Finance
Agency, Plaintiff

v.

Audrey L. Reed, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10709-20, Pennsylvania Housing Finance Agency vs. Audrey L. Reed, owner of property situated in the City of Erie, Erie County, Pennsylvania being: 1618 W. 32nd Street, Erie, PA 16508
Dimensions: Square Feet: 1,040
Acreage: 0.2206
Assessment Map Number: (19)-6229-418
Assess Value figure: \$91,560.00
Improvement thereon: Single Family Dwelling
Lois M. Vittit, Esquire
Attorney for Plaintiff
663 Fifth Street
Oakmont, PA 15139
(412) 281-1725

Oct. 29 and Nov. 5, 12

SALE NO. 15

Ex. #11224 of 2021

LAKEVIEW LOAN
SERVICING LLC, Plaintiff

v.

Douglas E. Stone, Defendant
DESCRIPTION

By virtue of Writ of Execution No. 11224-21, LAKEVIEW LOAN SERVICING LLC v. Douglas E. Stone, 1014 West 35th Street, Sixth Ward of the City of Erie, PA 16508, Tax Parcel No. 19061018022200. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$73,475.75.
Attorneys for Plaintiff:
Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Oct. 29 and Nov. 5, 12

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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

BRACE, BRETT A., deceased

Late of Waterford Borough, County of Erie and Commonwealth of Pennsylvania
Executor: Darrell L. Brace, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh, Jr., Esq., MARSH SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

DOBMEIER, GERARD J., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Co-administrators: Patricia Seapker and Gerard F. Dobmeier, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

MALLON, CHRISTINE MARIE, a/k/a CHRISTINE M. MALLON, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administratrix: Jacqueline L. Mallon, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

NICK, RODGER E., a/k/a RODGER EVERETT NICK, a/k/a RODGER NICK, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Ronald E. Nick, 11682 Route 97N, Lot 119, Waterford, PA 16441
Attorney: John M. Bartlett, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

PAYNE, ERIC T., deceased

Late of Summit Township, County of Erie, and State of Pennsylvania
Administratrix: Carrie A. Payne, 3755 Hamilton Road, Erie, PA 16510
Attorney: Tina Fryling, Esq., 4402 Peach Street, Suite 3, Erie, PA 16509

SAUERS-BAKER, BARBARA JEAN, a/k/a BARBARA J. SAUERS, deceased

Late of the City of Erie, Erie County
Administrator: John W. Baker
Attorney: Rachel A. George, Esq., Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

SMITH, MARGARET M., a/k/a MARGARET SMITH, deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Judith A. Smith
Attorney: David R. Rhodes, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

VAN HORN, RICHARD H., a/k/a RICHARD VAN HORN, deceased

Late of the City of Erie, Erie County
Executor: Stephen R. Van Horn
Attorney: Steven E. George, Esq., Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

VOGEL, IRENE F., deceased

Late of the Borough of North East, County of Erie, Commonwealth of Pennsylvania
Executrix: Marylou Osborne, c/o Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428
Attorney: Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428

SECOND PUBLICATION

BROSIOUS, JACQUILIN A., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Natalie M. Hansen, c/o Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506
Attorney: Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

**CAREY, MERLE A.,
deceased**

Late of North East Boro, Erie County, Commonwealth of Pennsylvania
Executor: Nathan S. Carey, P.O. Box 748, North East, PA 16428
Attorney: None

**DEEGAN, LEONARD F., a/k/a
LENNY F. DEEGAN, a/k/a
LENNY DEEGAN,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Administrator: Shawn M. Deegan, Sr., c/o Kenzie P. Ryback, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Kenzie P. Ryback, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DOMOWICZ, STANLEY J.,
deceased**

Late of the City of Erie
Executrix: Joyce Trejchel, c/o 731 French Street, Erie, PA 16501
Attorney: Angelo P. Arduini, Esquire, 731 French Street, Erie, PA 16501

**FINNELL, ROBERT
MILLARD, JR., a/k/a
ROBERT M. FINNELL, JR.,
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Co-administratrices: Leslie Finnell and Tiffany Laboski, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**FISK, BRADLEY R.,
deceased**

Late of the Borough of Union City, County of Erie, Pennsylvania
Co-executors: Robert M. Glenn and Cindy Conley, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

**JOHNSON, CLARK J.,
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Clark M. Johnson, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**KOMIS, NICHOLAS,
deceased**

Late of the Borough of North East, County of Erie, Commonwealth of Pennsylvania
Administrator: Andrew Komis, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**MANOUSAKIS, SPYRIDON,
deceased**

Late of Athens, Attica, Greece
Administratrix: Colleen R. Stumpf, Administrator, C.T.A., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**MYERS, WILLIAM,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Erickia Conway, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**PIUS, WANDA M., a/k/a
WANDA PIUS,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Pauline J. Zajac, c/o John J. Shimek, III, Esquire, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507
Attorney: John J. Shimek, III, Esquire, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507

**RICHIR, MARGARET M., a/k/a
MARGARET ROSE RICHIR,
a/k/a MARGARET R. RICHIR,
a/k/a MARGARET RICHIR,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Robert A. Wokulich, c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**ROBASKY, FRANK B., a/k/a
FRANK ROBASKY,
deceased**

Late of the Township of Elk Creek, County of Erie, Commonwealth of Pennsylvania
Executrix: Judith A. Mickle, 8670 Cranberry Road, Albion, PA 16401
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SCHMIDT, WALTER J.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Jerilyn Pascale, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**TRETTEL, JOHN F.,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Co-executors: Michael D. Trettel and J. Roger Trettel, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**UPLINGER, FOREST D.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Co-executors: Dale E. Uplinger and Steven C. Uplinger, c/o Spero Law Office, 3213 West 26th Street, Erie, Pennsylvania 16506
Attorney: Joseph B. Spero, Esquire, Spero Law Office, 3213 West 26th Street, Erie, Pennsylvania 16506

**WRIGHT, HERBERT G.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Laurie Thompson, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**WROBEL, LEONARD J.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executrix: Denise Boyles, c/o Mary Alfieri Richmond, Esq., 502 Parade Street, Erie, PA 16507
Attorney: Mary Alfieri Richmond, Esq., 502 Parade Street, Erie, PA 16507

THIRD PUBLICATION

**EBERT, BERTELLE J., a/k/a
BERTELLE EBERT,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Glenn D. Ebert, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

**JOINT, WILLIAM ELLSWORTH,
a/k/a WILLIAM E. JOINT, a/k/a
WILLIAM JOINT,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Administrator: Robert J. Joint, Jr., c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**KREGER, PAUL E., a/k/a
PAUL ELMER KREGER,
deceased**

Late of the Township of Lawrence Park, County of Erie, Commonwealth of Pennsylvania
Executor: Stephen T. Kreger, P.O. Box 11658, Blacksburg, VA 24063
Attorney: Valerie H. Kuntz, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**LEWIS, BERTHA M., a/k/a
BERTHA LEWIS, a/k/a
BERTHA MAE LEWIS,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Janet M. Kinney
Attorney: David R. Rhodes, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

**LEWKOWICZ, JOAN R.,
deceased**

Late of Fairview Township, County of Erie, and State of Pennsylvania
Administrator: Robert Lewkowicz, 75 N. Plymouth Ave., Rochester, NY 14614
Attorney: Tina Fryling, Esq., 4402 Peach Street, Suite 3, Erie, PA 16509

**LOMBARDO, RICHARD
ANTHONY, a/k/a
RICHARD A. LOMBARDO,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Co-Executrices: Antoinette M. Emanuel and Lia E. Peterson, c/o Marnen, Mioduszewski, Bordonaro, Wagner & Sinnott, LLC, 516 West Tenth Street, Erie, PA 16502
Attorney: Joseph E. Sinnott, Esq., Marnen, Mioduszewski, Bordonaro, Wagner & Sinnott, LLC, 516 West Tenth Street, Erie, PA 16502

**NIHLL, JESSICALYNN, a/k/a
JESSICALYNN NIHLL, a/k/a
JESSICA NIHLL,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

PERSONS, JAMES H., deceased

Late of Waterford Borough, County of Erie and Commonwealth of Pennsylvania

Executrix: Vickie L. Babcock, c/o W. Atchley Holmes, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: W. Atchley Holmes, Esq., MARSH, SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

STEINHAUSER, CHARLES A., deceased

Late of Fairview Township, County of Erie and Commonwealth of Pennsylvania

Administrator: Charles E. Steinhauer, c/o 504 State Street, Suite 300, Erie, PA 16501

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

WHITEHILL, DONA J., deceased

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

Executor: Keith C. Gourley, c/o Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508

Attorney: Darlene M. Vlahos, Esq., Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508

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MARK YOUR CALENDAR!

THURSDAY, DECEMBER 9, 2021

BAYFRONT CONVENTION CENTER,
1 SASSAFRAS PIER, ERIE

The ECBA Annual Membership Meeting will be held in-person and via Zoom.

For the safety of all attendees and guests, masks are required.

2:30 P.M.

THE CONSTITUTIONAL PATHWAY TO BLACK LIVES MATTER

1 ETHICS CLE CREDIT, \$47.00

Parris Jerome Baker, PhD, MSSA, Associate Professor, Gannon University & Director, Social Work, Mortuary Science, and Gerontology Programs

The impact and contributions of the U.S. Constitution on race relations in America and the appalling silence of good people (King, Jr., M. L., Letter from a Birmingham Jail. In Why We Can't Wait, 1964).

3:30 P.M. - BREAK

3:45 P.M.

AVOIDING LEGAL MALPRACTICE:

STEPS YOU CAN TAKE TO MINIMIZE YOUR RISKS

1 ETHICS CLE CREDIT, \$47.00

Scott R. Eberle, Esq., Burns White LLC

This program features information on a variety of issues that have been identified as common areas where attorneys can be exposed to liability or malpractice claims and focuses on steps to take to avoid, or at least mitigate, potential claims. The program will provide the perspective of a risk manager, addressing some of the scenarios attorneys may encounter as we move toward a post-COVID environment. Engagement letters, remote work, cloud computing and cybersecurity are among the chief topics. Attend and get tips on steps you can take to cover your practice and be prepared if a claim is asserted against you or your firm. *Attorneys who are insured through the Pennsylvania Bar Association Insurance Program, advised and administered by USI Affinity, have the ability to earn up to a 7.5% discount on their malpractice insurance by attending.*

4:45 P.M. - COCKTAIL BREAK

5:30 P.M.

2021 ECBA ANNUAL MEMBERSHIP MEETING

Nicholas R. Pagliari, Esq., ECBA Board President

Agenda with additional speakers to come.

6:30 P.M.

ECBA MEMBERSHIP APPRECIATION COCKTAIL RECEPTION

Compliments of the Erie County Bar Association!

All Annual Meeting attendees will receive a themed gift of appreciation the day of the event.

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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

GRANT T. MILLER..... (office) 814-878-5817
 Deputy Attorney General (mobile) 814-240-8845
 Insurance Fraud Section / Medicaid Fraud Control Section
 Office of the Attorney General of Pennsylvania
 4801 Atlantic Avenue
 Erie, PA 16506 grmiller@attorneygeneral.gov

DENISE C. PEKELNICKY..... 814-347-5593
 Law Office of Denise C. Pekelnicky (f) 814-347-5267
 93 West Main Street
 North East, PA 16428 denise@dcplawoffice.com

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Erie County Bar Association

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ECBA Members:
 \$100/hour (minimum 1 hour)
 M-F, 8:30 a.m. - 5:00 p.m.

WEEKLY WRAP-UP

November 5, 2021

DOJ's torpedoes are in the water: be your own monitor, or one will be appointed for you - Last week, at a gathering of the nation's top white collar criminal defense attorneys in Miami, Florida, Deputy Attorney General Lisa Monaco announced material changes to the way the Department of Justice will investigate, prosecute and resolve corporate cases in the years ahead. In sum, the Department has modified the structure of its investigative and advisory teams, and changed the basic rules as to how a company under investigation will be evaluated and, ultimately, punished. In addition, the DOJ has assembled a list of "recidivist" corporations that are likely targets for monitorships, and it doesn't take much to end up on that list. The DAG's remarks have landed with a splash: the sound of torpedoes hitting the water. Read more ... <https://www.natlawreview.com/article/doj-s-torpedoes-are-water-be-your-own-monitor-or-one-will-be-appointed-you>

Department of Labor updates (yet again) its Rules on paying tipped workers - On October 28, 2021, the U.S. Department of Labor (DOL) issued its Final Rule on tipped wages. As Presidential administrations have changed through the years, so too has the DOL's view regarding the circumstances under which employers can pay tipped workers less than the federal minimum wage. In the latest iteration of DOL policy on this issue — which goes into effect on December 28, 2021 — the Biden administration comes out firmly on the side of tipped employees. Read more ... <https://www.natlawreview.com/article/departement-labor-updates-yet-again-its-rules-paying-tipped-workers-us>

Pension tension - Luxottica Group, an Italian eyewear conglomerate with brands including Ray-Ban and Oakley, and its pension administrators were hit with an ERISA class action Monday in New York Eastern District Court. The suit, brought by Cohen Milstein Sellers & Toll; Feinberg, Jackson Worthman & Wasow; and Stris & Maher, contends that the company's pension plan used flawed methodology to calculate joint and survivor annuity benefits resulting in reduced payments. Counsel have not yet appeared for the defendants. The case is 1:21-cv-06072, *Duke v. Luxottica U.S. Holdings Corp. et al.*

Man awarded \$15K because employer didn't acknowledge his claustrophobia, now asking for \$283K in attorney's fees and costs - A Western Pennsylvania man who was awarded \$15,000 by a Pittsburgh jury after he sued his former employer, a fireworks company, for allegedly failing to accommodate his condition of claustrophobia, is now petitioning for a further award of more than \$283,000 in attorney's fees and costs. Read more ... <https://pennrecord.com/stories/611119497-man-awarded-15k-because-employer-didn-t-acknowledge-his-claustrophobia-now-asking-for-283k-in-attorney-s-fees-and-costs>

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<https://www.maloneyreedscarpittiandco.com/>



Thomson Reuters:

<https://www.thomsonreuters.com/en.html>

