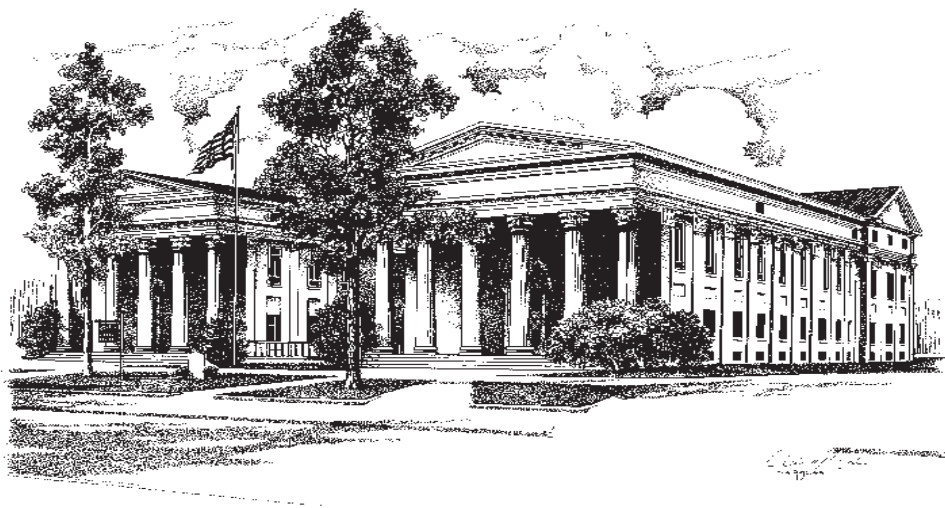


*Erie  
County  
Legal  
Journal*

July 2, 2010

Vol. 93 No. 27

USPS 178-360



---

93 ERIE 126 - 132  
Slawson, et al. v. Wilson, et al.

---

# Erie County Legal Journal

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

Managing Editor: Paula J. Gregory

Associate Editor: Heidi M. Weismiller

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

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Erie County Bar Association nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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

## INDEX

<b>NOTICE TO THE PROFESSION</b> .....	4
<b>OPINION</b> .....	6
<b>COURT OF COMMON PLEAS</b>	
Articles of Amendment .....	13
Incorporation Notices .....	13
Organization Notices .....	13
Legal Notice .....	13
Sheriff Sales .....	15
<b>ORPHANS' COURT</b>	
Audit List .....	25
Estate Notices .....	26
<b>CHANGES IN CONTACT INFORMATION FOR ECBA MEMBERS</b> ---	29

ERIE COUNTY LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2010©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

# Erie County Bar Association

## Calendar of Events and Seminars

### WEDNESDAY, JULY 7, 2010

*Social Security Disability: The Basics*

PBI Groupcast Seminar

Erie County Bar Association

9:00 a.m. - 1:15 p.m. (8:30 a.m. reg.)

\$224 (member) \$204 (admitted after 1/1/06)

\$244 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$199 (member) \$179 (admitted after 1/1/06) \$219 (nonmember) 4 hours substantive*

### THURSDAY, JULY 8, 2010

*Handling the Sexual Harassment Case*

PBI Video Seminar

Erie County Bar Association

9:00 a.m. - 1:30 p.m. (8:30 a.m. reg.)

\$129 (member) \$109 (admitted after 1/1/06)

\$149 (nonmember)

4 hours substantive

### WEDNESDAY, JULY 14, 2010

*Boating Law Liability*

PBI Groupcast Seminar

Erie County Bar Association

12:00 p.m. - 4:15 p.m. (11:30 a.m. reg.)

*Lunch Included*

\$244 (member) \$224 (admitted after 1/1/06)

\$264 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$219 (member) \$199 (admitted after 1/1/06) \$239 (nonmember) 4 hours substantive*

### THURSDAY, JULY 15, 2010

*Outsourcing*

PBI Groupcast Seminar

Erie County Bar Association

9:00 a.m. - 1:15 p.m. (8:30 a.m. reg.)

\$234 (member) \$214 (admitted after 1/1/06)

\$254 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$209 (member) \$189 (admitted after 1/1/06) \$229 (nonmember) 4 hours substantive*

### TUESDAY, JULY 20, 2010

*Common Estate Planning Blunders - How to Correct and Avoid Them*

PBI Groupcast

Erie County Bar Association

9:00 a.m. - 1:30 p.m. (8:30 a.m. reg.)

\$224 (member) \$204 (admitted after 1/1/06)

\$244 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$199 (member) \$179 (admitted after 1/1/06) \$219 (nonmember) 3 hours substantive / 1 hour ethics*

### WEDNESDAY, JULY 21, 2010

*Understanding Easements in Pennsylvania*

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. - 12:45 p.m. (8:00 a.m. reg.)

\$244 (member) \$224 (admitted after 1/1/06)

\$264 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$219 (member) \$199 (admitted after 1/1/06) \$239 (nonmember) 4 hours substantive*

### THURSDAY, JULY 22, 2010

*Ohlbaum on Evidence Advocacy:*

*Using the Rules of Evidence to Persuade*

PBI Groupcast Seminar

Bayfront Convention Center

8:30 a.m. - 3:30 p.m. (8:00 a.m. reg.)

*Lunch Included*

\$344 (member) \$324 (admitted after 1/1/06)

\$364 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$319 (member) \$299 (admitted after 1/1/06) \$339 (nonmember) 5 hours substantive / 1 hour ethics*

### 2010 BOARD OF DIRECTORS

J.W. Alberstadt, Jr., President

Lisa Smith Presta, First Vice President

Donald F. Fessler, Jr., Second Vice President

Mary Payton Jarvie, Past President

Thomas J. Buseck, Treasurer

Neal R. Devlin, Secretary

John W. Draskovic  
Brian J. Krowicki  
Richard A. Lanzillo

Craig A. Markham  
John C. Melaragno  
Melissa LaFata Pagliari  
John M. Quinn, Jr.

Richard T. Ruth  
Edwin W. Smith  
Richard A. Vendetti

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

JULY 2010 NOTICE

The following is a list of *July through September 2010* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: *www.pawb.uscourts.gov*. **The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.**

**ERIE CH. 13 AND CH. 7 CASES**

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

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

Wednesday, July 14, 2010	1:30 p.m.: Open for all Erie matters
Wednesday, August 4, 2010	2:00 p.m.: Open for all Erie matters
Wednesday, August 18, 2010	2:30 p.m.: Open for all Erie matters*
Wednesday, September 15, 2010	

(Sale, Financing and Extend/Impose Stay Motions scheduled at this time)

\* ALL Chapter 12 matters are to be scheduled for 2:30 p.m.

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

NOTE: As of September 9, all Chapter 7 matters are to be scheduled at 10:30 a.m., 11:00 a.m., or 11:30 a.m.

Thursday, July 15, 2010	Thursday, September 9, 2010
Thursday, July 29 2010	Friday, September 24, 2010
Thursday, August 12, 2010	10:30 a.m.: Open for all Erie matters
Thursday, August 26, 2010	11:00 a.m.: Open for all Erie matters
2:00 p.m.: Open for all Erie matters	11:30 a.m.: Sale Motions at this time, only
2:30 p.m.: Open for all Erie matters	

**ERIE CHAPTER 11 CASES**

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

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

John J. Horner  
Clerk of Court

Jul. 2

**ERIE COUNTY LAW FIRM SEEKS ASSOCIATE** for civil and matrimonial litigation. 1-5 years experience is preferred. Candidates must be motivated, have good interpersonal skills and have excellent research and writing skills. The position includes a competitive salary and benefit package, including retirement benefits, a vacation package, and medical and life insurance. Please email your cover letter and resume to the Erie County Legal Journal at [pjgregory@eriebar.com](mailto:pjgregory@eriebar.com). All inquiries will be kept strictly confidential.

Jul. 2, 9, 16

## THE PENNSYLVANIA DEFENSE INSTITUTE

Proudly Presents a Continuing Legal Education Program:

### “Key Insurance Law Developments 2010”

**Thursday, July 15, 2010**

Sheraton Station Square Hotel  
Pittsburgh, Pennsylvania

1:30 P.M. – 4:45 P.M. Registration begins at 1:00 P.M.

**Cost: \$125**

3 Substantive CLE Credits

Our annual up-to-the-minute program on important insurance law issues. Experienced local counsel will present updates on:

- Compliance with Medicare and DPW liens
- Auto UI/UM law
- Insurance bad faith law
- Federal and state ADR

For information, an agenda and registration information, please contact PDI at 800-734-0737 (phone), 800-734-0732 (fax) or at [coled01@padefense.org](mailto:coled01@padefense.org).

For over 50 years, **USI Affinity** has been administering insurance and financial programs to attorneys and other professionals.

Our programs include:

- Professional Liability
- Health Insurance
- Life Insurance
- Short-Term Disability
- Long Term Disability



**Contact us today** at  
(800)327-1550  
or visit our website at  
[www.usiaffinity.com](http://www.usiaffinity.com)



**CHRISTOPHER M. SLAWSON and ASLAN SLAWSON,  
his wife, Plaintiffs**

**v.**

**RYAN WILSON; RYAN TITUS; JUSTIN BINNEY; and  
CABURN'S INC., t/d/b/a THE CAB BAR & GRILL, Defendants**

*CIVIL PROCEDURE / MOTION FOR SUMMARY JUDGMENT*

In a motion for summary judgment, the nonmoving party may not rest upon the mere allegations or denials of its pleadings, but must set forth by affidavit, or otherwise, specific facts showing summary judgment is not appropriate.

*ACTS OR OMISSIONS CONSTITUTING NEGLIGENCE / OTHER  
NEGLIGENCE ACTS OR OMISSIONS*

A tavern is in violation of the Pennsylvania Dram Shop Act if it (or any of its employees, servants, or agents) sells any alcoholic beverages to a visibly intoxicated defendant; such a violation, in addition to being unlawful, is negligence per se.

*OTHER NEGLIGENCE ACTS OR OMISSIONS / CRITERIA FOR  
PROXIMATE CAUSE*

In order to succeed on a theory of dram shop liability, a plaintiff injured by a visibly intoxicated defendant must show: (1) The tavern served alcoholic beverages to the visibly intoxicated defendant and (2) such service was the proximate cause of plaintiff's injuries.

*NEGLIGENCE / EVIDENCE ADMISSIBLE AS TO NEGLIGENCE*

Eyewitness evidence that an individual was served alcohol when they were visibly intoxicated is not necessary to prove dram shop liability. Circumstantial evidence of a defendant's intoxication before, during, and immediately after his stay at a bar along with the defendant's admission of purchasing alcohol therein is such that reasonable minds may differ whether the defendant was visibly intoxicated when he paid for and received drinks from a bartender at the bar.

*NEGLIGENCE / ACTS OR OMISSIONS CONSTITUTING  
NEGLIGENCE*

A possessor of land who holds it open to the public for his business purposes is subject to liability for physical harm caused by the accidental, negligent or intentionally harmful acts of third persons by the failure of the possessor to exercise reasonable care to (a) discover that such acts are being done or are likely to be done, or (b) give a warning adequate to enable the visitors to avoid the harm, or otherwise protect them against it.

*NEGLIGENCE / DUTY*

A possessor of land who holds it open to the public is not an insurer of a visitor's safety unless and until he has reason to know that the acts of a third person are about to occur, and his ability to know, or have reason to

know, such acts are about to occur may be based on his past experience that such acts may occur, even if he has no reason to expect it on the part of any particular individual, especially if the place or character of his business is such that he should reasonably anticipate the act.

*CIVIL PROCEDURE / MOTION FOR JUDGMENT ON PLEADINGS*

The moving party shall file a motion for judgment on the pleadings, together with a supporting brief, with the Prothonotary and a copy of the motion and brief shall be contemporaneously served by the moving party upon all counsel of record and upon the assigned judge. If the brief of the moving party is not filed within the time periods above stated, unless the time shall be extended by the Court or by stipulation, the Court may then dismiss the motion where the moving party has failed to comply.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,  
PENNSYLVANIA                                      CIVIL DIVISION                                      No. 12967-2007

Appearances: William J. Kelly, Jr., Esq., Attorney for Christopher  
and Aslan Slawson  
Eric J. Purchase, Esq., Attorney for Justin Binney  
Mark E. Mioduszewski, Esq., Attorney for Caburn's Inc.  
S.E. Riley Jr., Esq., Attorney for Ryan Wilson

**OPINION**

Connelly, J., April 29, 2010

This matter is before the Court pursuant to a Motion for Summary Judgment filed by Caburn's Incorporated, t/d/b/a The Cab Bar and Grill (hereinafter "Defendant Caburn") and two separate Motions for Judgment on the Pleadings filed by Defendant Caburn and Ryan Wilson (hereinafter "Defendant Wilson"). Christopher and Aslan Slawson (hereinafter "Plaintiffs")<sup>1</sup> oppose Defendant Caburn's Motion for Summary Judgment, while Justin Binney (hereinafter "Defendant Binney") opposes Defendant Caburn's Motion for Judgment on the Pleadings.<sup>2</sup> Defendant Wilson's Motion is unopposed.

**Statements of Fact**

Plaintiff and Martin Lepkowski attended a party hosted at Defendant Caburn's property, the Cab Bar and Grill (hereinafter "The Cab"), on August 13, 2005, which they left at some point to investigate a plane crash that had occurred east of the Erie Airport. *Plaintiffs' Response to Defendant Caburn's Motion for Summary Judgment*, p. 2. After their

---

<sup>1</sup> As the present litigation largely focuses on Christopher Slawson, "Plaintiff" shall hereinafter refer only to him unless otherwise noted, e.g., "Plaintiff Aslan Slawson."

<sup>2</sup> Though entitled as a brief in opposition to Defendant Caburn's Motion for Summary Judgment, reading the document reveals it to be an opposition brief to Defendant Caburn's Motion for Judgment on the Pleadings. See, *Brief of Justin Binney in Opposition to Motion for Summary Judgment Filed on Behalf of Defendant, Caburn's Inc.*, pp. 1-4.



"investigation," Plaintiff and Mr. Lepkowski picked up a subjectively upset, agitated, and "pretty intoxicated" Defendant Binney,<sup>3</sup> who had been fighting with his father prior to consuming "a couple" of alcoholic drinks: to-wit, Jack and Cokes. *Id. at 3, Ex. 2; Brief of Defendant Caburn's Inc., t/d/b/a/ the Cab Bar and Grill, in Support of Motion for Summary Judgment, p. 23.* Plaintiff, Mr. Lepkowski, and Defendant Binney returned to The Cab sometime in between 11:30 p.m. and 12:30 a.m., and remained there until roughly 2:00 a.m. *Plaintiffs' Response to Defendant Caburn's Motion for Summary Judgment, p. 3.* It was during this time that Defendant Binney admitted to paying for, and consuming, approximately five (5) more Jack and Cokes and two (2) shots composed of Jaegermeister and Red Bull energy drink before exiting The Cab with Plaintiff. *Id. at 3-4.*

Also attending The Cab that evening from 10:00 or 11:00 p.m. until 2:00 a.m., were Defendant Wilson, Ryan Titus (hereinafter "Defendant Titus"),<sup>4</sup> and Dane Mong. *Id. at 5, 7.* Mr. Mong, Defendant Wilson, and Defendant Titus collectively consumed at least five (5) pitchers of beer at The Cab throughout their four (4) to five (5) hour stay. *Id. at 7.* Defendants Wilson and Titus were outside The Cab at 2:00 a.m. in the parking lot allegedly talking about a game of pool they had just played, when (as mentioned above) Defendant Binney and Plaintiff emerged from inside the bar. *Id. at 5-6; Complaint, ¶ 29.*

Defendants Wilson and Titus each believed Defendant Binney was intoxicated, acting like a "typical drunk." *Plaintiffs' Response to Defendant Caburn's Motion for Summary Judgment, p. 6.* At that moment, or shortly thereafter, a derogatory comment was made by either Defendant Wilson or Titus, which Defendant Binney believed was directed towards him. *Plaintiffs' Response to Defendant Caburn's Motion for Summary Judgment, p. 5; Complaint, ¶ 28.* Defendant Binney challenged both Defendants Wilson and Titus to a "martial arts" fight despite the difference of four (4) and seven (7) inches in height and an aggregate two hundred eighty-nine (289) pounds in weight between him and Defendants Wilson and Titus. *Plaintiffs' Response to Defendant Caburn's Motion for Summary Judgment, p. 6; Complaint, ¶ 35.* After Defendant Binney attempted an errant swing at Defendant Wilson, Defendant Titus stepped in and knocked out Defendant Binney with one punch. Defendant Wilson did the same thereafter to Plaintiff. *Id.* Defendants Wilson and Titus left the scene, were later questioned by Millcreek Township Police Officers, and ultimately admitted their complicity in the conflict outside of The Cab. *Id. at 7.*

---

<sup>3</sup> Defendant Binney is 5'8" tall and weighs approximately 141 lbs. *Plaintiffs' Response to Defendant Caburn's Motion for Summary Judgment, fn. 3.*

<sup>4</sup> Defendant Wilson is 6'3" tall and weighs approximately 230 pounds. *Id.* Defendant Titus is 6'0" tall and weighs approximately 200 pounds. *Id.*



Analysis of Law**I. DEFENDANT CABURN'S MOTION FOR SUMMARY JUDGMENT**

Any party may move for summary judgment, in whole or in part, after the relevant pleadings are closed. *See, Ertel v. The Patriot-News Co.*, 674 A.2d 1038 (Pa. 1996); *cert. denied*, 519 U.S. 1008 (1996). Summary judgment is appropriate when the facts contained in the record<sup>5</sup> are so clear that reasonable minds could not differ as to whether: genuine issues of material fact exist with regard to a necessary element of the cause of action or defense (that could be established by additional discovery or expert report); or whether an adverse party (who will bear the burden of proof at trial) has produced evidence of facts essential to their prima facie cause of action or defense which would require the issues be submitted to a jury. *Pa.R.C.P. 1035.2*; *Stimmler v. Chestnut Hill Hosp.*, 981 A.2d 145, 153-54 (Pa. 2009); *Weaver v. Lancaster Newspapers, Inc.*, 926 A.2d 899 (Pa. 2007).

It is the moving party's burden to prove summary judgment is appropriate, and all doubts as to such shall be resolved against it. *See, Ertel*, 674 A.2d at 1041. However, this is not to say the nonmoving party may rest upon the mere allegations or denials of its pleadings, but must set forth by affidavit, or otherwise, specific facts showing summary judgment is not appropriate. *See, Id.* at 1042; *Burger v. Owens III., Inc.*, 966 A.2d 611, 619-20 (Pa. Super. 2009).

The Court must not only examine the record in a light most favorable to the nonmoving party, but it must also accept as true all well-pled facts in the nonmoving party's pleadings. *Brecher v. Cutler*, 578 A.2d 481, 483-84 (Pa. Super. 1990); *citing, Green v. K & K Ins. Co.*, 566 A.2d 622, 623 (Pa. 1989). To that end, the Court has viewed the record in a light most favorable to the nonmoving parties, and has weighed applicable law as it relates to the facts of this case along with the merit of the arguments presented by each of the parties in determining whether summary judgment is proper as to Defendant Caburn's Motion for Summary Judgment.

Defendant Caburn contends it is entitled to judgment, not only because it did not serve alcohol to a visibly intoxicated Defendant Binney, but also because it did not owe Plaintiff a duty to protect him against injury from its other patrons. *Motion for Summary Judgment*, ¶ 5; *see, Brief of Defendant, Caburn's Inc., t/d/b/a the Cab Bar and Grill, in Support of Motion for Summary Judgment*, pp. 4, 19; *Reply Brief of Defendant, Caburn's Inc., in Support of Motion for Summary Judgment*, pp. 2.

---

<sup>5</sup> The "record" includes: pleadings, depositions, answers to interrogatories, admissions on file, together with the affidavits, and reports signed by an expert witness that would, if filed, comply with Civil Rule 4003.5(a)(1), whether the reports have been produced in response to interrogatories. *Pa.R.C.P. 1035.1*.

Therefore, in order to determine whether Defendant Caburn is entitled to its requested relief, the Court shall specifically address if genuine issues of fact exist as to whether Defendant Binney was visibly intoxicated, and whether Defendant Caburn owed Plaintiff a duty to protect him against injury from other patrons of The Cab.

The Cab is in violation of the Pennsylvania Dram Shop Act if it (or any of its employees, servants, or agents) sold any alcoholic beverages to a visibly intoxicated Defendant Binney. *See*, 47 P.S. § 4-493(1). Such a violation, in addition to being unlawful, is negligence *per se*. *Id.*; *see*, *Johnson v. Harris*, 615 A.2d 771, 775 (Pa. Super. 1992). Therefore, in order to succeed on a theory of Dram Shop Liability, Plaintiff must ultimately show: (1) The Cab served alcoholic beverages to a visibly intoxicated Defendant Binney and (2) such service was the proximate cause of Plaintiff's injuries. *See*, *Holpp v. Fez, Inc.*, 656 A.2d 147, 151 (Pa. Super. 1995)(finding a plaintiff may be a third party proximately injured as a result of the visibly intoxicated patron's actions); *McDonald v. Marriott Corp.*, 564 A.2d 1296, 1298 (Pa. Super. 1989).

Defendant Caburn, itself, notes in its Supporting Brief that at least three people - Plaintiff, Defendant Wilson, and Defendant Titus - observed Defendant Binney to be intoxicated at various stages throughout the evening, i.e., before, during, and/or after his presence inside of The Cab. Corroborating such observations, the record also reflects Defendant Binney had been drinking alcoholic beverages prior to entering The Cab. Furthermore, Defendant Binney continued to imbibe therein, admitting to purchasing even more drinks for himself. The record also shows Defendant Binney was quick to engage two men (each much larger than he) in "martial arts" fisticuffs almost immediately after exiting The Cab without ascertaining whether the alleged derogatory comment was actually directed towards him.

Although Defendant Binney claims The Cab served him his drinks, the record does not directly reflect that an eyewitness saw a bartender at The Cab serve him. However, such a witness is not presently necessary for the Court to render a decision on Defendant Caburn's Motion. *See*, *Fandozzi v. Kelly Hotel, Inc.*, 711 A.2d 527, 527 (Pa. Super. 1998)(holding eyewitness evidence that an individual was served alcohol while they were visibly intoxicated is not necessary to prove dram shop liability). The circumstantial evidence of Defendant Binney's possible intoxication before, during, and immediately after his stay at Defendant Caburn's establishment along with his admission of purchasing alcohol therein, is such that reasonable minds may differ whether Defendant Binney was visibly intoxicated while he paid for and received his drinks from a bartender at the Cab. Thus, genuine issues of material fact exist in this regard.

As previously noted, a violation of the Pennsylvania Dram Shop Act is negligence *per se*. *Johnson v. Harris*, 615 A.2d at 775. Further,

Restatement (Second) of Torts, § 344 has been adopted as law by Pennsylvania Courts, and reads as follows:

A possessor of land who holds it open to the public . . . for his business purposes is subject to liability . . . for physical harm caused by the accidental, negligent or intentionally harmful acts of third persons . . . by the failure of the possessor to exercise reasonable care to (a) discover that such acts are being done or are likely to be done, or (b) give a warning adequate to enable the visitors to avoid the harm, or otherwise protect them against it.

*Moran v. Valley Forge Drive-In Theater, Inc.*, 246 A.2d 875, 878 (Pa. 1968). Such a possessor, however, is not an insurer of a visitors safety unless and until he has reason to know that the acts of a third person are about to occur. *Restatement (Second) of Torts § 344, cmt. f.* His ability to know, or have reason to know, such acts are about to occur may be based on his past experience that such acts may occur, even if he has no reason to expect it on the part of any particular individual. *Id.* This is especially true if the place or character of his business is such that he should reasonably anticipate the act, which led to the injury. *Id.*

In addition to, and anchored in, the above analysis regarding visible intoxication, the Court finds that reasonable minds may also differ whether Defendant Caburn, as an operator of a drinking establishment (possessing implicit experience in the actions of intoxicated patrons), should reasonably anticipate the actions and consequences that may arise out of serving a questionably irate and visibly intoxicated Defendant Binney. Thus, a genuine issue of material fact also exists regarding Defendant Caburn's duty to protect Plaintiff from its patrons.

**II. DEFENDANTS CABURN'S and WILSON'S MOTIONS FOR JUDGMENT ON THE PLEADINGS**

The Erie County Local Rules of Civil Procedure provide the following in regard to motions for judgment on the pleadings:

The moving party shall file a motion for judgment on the pleadings, together with a supporting brief, with the Prothonotary and a copy of the motion and brief shall be contemporaneously served by the moving party upon all counsel of record and . . . upon the assigned judge.

. . . .

If the brief of . . . the moving party . . . is not filed within the time periods above stated, unless the time shall be extended by the Court or by stipulation, the Court may then . . . Dismiss the motion where the moving party has failed to comply.

*Erie L.R. 1034(a)(1),(4)(A).* Though opposed by Defendant Binney, Defendant Caburn's Motion for Judgment on the Pleadings was not

accompanied by a brief in support thereof that was either filed with the Prothonotary, or contemporaneously served upon the Court. The Court, neither extending the time period for filing of the brief nor receiving a stipulation thereto, shall dismiss Defendant Caburn's Motion for Judgment on the Pleadings, as a supporting brief was not contemporaneously filed together with the Motion as required by the Erie County Local Rules of Civil Procedure.

Defendant Wilson's Motion for Judgment on the Pleadings requests that the Court grant in his favor by dismissing Defendant Binney's crossclaim. *See, Binney Answer, New Matter and Cross-Claim*, ¶¶ 96-97. Defendant Wilson's Motion is grounded in the notion that Defendant Binney's crossclaim contains a request for recovery of damages for his injuries that resulted from the fight between the parties, and that such a claim is barred by the applicable statute of limitations. *Wilson Motion for Judgment on the Pleadings*, ¶ 3; *Wilson Brief in Support for Motion for Judgment on the Pleadings*, pp. 1-2; *citing, 42 Pa.C.S.A. § 5524*. While Defendant Wilson may possibly be correct that Defendant Binney is not entitled to recovery of damages for his injuries, Defendant Binney's crossclaim makes no such contention. Instead, the crossclaim pertains to Plaintiffs' injuries. Defendant Binney alleges Defendant Wilson "is solely and directly liable to [Plaintiffs] for and on account of any and all injuries, losses or damages allegedly sustained by them," or in the alternative "liable to [Defendant Binney] for contribution and/or indemnity" as to damages relating to Plaintiffs' injuries. *Binney Answer, New Matter and Cross-Claim*, ¶¶ 96-97.

Defendant Wilson has constructed an argument against a non-existent request, which he alleges is contained in Defendant Binney's crossclaim. Therefore, whether a party may recover damages for injuries outside of the applicable statute of limitations pursuant to 42 Pa.C.S.A. § 5524 is immaterial as to Defendant Binney's crossclaim. As a result, the Motion is dismissed.

### **ORDER**

**AND NOW, TO-WIT**, this 29th day of April, 2010, it is hereby **ORDERED, ADJUDGED, AND DECREED** that, for the reasons set forth in the foregoing Opinion, Defendant Caburn's Motions for Summary Judgment and Judgment on the Pleadings, along with Defendant Wilson's Motion for Judgment on the Pleadings are **DENIED**.

**BY THE COURT:**

*/s/ Shad Connelly, Judge*

**ARTICLES OF AMENDMENT**

1. The name of the corporation is: Family First Sports Park Corp.  
2. The corporation's registered office is: 8155 Oliver Road, Erie, PA 16509  
3. The name of the corporation is changed to: Pennsylvania Academy Corp.  
4. The association entitled to the benefit of the Consent of Name is: FFSP, LLC.  
5. Articles of Amendment were filed with the Pennsylvania Department of State on May 14, 2010.  
David F. Dieteman, Esq.  
Dieteman Law Office  
100 State Street, Suite 210  
Erie, PA 16507

Jul. 2

**ARTICLES OF AMENDMENT**

Summit Auto Auction & Notary, Inc., has changed it's name to Summit Auto, Inc. under the provisions of the Business Corporation Law of 1988.  
Thomas J. Ruth, Esq.  
43 North Main Street  
Union City, Pennsylvania 16438

Jul. 2

**INCORPORATION NOTICE**

Notice is hereby given that Absolute Construction and Services, Inc. has been incorporated under the Business Corporation Law of 1988.  
Gery T. Nietupski, Esquire  
Law Offices of Gery T. Nietupski, Esquire, LLC  
818 State Street, Suite A  
Erie, Pennsylvania 16501

Jul. 2

**INCORPORATION NOTICE**

Notice is hereby given that Allied Pediatric Health of Erie has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Jul. 2

**INCORPORATION NOTICE**

Erie Sports Academy, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.  
The McDonald Group, L.L.P.  
456 West Sixth Street  
P.O. Box 1757  
Erie, PA 16507-0757

Jul. 2

**INCORPORATION NOTICE**

Notice is hereby given that Fuller Custodial Services, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.  
James R. Steadman, Esquire  
24 Main Street East  
P.O. Box 87  
Girard, PA 16417

Jul. 2

**INCORPORATION NOTICE**

Notice is hereby given that Iron Wings M.C., Inc., has been incorporated under the provisions of the Business Corporation Law of 1988.  
D. Christopher Meyers, Esq.  
425 W. Tenth Street  
Erie, PA 16502

Jul. 2

**ORGANIZATION NOTICE**

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania for EJH ENTERTAINMENT LLC, a domestic limited liability company, which has been organized under the provisions of the Limited Liability Company Law of 1994.  
John R. Falcone, Esq.  
The Gideon Ball House  
135 East 6th Street  
Erie, Pennsylvania 16501

Jul. 2

**ORGANIZATION NOTICE**

Notice is hereby given that Promachining & Technology, LLC has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, Et Seq.  
Jeffrey G. Herman, Esq.  
Herman & Herman, LLC  
412 High Street  
Waterford, PA 16441

Jul. 2

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
IN THE MATTER OF THE ADOPTION OF E.M.R.  
Orphans' Court Division  
No. 55 In Adoption 2010  
TO: UNKNOWN FATHER  
At the instance of JAY L. RICHARDS and NANCY L. RICHARDS, the petitioners in the above case, you, UNKNOWN FATHER, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphans' Court of Erie County, Pennsylvania, at the Erie County Court House, Court Room No. G-222, City of Erie, Pennsylvania, on July 22, 2010 at 9:50 a.m., and then and there show cause, if any you have, why your parental rights to E.M.R., a minor female child, born February 28, 1996, at Metro Hospital, Erie, Pennsylvania, should not be terminated, in accordance with the Petition For Involuntary Termination Of Parental Rights filed on June 10, 2010 at the above term and number. The Petition alleges you, by conduct continuing for a period of at least six (6) months immediately preceding the filing of the petition, either have evidenced a settled purpose of relinquishing parental claim to the child or have failed or refused to perform parental duties. You hereby are notified that the Confirmation of Consent of the Natural Mother of E.M.R., a minor female child, also will take place on July 22, 2010 at 9:30 a.m. before the

Honorable Stephanie Domitrovich. Your presence is required at the hearing. You are warned that if you fail to appear at the hearing or object to the termination of your rights or fail to file a written objection to such termination with the court prior to the hearing, the hearing will go on without you and your rights may be terminated without you being present.

If it is your intention to contest these proceedings you, or your attorney, are further directed to immediately notify the Family/Orphans' Court Administrator, Room 205, Erie County Court House, Erie, PA 16501 or at (814) 451-6251.

You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or can not afford one, go

to or telephone the office set forth below to find out where you can get legal help.

Lawyers' Referral Service  
 PO Box 1792  
 Erie, Pennsylvania 16507  
 (814) 459-4411  
 Jeffrey J. Jewell, Esquire  
 731 French Street  
 Erie, Pennsylvania 16501  
 Telephone: (814) 452-3151

Jul. 2

\_\_\_\_\_

**RICHARD N. LETTIERI, ESQ.**  
**E-DISCOVERY COUNSEL**

**Lettieri Law Firm, LLC**  
 1620 King James Drive  
 Pittsburgh, Pa. 15237  
 412-364-7255 (Office)  
 rlettierilaw@live.com  
 www.lettierilaw.com

**RICHARD N. LETTIERI, ESQ.**



**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

**July 16, 2010  
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they **MUST** possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

Bob Merski  
Sheriff of Erie County  
Jun. 25 and Jul. 2, 9

**SALE NO. 1**

**Ex. #15804 of 2009**  
**LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2006-OPT1, Plaintiff**

v.

**Todd Dewey, Defendant(s)**  
**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the First Ward, City of Corry, Erie County, Pennsylvania, bounded and described as follows, to-wit: Commencing at a point of intersection on the south line of Chestnut Street with the west line of East Street at a stake; Thence westerly along the north line of

Chestnut Street; about eighty (80) feet to the southeast corner of land now or formerly owned by Earnest J. Morris; Thence northerly along said Morris near line, one hundred fifty-six and one-half (156 ½) feet to a stake, in the south line of land now or formerly of Clarence M. Day; Thence easterly along said Day's south line, eighty (80) feet to a stake in the west line of East Street; Thence southerly along the west line of East Street, about one hundred fourteen and one-fourth (114 ¼) feet to the north line of Chestnut Street, the place of beginning, be the same more or less.

Tax Parcel ID: (5) 32-162-3  
Address: 49 Chestnut Street, Corry, PA 16407

BEING KNOWN AS: 49 Chestnut Street, Corry, PA 16407

PROPERTY ID NO.: (05) 32-162-3  
TITLE TO SAID PREMISES IS VESTED IN Todd Dewey, single by Deed from Peggy E. Chelton, single dated 06/16/2006 recorded 06/21/2006 in Deed Book 1338 Page 598.

Udren Law Offices, P.C.  
Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Jun. 25 and Jul. 2, 9

**SALE NO. 2**

**Ex. #11039 of 2010**  
**Bank of America, N.A., Plaintiff**

v.

**Keith Hough, Defendant(s)**  
**LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lot No. Fifteen (15) in Block "H" of Andrews Land Company Subdivision of Reserve Tract No. 33 as shown upon a map or plot of said subdivision recorded in the office of the Recorder of Deeds of Erie County in Map Book 1, pages 374 and 375.

Having erected thereon a dwelling house and being commonly known as 933 East 29th Street, Erie, Pennsylvania, and being further

identified as Erie County Tax Parcel Index No. (18) 5053-117. Being the same premises as conveyed to the mortgagor(s) herein by deed recorded this date.

BEING KNOWN AS: 933 East 29th Street, Erie, PA 16504

PROPERTY ID NO.: E9NE2A-6-10  
TITLE TO SAID PREMISES IS VESTED IN Keith Hough by Deed from Stephen M. Erdos and Leann K. Edros [sic], husband and wife dated 11/30/2005 recorded 12/01/2005 in Deed Book 1290 Page 2269.

Udren Law Offices, P.C.  
Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Jun. 25 and Jul. 2, 9

**SALE NO. 3**

**Ex. #11038 of 2010**  
**Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-4, Plaintiff**

v.

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

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the public road known as the Station Road at the southeast corner of land of George Evans, from thence north along said Evans' land ninety (90) rods; thence east along the lands of Mrs. Ella Orton forty-eight and five-sixths (48 5/6) rods to a point being northeast corner of land herein conveyed, from thence south by land of George B. Moore ninety (90) rods to the aforesaid public highway, from thence along the center of this highway west forty-eight and five-sixth (48 5/6) rods to



the place of beginning. This land being a part of Tract Number one hundred and fifteen (115).

SUBJECT to all restrictions, 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.

UNDER and subject to outsale recorded at Deed Book Volume 986, Page 439 recorded August 2, 1968. BEING KNOWN and designated as Parcel No. (26) 8-22-15 in the Deed Registry Office of Erie County, more commonly known as 9458 Station Road.

BEING the same premises which Cynthia D. Maines and William D. Maines her husband, by Cynthia D. Maines his Attorney-in-Fact by Deed dated August 2, 2002 and recorded August 2, 2002 in Erie County Deed Book 907 Page 1150 granted and conveyed unto Cynthia D. Maines, in fee.

BEING KNOWN AS: 9458 Station Road, North East, PA 16428

PROPERTY ID NO.: E9NE2A-6-10 TITLE TO SAID PREMISES IS VESTED IN Cynthia D. Maines by Deed from Cynthia D. Maines and William D. Maines, her husband, by Cynthia D. Maines his Attorney-in-Fact dated 08/02/2002 recorded 08/02/2002 in Deed Book 907 Page 1150.

Udren Law Offices, P.C.

Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Jun. 25 and Jul. 2, 9

**SALE NO. 4**

**Ex. #10411 of 2010**

**Regency Finance Company  
t/d/b/a F.N.B. Consumer Discount  
Company, Plaintiff  
v.**

**Dale R. Pierce, Defendant**

All that certain property situated in the City of Erie, Ward 5, in the County of Erie and Commonwealth of Pennsylvania, being described as follows: Lot 334 in Burton Terrace Subdivision. Being more fully described in a Deed

dated 05/18/1995 and recorded 05/19/1995, among the land records of the County and State set forth above, in Deed Volume 384 and Page 487.

Address: 2317 Downing Road, Erie, PA 16501

Tax Map or Parcel ID NO.:  
18-5125-319

Culbertson, Weiss, Schetroma  
and Schug, P.C.

Dearald W. Shuffstall, II, Esquire

Nathaniel I. Holland, Esquire

201 Chestnut Street, Suite 200

Meadville, PA 16335

(814) 336-6400

Jun. 25 and Jul. 2, 9

**SALE NO. 5**

**Ex. #10412 of 2010**

**Regency Finance Company  
t/d/b/a F.N.B. Consumer Discount  
Company, Plaintiff  
v.**

**Dale R. Pierce, Defendant**

All that certain property situated in the City of Erie, Ward 2, in the County of Erie and Commonwealth of Pennsylvania, being described as follows: One parcel. Being more fully described in a Deed dated 07/31/1989 and recorded 08/02/1989, among the land records of the County and State set forth above, in Deed Volume 94 and Page 1188.

Address: 229 E. 10th St., Erie, PA 16503

Tax map or Parcel ID No.:  
15-2012-244

Culbertson, Weiss, Schetroma  
and Schug, P.C.

Dearald W. Shuffstall, II, Esquire

Nathaniel I. Holland, Esquire

201 Chestnut Street, Suite 200

Meadville, PA 16335

(814) 336-6400

Jun. 25 and Jul. 2, 9

**SALE NO. 6**

**Ex. #10413 of 2010**

**Regency Finance Company  
t/d/b/a F.N.B. Consumer Discount  
Company, Plaintiff  
v.**

**Dale R. Pierce, Defendant**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth

of Pennsylvania, being more particularly bounded and described as follows: COMMENCING at an iron pin in the north line of 21st Street where the same is intersected by the west line of Lot No. 25 in Block No. 1 in WARFEL'S SUBDIVISION of Lots of the City of Erie, as recorded in the Recorder of Deeds Office in Erie County, Pennsylvania, in Deed Book 74, page 235, said point being one hundred twenty (120) feet east of the east line of Brandes Street; thence northwardly along the west line of said Lot No. 25, one hundred five (105) feet to the center of the said block; thence North 64° East, along the center of said block, thirty-two (32) feet to a point; thence southwardly on a line parallel with the west line of Lot No. 25, one hundred five (105) feet to the north line of 21st Street; thence westwardly, along the north line of 21st Street, thirty-two (32) feet to the place of beginning. Having erected thereon a two story, frame dwelling commonly known as 1214 East 21st Street, Erie, Pennsylvania, and bearing Erie County Tax index Number (18) 5101-228. Being the same premises conveyed to first parties by Sheriff's Deed recorded November 1, 2001 in Erie County Record Book 822, page 253.

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the south line of Buffalo Road, two hundred fifty-six (256) feet westwardly from the east line of Lot No. 11 in Block No. 1 of the Warfel Addition to the City of Erie as per plot recorded in Erie County at Deed Book 74, page 235; thence southwardly, parallel with the east line of said Lot No. 11, one hundred five (105) feet to the center of said block; thence westwardly along the center of said block, parallel with the south line of the Buffalo Road, thirty-two (32) feet to a point; thence northwardly on a line parallel with the east line of Lot No. 11, one hundred five (105) feet to the south line of the

Buffalo Road; thence eastwardly along the south line of the Buffalo Road, thirty-two (32) feet to the place of beginning, having erected thereon a two-story frame dwelling house and one-car garage. Being commonly known as 1217 Buffalo Road and bearing Erie County Tax Index Number (18) 5101-219.

Culbertson, Weiss, Schetroma and Schug, P.C.

Dearnald W. Shuffstall, II, Esquire  
Nathaniel I. Holland, Esquire  
201 Chestnut Street, Suite 200  
Meadville, PA 16335  
(814) 336-6400

Jun. 25 and Jul. 2, 9

**SALE NO. 7**

**Ex. #10858 of 2010**  
**Marquette Savings Bank**  
v.

**Richard A. Johannsmeyer and**  
**Carrie L. Johannsmeyer**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 10858 - 2010, Marquette Savings Bank vs. Richard A. Johannsmeyer and Carrie L. Johannsmeyer, owner of property situate in Millcreek Township, Erie County, Pennsylvania, being: 1128 East Gore Road, Erie, Pennsylvania. 60 x 120

Assessment Map Number: (33) 105-474-49.02

Assessed Value Figure: \$81,420.00  
Improvement Thereon: Residence  
Donald F. Fessler, Jr., Esq.

Marsh Spaeder Baur Spaeder & Schaaf, LLP

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

Jun. 25 and Jul. 2, 9

**SALE NO. 8**

**Ex. #11126 of 2010**  
**Northwest Savings Bank**  
v.

**Nancy Rea, Executrix of the**  
**Estate of Willard A. Gustafson, Jr.**  
**a/k/a Willard A. Gustafson,**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 11126-2010, Northwest Savings Bank vs. Nancy Rea, Executrix of the Estate of

Willard A. Gustafson, Jr. a/k/a Willard A. Gustafson, owner of property situate in the Borough of Albion, Erie County, Pennsylvania being: 81 Jackson Avenue, Erie, Pennsylvania.

120' X 120' X 120' X 120'  
Assessment Map Number: (1) 5-47-11  
Assessed Value Figure: \$54,290.00  
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP

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

Jun. 25 and Jul. 2, 9

**SALE NO. 9**

**Ex. #15470 of 2009**  
**Marquette Savings Bank**  
v.

**Hanlon Development, LLC**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 15470-2009, Marquette Savings Bank vs. Hanlon Development, LLC, owner of property situate in the Township of Summit, Erie County, Pennsylvania being: 2824 Sunset Trail, 2826 Sunset Trail, 2821 Sunset Trail and 2801 Sunset Trail Erie, Pennsylvania.

1. 2824 Sunset Trail - 60 x 130
  2. 2826 Sunset Trail - 98 x 130
  3. 2821 Sunset Trail - 87 x 120
  4. 2801 Sunset Trail - 115.36 x 120 irr.
- Assessment Map Number:

1. (40) 19-82-5.15
2. (40) 19-82-5.16
3. (40) 19-82.1-1
4. (40) 19-82.1-10

Assessed Value Figure: 1. \$24,300  
2. \$29,200 3. \$26,900 4. \$25,300  
Improvement Thereon: N/A

Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP

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

Jun. 25 and Jul. 2, 9

**SALE NO. 10**

**Ex. #15471 of 2009**  
**Marquette Savings Bank**  
v.  
**Hanlon Development, LLC**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 15471-2009, Marquette Savings Bank vs. Hanlon Development, LLC, owner of property situate in the Township of Summit, Erie County, Pennsylvania being: 6.930 acres of land on Hamot Road, Erie, Pennsylvania. 6.930 acres

Assessment Map Number: (40) 19-82-6

Assessed Value Figure: \$41,400.00  
Improvement Thereon: N/A  
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder & Schaaf, LLP

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

Jun. 25 and Jul. 2, 9

**SALE NO. 11**

**Ex. #10292 of 2010**  
**PNC Bank, National Association,**  
**Plaintiff**  
v.

**James L. Grill, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10292-10, PNC Bank, National Association vs. James L. Grill, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 711 Ohio Street, Erie, PA 16505

0.0885 Acres  
Assessment Map number: (17) 41-23-508

Assessed Value figure: \$76,150.00  
Improvement thereon: Residential Dwelling

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

Jun. 25 and Jul. 2, 9

**SALE NO. 12**

**Ex. #10284 of 2010**  
**PNC Bank, National Association,**  
**Plaintiff**  
v.

**James L. Grill, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10284-10, PNC Bank, National Association vs. James L. Grill, owner(s) of property situated

in City of Erie, Erie County, Pennsylvania being 710 East 8th Street, Erie, PA 16503  
 0.1023 Acres  
 Assessment Map number: (14) 10-22-121  
 Assessed Value figure: \$48,270.00  
 Improvement thereon: Residential Dwelling  
 Michael C. Mazack, Esquire  
 1500 One PPG Place  
 Pittsburgh, PA 15222  
 (412) 594-5506

Jun. 25 and Jul. 2, 9

**SALE NO. 13**

**Ex. #13310 of 2009**  
**SUNTRUST MORTGAGE, INC.,**  
**Plaintiff**

v.

**MICHAEL O. APPLETON**  
**DARLA L. APPLETON,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13310-2009  
 SUNTRUST MORTGAGE, INC. vs. MICHAEL O. APPLETON and DARLA L. APPLETON  
 Amount Due: \$84,754.43  
 MICHAEL O. APPLETON and DARLA L. APPLETON, owner(s) of property situated in TOWNSHIP OF CONNEAUT, Erie County, Pennsylvania being 10133 BARNEY ROAD, ALBION, PA 16401-9735  
 Acreage: 40.0000  
 Assessment Map number: 04-016-042.0-019.00  
 Assessed Value: \$108,600.00  
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 14**

**Ex. #10330 of 2005**  
**WASHINGTON MUTUAL**  
**BANK, F.A., Plaintiff**

v.

**NANCY J. BLUM, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10330-05

WASHINGTON MUTUAL BANK, F.A. vs. NANCY J. BLUM  
 Amount Due: \$74,625.83  
 NANCY J. BLUM, owner(s) of property situated in Erie County, Pennsylvania being 3750 GREENLAWN AVENUE, ERIE, PA 16510  
 Dimensions: 75 x 175  
 Acreage: 0.3013  
 Assessment Map number: (27) 55-191.00-15.07  
 Assessed Value: \$89,300.00  
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 15**

**Ex. #10511 of 2010**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**

v.

**TERRY J. CARROLL,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10511-10  
 WELLS FARGO BANK, N.A. vs. TERRY J. CARROLL  
 Amount Due: \$133,861.10  
 TERRY J. CARROLL, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 8797 EAST LAKE ROAD, ERIE, PA 16511-1623  
 Dimensions: 237S x 307.56 Irr.  
 Acreage: 0.9699  
 Assessment Map number: 27-030-028.0-011.02  
 Assessed Value: \$93,600.00  
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 16**

**Ex. #10493 of 2010**  
**FIFTH THIRD MORTGAGE**  
**COMPANY, Plaintiff**

v.

**ERIC A. HAWES**  
**VIRGINIA L. HAWES,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10493-2010  
 FIFTH THIRD MORTGAGE COMPANY vs. ERIC A. HAWES and VIRGINIA L. HAWES  
 Amount Due: \$140,159.58  
 ERIC A. HAWES and VIRGINIA L. HAWES, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3114 ATLANTIC AVENUE, ERIE, PA 16506-3422  
 Dimensions: 70 x 138.6  
 Acreage: 0.2222  
 Assessment Map number: 33-073-2303.0-016.00  
 Assessed Value: \$79,930.00  
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 17**

**Ex. #10492 of 2010**  
**CITIMORTGAGE INC S/B/M**  
**ABN AMRO MORTGAGE**  
**GROUP INC., Plaintiff**  
 v.  
**MICHELE M. INTER**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10492-2010  
 CITIMORTGAGE INC S/B/M ABN AMRO MORTGAGE GROUP INC. vs. MICHELE M. INTER  
 Amount Due: \$44,611.08  
 MICHELE M. INTER, owner(s) of property situated in the Fifth Ward, CITY of ERIE, Erie County, Pennsylvania being 941 EAST 35TH STREET, ERIE, PA 16504-1827  
 Dimensions: 55.13 x 1RR.  
 Acreage: 0.1641  
 Assessment Map number: 18-053-095.0-108.00  
 Assessed Value: \$59,610.00

Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 18**

**Ex. #11515 of 2009**  
**NORTHWEST SAVINGS BANK, Plaintiff**

v.

**CHARITY A. MADEWELL DANIELLE M. BRENNEN, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11515-09 NORTHWEST SAVINGS BANK vs. CHARITY A. MADEWELL and DANIELLE M. BRENNEN Amount Due: \$91,356.61 CHARITY A. MADEWELL and DANIELLE M. BRENNEN, owner(s) of property situated in BOROUGH OF LAKE CITY, Erie County, Pennsylvania being 9990 SMITH STREET, LAKE CITY, PA 16423-1418 Dimensions: 58.08 X 225 Acreage: 0.3000 Assessment Map number: 28-010-004-0-047.00 Assessed Value: \$52,950.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 19**

**Ex. #10084 of 2010**  
**WELLS FARGO BANK, N.A., Plaintiff**

v.

**WILLIAM MCBRIDE, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10084-10 WELLS FARGO BANK, N.A. vs. WILLIAM MCBRIDE Amount Due: \$277,994.95 WILLIAM MCBRIDE, owner(s)

of property situated in TOWNSHIP OF FAIRVIEW, Erie County, Pennsylvania being 6686 OTTEN COURT, FAIRVIEW, PA 16415-3006

Dimensions: 103.28 x 300.37 Irregular Acreage: 0.6354 Assessment Map number: 21-052-074.0-022.13 Assessed Value: \$201,950.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 20**

**Ex. #10911 of 2010**  
**NATIONSTAR MORTGAGE LLC, Plaintiff**

v.

**BETSY H. MITCHELL KEVIN W. MITCHELL, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10911-10 NATIONSTAR MORTGAGE LLC vs. BETSY H. MITCHELL and KEVIN W. MITCHELL Amount Due: \$219,460.11 BETSY H. MITCHELL and KEVIN W. MITCHELL, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 5965 DEERFIELD DR., FAIRVIEW, PA 16415-3215 Dimensions: 134.8 x 113 Acreage: 0.3660 Assessment Map number: 33-133-572.3-001-00 Assessed Value: \$186,140.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 21**

**Ex. #10545 of 2010**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS**

**TRUSTEE FOR RBSGC 2007-B, Plaintiff**

v.

**STACY M. MORGAN, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10545-10 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR RBSGC 2007-B vs. STACY M. MORGAN Amount Due: \$150,081.17 STACY M. MORGAN, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 4603 HOMELAND BLVD., ERIE, PA 16509-2230 Acreage: 0.1915 Assessment Map number: 18-053-016.0-110.00 18-053-016.0-111-00 Assessed Value: \$159,000.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000

Jun. 25 and Jul. 2, 9

**SALE NO. 22**

**Ex. #15111 of 2009**  
**LEHMAN BROTHERS HOLDINGS, INC., Plaintiff**

v.

**PAUL A. OLSON, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15111-09 LEHMAN BROTHERS HOLDINGS, INC. vs. PAUL A. OLSON Amount Due: \$77,122.22 PAUL A. OLSON, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 726 WYOMING AVENUE, ERIE, PA 16505-3830 Dimensions: 45 x 136.5 Acreage: 0.1410 Assessment Map number: 33-029-067.0-005.00 Assessed Value: \$67,630.00 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban

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

---

Jun. 25 and Jul. 2, 9

**SALE NO. 23**  
**Ex. #15168 of 2009**  
**SUNTRUST MORTGAGE, INC.,**  
**Plaintiff**

v.

**ROGER W. SCALISE**  
**SHERRI A. SCALISE,**  
**Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15168-09  
SUNTRUST MORTGAGE, INC.  
vs. ROGER W. SCALISE and  
SHERRI A. SCALISE

Amount Due: \$119,318.82  
ROGER W. SCALISE and  
SHERRI A. SCALISE, owner(s)  
of property situated in LAKE  
CITY BOROUGH, Erie  
County, Pennsylvania being 572  
RICHARDSON DRIVE, LAKE  
CITY, PA 16423-1820  
Dimensions: 75 x 227 Irr.  
Acreage: 0.3848

Assessment Map number:  
28-003-00300-008.00  
Assessed Value: \$86,260.00  
Improvement thereon: Residential  
Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban  
Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

---

Jun. 25 and Jul. 2, 9

**SALE NO. 24**  
**Ex. #14842 of 2009**  
**U.S. BANK NATIONAL**  
**ASSOCIATION TRUSTEE**  
**FOR THE PENNSYLVANIA**  
**HOUSING FINANCE AGENCY,**  
**Plaintiff**

v.

**KENNETH E. BARNES and**  
**TERRI L. BARNES, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No.  
14842-09 U.S. BANK NATIONAL  
ASSOCIATION TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY, Plaintiff  
vs. KENNETH E. BARNES and

TERRI L. BARNES, Defendants  
Real Estate: 1040-1042 WEST  
20TH STREET, ERIE, PA  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 40' x 130'  
See Deed Book 702, Page 226  
Tax I.D. (19) 6029-122  
Assessment: \$9,400. (Land)  
\$38,810. (Bldg)  
Improvement thereon: a residential  
dwelling house as identified above  
Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

---

Jun. 25 and Jul. 2, 9

**SALE NO. 25**  
**Ex. #10573 of 2010**  
**U.S. BANK NATIONAL**  
**ASSOCIATION TRUSTEE**  
**FOR THE PENNSYLVANIA**  
**HOUSING FINANCE AGENCY,**  
**Plaintiff**

v.

**MICHAEL P. CROSBY and**  
**RANDI R. CROSBY, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No.  
10573-10 U.S. BANK NATIONAL  
ASSOCIATION TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY, Plaintiff  
vs. MICHAEL P. CROSBY and  
RANDI R. CROSBY, Defendants  
Real Estate: 13270 CARTER HILL  
ROAD, CORRY, PA  
Municipality: Township of Wayne  
Erie County, Pennsylvania  
See Deed Book 111, Page 1303  
Tax I.D. (49) 13-20-2501  
Assessment: \$10,000. (Land)  
\$33,500. (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

---

Jun. 25 and Jul. 2, 9

**SALE NO. 26**  
**Ex. #10671 of 2010**  
**MIDFIRST BANK, Plaintiff**  
**v.**  
**CYNTHIA L. WALTERS,**

**Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
No. 10671-10 MIDFIRST  
BANK, Plaintiff vs. CYNTHIA L.  
WALTERS, Defendants  
Real Estate: 9871 MARK ROAD,  
ERIE, PA  
Municipality: Township of Greene  
Erie County, Pennsylvania  
See Deed Book 0090, Page 0217  
Tax I.D. (25) 15-43-63  
Assessment: \$31,900. (Land)  
\$42,010. (Bldg)

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

---

Jun. 25 and Jul. 2, 9

**SALE NO. 27**  
**Ex. #14809 of 2009**  
**OneWest Bank, FSB successor by**  
**merger to Indymac Bank FSB,**  
**Plaintiff**

v.

**Keith A. Dumond and**  
**Joan Dumond aka**  
**Joan M. Dumond, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 14809-09 OneWest  
Bank, FSB successor by merger to  
Indymac Bank FSB vs. Keith A.  
Dumond and Joan Dumond aka  
Joan M. Dumond, owner(s) of  
property situated in Fairview  
Township, Erie County,  
Pennsylvania being 1101 Lord  
Road, Fairview, PA 16415  
3.87

Assessment Map number:  
21-17-11-148  
Assessed Value figure: \$257,070.00  
Improvement thereon: a residential  
dwelling  
Leslie J. Rase, Esquire  
Shapiro & DeNardo, LLC  
Attorney for Movant / Applicant  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

---

Jun. 25 and Jul. 2, 9



**SALE NO. 28**  
**Ex. #11200 of 2010**  
**Wells Fargo Bank N.A.,**  
**as Trustee, for Carrington**  
**Mortgage Loan Trust, Series**  
**2006-NC3 Asset-Backed Pass-**  
**Through Certificates, Plaintiff**  
**v.**  
**Alan L. Kiniry and**  
**Cynthia R. Bammer, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11200-10 Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates vs. Alan L. Kiniry and Cynthia R. Bammer, owner(s) of property situated in Township of Conneaut and Borough of Allison [sic], Erie County, Pennsylvania being 10100 Old Albion Road, Albion, PA 16401. 2.041

Assessment Map number: 04007024000201 and 01-001-001.0-002.00  
 Assessed Value figure: \$79,410.00  
 Improvement thereon: a residential dwelling  
 Leslie J. Rase, Esquire  
 Shapiro & DeNardo, LLC  
 Attorney for Movant / Applicant  
 3600 Horizon Drive, Suite 150  
 King of Prussia, PA 19406  
 (610) 278-6800  
 Jun. 25 and Jul. 2, 9

**SALE NO. 29**  
**Ex. #14987 of 2009**  
**Beneficial Consumer Discount**  
**Company D/B/A Beneficial**  
**Mortgage Co of Pennsylvania**  
**v.**  
**Timothy J. Weyand**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2009-14987 Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co of Pennsylvania vs. Timothy J. Weyand, owners of property situated in Township of Millcreek, Erie County, Pennsylvania being 725 Saint Claire Avenue, Erie, PA 16505  
 Assessment Map number: 33-18-83-35  
 Assessed Value figure: \$135,500.00  
 Improvement thereon: Residential

Dwelling  
 Mary L. Harbert-Bell, Esquire  
 220 Lake Drive East, Suite 301  
 Cherry Hill, NJ 08002  
 (856) 482-1400  
 Jun. 25 and Jul. 2, 9

**SALE NO. 30**  
**Ex. #10730 of 2010**  
**CITIMORTGAGE INC. F/K/A**  
**CITIFINANCIAL MORTGAGE**  
**CONSUMER DISCOUNT**  
**COMPANY, Plaintiff**  
**v.**  
**MICHAEL G. AMIDON,**  
**Defendant(s)**  
**DESCRIPTION**

All that parcel of land in Borough of Edinboro, Erie County, State of Pennsylvania, as more fully described in Deed Book 281, Page 1795 date 07/23/93 and recorded 07/31/93, ID# 11-2-19-7, being known and designated as a metes and bounds property.  
 Known as 401 Lakeside Drive, Edinboro, PA 16412  
 PROPERTY ADDRESS: 401 Lakeside Drive, Edinboro, PA 16412  
 Michael T. McKeever, Esquire  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322  
 Jun. 25 and Jul. 2, 9

**SALE NO. 31**  
**Ex. #10731 of 2010**  
**CITIMORTGAGE, INC.,**  
**Plaintiff**  
**v.**  
**WADE E. BURGE**  
**DEBRA L. RODGERS,**  
**Defendant(s)**  
**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 Lots Numbered One Hundred Sixty-three (163) and One Hundred Sixty-four (164) in LAKE SHORE ACRES NO. 2, a subdivision of parts of Tracts 282 and 314, as shown on a plot of subdivision recorded in the Office

of the Recorder of Deeds of Erie County, Pennsylvania, Map Book 3, Page 282. Having a single family dwelling erected thereon and being more commonly known as 1917 Cole Drive, Erie, Pennsylvania. Bearing Erie County Assessment Index Number (33) 40-137-5. Parcel# (33) 40-137-5  
 PROPERTY ADDRESS: 1917 Cole Drive, Erie, PA 16505  
 Michael T. McKeever, Esquire  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322  
 Jun. 25 and Jul. 2, 9

**SALE NO. 32**  
**Ex. #10839 of 2010**  
**JPMORGAN CHASE**  
**BANK, N.A., AS ACQUIRER**  
**OF CERTAIN ASSETS**  
**AND LIABILITIES OF**  
**WASHINGTON MUTUAL**  
**BANK FROM THE FEDERAL**  
**DEPOSIT INSURANCE**  
**CORPORATION ACTING**  
**AS RECEIVER F/K/A**  
**WASHINGTON MUTUAL**  
**BANK, FA, Plaintiff**  
**v.**  
**SAMUEL L. BUZZARD,**  
**Defendant(s)**  
**DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot Twenty-one (21) of Block "B" of the ERIE MANOR SUBDIVISION as re-recorded in Erie County Map Book 4, Pages 326, 327, 330, 331, 334, 335 and 337, to which plan reference is made for a further description of said property. Subject to applicable subdivision restrictions and sanitary sewer as per City Council Resolution recorded in Erie County Contract Book 68, Page 509, and creek drainage through the southern portion of said lot. Having erected thereon a one story dwelling house. Bearing Erie County Tax Index Number (16) 3117-200 and being more commonly known as 846

Shenley Drive, Erie, Pennsylvania 16505.

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 inspection of the premises.

PROPERTY ADDRESS: 846 Shenley Drive, Erie, PA 16505  
 Michael T. McKeever, Esquire  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322

Jun. 25 and Jul. 2, 9

**SALE NO. 33**

Ex. #11073 of 2010

**JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER F/K/A WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION, Plaintiff**

v.

**SAMUEL L. BUZZARD, Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, and being known as Lot Number Twenty-three (23) in Block "P" of the Andrews Land Company Subdivision, No. 1, as recorded in Erie County Map Book No. 1, pages 374 and 375. Having erected thereon a small frame house and being commonly known as 3110 East Avenue, Erie, Pennsylvania and bearing Erie County Tax Index No. (18) 5054-103.

PROPERTY ADDRESS: 3110 East Avenue, Erie, PA 16504  
 Michael T. McKeever, Esquire  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322

Jun. 25 and Jul. 2, 9

**SALE NO. 34**

Ex. #10668 of 2010

**LOANCARE, A DIVISION OF FNF SERVICING, INC., Plaintiff**

v.

**THOMAS D. DAVENPORT, Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, and being the north seventy-seven and 20/100 (77.20) feet of Lot No. 7, the north one-half of Lot No. 9, and all of Lot No. 6, of the RICHLAND GARDENS SUBDIVISION, as shown by plat of said subdivision recorded in Erie County Map Book 2, at pages 378 and 379. Being more commonly known as 1310 Hartt Road, Erie, Pennsylvania and bearing Erie County Index No. (33) 26-154-8.

Parcel# 33-26-1548  
 PROPERTY ADDRESS: 1310 Hartt Road, Erie, PA 16505  
 Michael T. McKeever, Esquire  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322

Jun. 25 and Jul. 2, 9

**SALE NO. 36**

Ex. #15629 of 2009

**CITIMORTGAGE INC., Plaintiff**

v.

**EUGENE L. SCHOOLFIELD II, Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being part of Track 343, more particularly described as follows, to-wit:  
 BEING Lot No. 26 of the GLENRIDGE HILLS SUBDIVISION, as recorded in Erie County Map Book 9 at page 23. CONTAINING thereon a residential dwelling known as 5366 Pinehurst Drive, Erie, Pennsylvania 16509 and bearing Erie County Tax Index No.: (33) 117-497.1-14

TAX PARCEL #: (33) 117-497.1-14  
 PROPERTY ADDRESS: 5366 Pinehurst Drive, Erie, PA 16509  
 Michael T. McKeever, Esquire  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322

Jun. 25 and Jul. 2, 9

**SALE NO. 37**

Ex. #10806 of 2010

**CITIMORTGAGE, INC., Plaintiff**

v.

**BRENDA L. WILSON, JEFFRY L. WILSON, Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the Borough of Lake City, County of Erie and State of Pennsylvania, being Lot No. 14 of the PLAN OF LOTS FOR RESUBDIVISION OF PARK SHORES SUBDIVISION as recorded October 22, 1992 in Erie County Map No. 1992 at page 252. Said property commonly known as 10304 North Park Drive, Lake City, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (28) 5-6.2-9.

Being the same premises as conveyed to the mortgagor(s) herein by deed recorded this date.

PROPERTY ADDRESS: 10304 North Park Drive, Lake City, PA 16423  
 Michael T. McKeever, Esquire  
 Attorney for Plaintiff  
 Suite 5000 - Mellon Independence Center, 701 Market Street Philadelphia, PA 19106  
 (215) 627-1322

Jun. 25 and Jul. 2, 9

**SALE NO. 38**

Ex. #16074 of 2010

**Green Tree Consumer Discount Company, f/k/a Conesco Finance Consumer Discount Company**

v.

**Evelyn P. Fries, Individually and as Executrix of the Estate of Mary B. Fries, deceased and Fred Fries**

**SHORT DESCRIPTION**



All that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, being Lot No. 128 of Easthome Subdivision being part of Tract No. 62 as shown upon a map of the subdivision recorded in the Office of the Recorder of Deeds for Erie County, PA, in Map Book 1, page 401.

County of Erie Index No. 18-52-1-222 BEING known and numbered as 1014 E. 34th Street, Erie, PA 16504 Pamela L. Brickner, Esq. Voelker & Associates, P.C. 3960 Route 8, Suite 200 Allison Park, PA 15101-3603 412-486-8800

Jun. 25 and Jul. 2, 9

**SALE NO. 39**

**Ex. #10619 of 2010**

**PNC BANK, National Association, s/b/m/t NATIONAL CITY BANK, Plaintiff,**  
v.

**KENNETH DORNHOEFER, JR., Executor of the Estate of John Joseph Livoti, Defendant**  
**SHORT FORM DESCRIPTION**

ALL the right, title, interest and claim of the Estate of John Joseph Livoti and Kenneth Dornhoefer, Jr., Executor for the Estate of John Joseph Livoti of, in and to the following described real property: ALL the following described real estate situated in the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania. Having erected thereon a dwelling known as 2041 Riverside Drive, Erie, PA 16510. Deed Book Volume 875, Page 851, Parcel No. 50-2-16-9.

Jun. 25 and Jul. 2, 9

**SALE NO. 40**

**Ex. #10515 of 2010**

**PNC BANK, N.A., Plaintiff,**  
v.  
**RICHARD L. GLOVER, Defendant**  
**SHORT FORM DESCRIPTION**

ALL the right, title, interest and claim of Richard L. Glover of, in and to the following described real property:

ALL the following described real estate situated in the City of Erie,

County of Erie, Commonwealth of Pennsylvania. Having erected thereon a dwelling known as 724 Ash Street, Erie, PA 16503. Deed Book 410, Page 133, Parcel No. (14) 1016-143.

Jun. 25 and Jul. 2, 9

**SALE NO. 41**

**Ex. #13118 of 2009**

**National City Bank, Plaintiff**  
v.  
**Barry Kinnan, a/k/a Barry J. Kinnan, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13118-09 National City Bank vs. Barry Kinnan, a/k/a Barry J. Kinnan, owner(s) of property situated in Borough of Platea, Erie County, Pennsylvania being 8527 Maiden Lane, Girard, PA 16417 Approximately 3/4 of an acre.

Assessment Map number: (38) 15-11-26

Assessed Value figure: \$65,670,00 Improvement thereon: A dwelling Patrick Thomas Woodman, Esq. 436 Seventh Ave. 1400 Koppers Bldg. Pittsburgh, PA 15219 (412) 434-7955

Jun. 25 and Jul. 2, 9

**SALE NO. 42**

**Ex. #11049 of 2010**

**Bac Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.**  
v.  
**Tammy J. Baker and Timothy A. Baker**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11049-2010 Bac Home Loans Servicing, L.P. Fka Countrywide Home Loans Servicing, L.P. v. Tammy J. Baker and Timothy A. Baker, owners of property situated in the Township of North East, Erie County, Pennsylvania being 22 Eagle Street, Northeast, Pennsylvania 16428.

Tax I.D. No. 35-006-026.0-011.00 Assessment: \$102,440.96

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

Jun. 25 and Jul. 2, 9

**SALE NO. 43**

**Ex. #11002 of 2010**

**Bank of America, N.A.**  
v.

**Robert P. Chamberlain a/k/a Robert P. Chamberlain, III**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11002-10 Bank Of America, N.A. v. Robert P. Chamberlain a/k/a Robert P. Chamberlain, III, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2105 North Manor Drive, Erie, Pennsylvania 16505.

Tax I.D. No. 16031038011300 Assessment: \$106,346.00

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

Jun. 25 and Jul. 2, 9

**SALE NO. 44**

**Ex. #10280 of 2010**

**Deutsche Bank National Trust Company, As Trustee Of The Residential Asset Securitization Trust 2006-A5CB, Mortgage Pass-Through Certificates, Series 2006-E under the Pooling and Servicing Agreement**  
v.

**Christopher M. Davison**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10280-2010 Deutsche Bank National Trust Company, As Trustee Of The Residential Asset Securitization Trust 2006-A5CB, Mortgage Pass-Through Certificates, Series 2006-E under the Pooling and Servicing Agreement v. Christopher M.

Davison, owners of property situated in the Township of Sixth Ward of the City of Erie, Erie County, Pennsylvania being 3511 Melrose Street, Erie, Pennsylvania 16508.

Tax I.D. No. (19) 61-32-314 Assessment: \$95,657.86

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

Jun. 25 and Jul. 2, 9

**SALE NO. 45**  
**Ex. #14898 of 2009**  
**Deutsche Bank National Trust**  
**Company on Behalf of Vendee**  
**Mortgage Trust 2008-1**  
 v.  
**Charles Hayes**  
**SHORT DESCRIPTION**  
 By virtue of a Writ of Execution filed to No. 14898-09 Deutsche Bank National Trust Company On Behalf Of Vendee Mortgage Trust 2008-1 v. Charles Hayes, owner of property situated in the City of Erie, Erie County, Pennsylvania being 510 E. 21st Street, Erie, Pennsylvania 16503.  
 Tax I.D. No. 18-050-021-0-316.00  
 Assessment: \$23,925.09  
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109  
 Jun. 25 and Jul. 2, 9

**SALE NO. 46**  
**Ex. #10161 of 2010**  
**Beneficial Consumer Discount**  
**Company dba Beneficial**  
**Mortgage Company of**  
**Pennsylvania**  
 v.  
**Irene L. Johnson**  
**SHORT DESCRIPTION**  
 By virtue of a Writ of Execution filed to No. 10161-10 Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania v. Irene L. Johnson, owners of property situated in the City of Erie, Erie County, Pennsylvania being 815 West 27th Street, Erie, Pennsylvania 16508.  
 Tax I.D. No. 19-6041-320  
 Assessment: \$80,805.78  
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109  
 Jun. 25 and Jul. 2, 9

**SALE NO. 47**  
**Ex. #10959 of 2010**  
**Wells Fargo Bank, N.A. as**  
**Trustee for Option One Mortgage**  
**Loan Trust 2007-1 Asset-backed**  
**Certificates**  
 v.  
**Martin Klaus and Tina Klaus**

**SHORT DESCRIPTION**  
 By virtue of a Writ of Execution filed to No. 10959-10 Wells Fargo Bank, N.A. As Trustee For Option One Mortgage Loan Trust 2007-1 Asset-backed Certificate v. Martin Klaus and Tina Klaus, owners of property situated in the Township of Springfield, Erie County, Pennsylvania being 4538 Crayton Road, West Springfield, Pennsylvania 16443.  
 Tax I.D. No. 39-014-04100-120 01  
 Assessment: \$54,701.67  
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109  
 Jun. 25 and Jul. 2, 9

**SALE NO. 48**  
**Ex. #15206 of 2009**  
**BAC Home Loans Servicing, LP**  
**fka Countrywide Home Loans**  
**Servicing LP**  
 v.  
**Barbara J. Odom**  
**SHORT DESCRIPTION**  
 By virtue of a Writ of Execution filed to No. 15206-09 BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Barbara J. Odom, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 1422 East 32nd Street, Erie, Pennsylvania 16504.  
 Tax I.D. No. 18-5153.0-114.00  
 Assessment: \$69,750.87  
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109  
 Jun. 25 and Jul. 2, 9

**SALE NO. 49**  
**Ex. #10574 of 2010**  
**Deutsche Bank National Trust**  
**Company, As Trustee for, Argent**  
**Securities Inc. Asset-Backed**  
**Pass-Through Certificates, Series**  
**2006-W3, Under the Pooling and**  
**Servicing Agreement Dated**  
**March 1, 2006**  
 v.  
**Gilbert N. Vasile and**  
**Elena Raucci**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10574-10 Deutsche Bank National Trust Company, As Trustee for, Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2006-W3, Under the Pooling and Servicing Agreement Dated March 1, 2006 v. Gilbert N. Vasile and Elena Raucci, owners of property situated in the Fifth Ward of the City of Erie, Erie County, Pennsylvania being 4329 Pine Avenue, Erie, Pennsylvania 16504.  
 Tax I.D. No. 18-5208-200  
 Assessment: \$143,026.91  
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109  
 Jun. 25 and Jul. 2, 9

**SALE NO. 50**  
**Ex. #12289 of 2009**  
**Edward J. Sharisky and**  
**Rose Marie Sharisky, Plaintiff**  
 v.  
**James A. Thayer and**  
**Joseph A. Thayer, t/d/b/a**  
**The Jamie-Joe Group, Defendant**  
**SHERIFF'S SALE**  
 By virtue of a Writ of Execution filed to No. 12289 of 2009 Edward J. Sharisky and Rose Marie Sharisky vs. James A. Thayer and Joseph A. Thayer, t/d/b/a The Jamie-Joe Group, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2005 West 8th Street, Unit 102 of 2000 West Condominium.  
 Condominium Unit 102  
 Assessment Map number:  
 16-031-013.1-102.00  
 Assessed Value figure: 52,210  
 Improvement thereon:  
 Condominium Unit #102  
 Emil M. Spadafore, Jr., Esq.  
 935 Market Street  
 Meadville, PA 16335  
 (814) 332-6000  
 Jun. 25 and Jul. 2, 9

**AUDIT LIST  
NOTICE BY  
PATRICK L. FETZNER**

**Clerk of Records,  
Register of Wills and Ex-Officio Clerk of  
the Orphans' Court Division, of the  
Court of Common Pleas of Erie County, Pennsylvania**

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Monday, June 28, 2010** and confirmed Nisi.

**July 22, 2010** is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

<u>2010</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
177.	Joan L. Baker .....	Robert C. LeSuer, Exr. ....	Elderkin Martin Kelly & Messina
178.	Anthony J. Matusik .....	Virginia Jean Peterson, Exrx. ....	" " " "
179.	Bernadette M. Shumac .....	Julie M. Finke, Exrx. ....	Knox McLaughlin Gornall & Sennett PC
180.	Richard M. Osterberg .....	Eleanor J. Heim, Exrx. ....	Steadman Law Offices
181.	Russell John Stevens .....	Michele E. Westerburg, Admr. ....	The McDonald Group

PATRICK L. FETZNER  
Clerk of Records  
Register of Wills &  
Orphans' Court Division

Jun. 25 and Jul. 2

**ESTATE NOTICES**

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

**FIRST PUBLICATION**

**ALBERT, JASON DAMIAN, a/k/a JASON D. ALBERT, deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Administrator:* John David Albert, II, 5600 Swanville Road, Erie, PA 16506  
*Attorney:* Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**BOOKS, J. WESLEY, deceased**

Late of North East Township, Erie County, North East, Pennsylvania  
*Executor:* David McCune, III, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Edward Orton, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**CARLSON, MARGARET LOUISE ROBERTS, a/k/a MARGARET L. ROBERTS CARLSON, deceased**

Late of the Borough of Girard, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Robin Roberts, 6 State Route 2044, Bentleyville, PA 15314  
*Attorney:* None

**CARNES, MARY E., a/k/a MARY B. CARNES, a/k/a MARY ELIZABETH CARNES, deceased**

Late of Harborcreek Township, County of Erie, Pennsylvania  
*Executor:* Elaine Bollinger, 13012 Macedonia Rd., Wattsburg, PA 16442  
*Attorney:* None

**CROSS, MILDRED W., deceased**

Late of Erie, Pennsylvania (Erie County)  
*Administrator:* BNY Mellon, N.A., Attention: Joseph M. Gray, Jr., One Mellon Center, Suite 3815, Pittsburgh PA 15258-0001  
*Attorney:* Lisa M. Lassoff, Esquire, Dilworth Paxson LLP, 1500 Market Street, Suite 3500E, Philadelphia, PA 19102-2102

**MOUNTAIN, JAMES ROBERT, a/k/a JAMES R. MOUNTAIN, a/k/a JAMES R. MOUNTAIN, SR., deceased**

Late of the Township of Summit, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Penny L. Conboy, 4702 Foxboro Ct., Erie, PA 16510  
*Attorney:* Jeffrey G. Herman, Esq., Herman & Herman, 412 High Street, Waterford, PA 16441

**PETERSON, JEFFREY L., a/k/a JEFFREY LEVI PETERSON, deceased**

Late of McKean Township  
*Administratrix:* Rebecca M. Peterson  
*Attorney:* Norman A. Stark, Esquire, The Stark Law Firm, 100 State Street, Suite 210, Erie, PA 16507

**PIETSCH, ROBERT E., JR., deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Karen E. Pietsch, c/o Denis W. Krill, P.C., 309 French Street, Erie, Pennsylvania 16507  
*Attorney:* Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**SERAFIN, LAWRENCE J., deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Anita K. Serafin, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**SIMONSEN, GAY L., a/k/a GAY L. WEBER, deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executrix:* Sara M. Simmons and John T. Simmons, c/o 2580 West 8th Street, Erie, Pennsylvania 16505  
*Attorney:* Ralph R. Riehl, III, Esq., 2580 West 8th Street, Erie, Pennsylvania 16505

**TARBOSSO, ANTOINETTE O., deceased**

Late of the County of Erie and State of Pennsylvania  
*Executor:* Fred A. Tarbosso, Jr., c/o Edward J. Niebauer, Esquire, 558 West 6th Street, Erie, Pennsylvania 16507  
*Attorney:* Edward J. Niebauer, Esquire, Talarico & Niebauer, 558 West 6th Street, Erie, Pennsylvania 16507

**SECOND PUBLICATION**

**FIELDS, BENJAMIN R., deceased**

Late of the City of Erie, Erie County  
*Executor:* Scott B. Fields  
*Attorney:* Stanley G. Berlin, Esq., Shapira, Hutzelman, Berlin, Ely, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**FROMNECHT, MARCELLA, a/k/a  
MARCELLA FROMKNECHT,  
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Executor:* Norbert Fromknecht, 4439 South Colonial Parkway, Erie, PA 16509

*Attorney:* Edwin W. Smith, Esq., Shapira, Hutzelman, Berlin, Ely, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

**GUSKEA, ANDREW E., JR.,  
deceased**

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

*Executrix:* Andrea E. Stile, 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

**JOHNSON, HOWARD C.,  
deceased**

Late of the City of Erie, Pennsylvania

*Executor:* Mary Joan Wagner, c/o Jerome C. Wegley, Esq., 120 West 10th Street, Erie, PA 16501

*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MUNSON, DORIS J., a/k/a  
DORIS JEAN MUNSON, a/k/a  
DORIS JEAN EATON MUNSON,  
deceased**

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

*Executrix:* Mary E. Baggao

*Attorney:* David J. Rhodes, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**SNELL, NAOMI L.,  
deceased**

Late of the City of Corry, Erie County, Pennsylvania

*Executor:* Gary W. Snell, 16425 Route 89, Corry, PA 16407

*Attorney:* William E. Barney, Esq., 200 North Center Street, Corry, Pennsylvania 16407

**THIRD PUBLICATION**

**BUNTING, SUZANNE,  
deceased**

Late of Millcreek Township, County of Erie, Pennsylvania

*Executor:* Gary J. Bunting, c/o Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505

*Attorney:* Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505

**CHIOCCO, ANTOINETTE F.,  
deceased**

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

*Executor:* Gayle M. Chiocco, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506

*Attorney:* James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**COY, MARY LOU, a/k/a  
MARY L. COY,  
deceased**

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

*Administratrix:* Carol A. Horton, c/o 246 West 10th Street, Erie, PA 16501

*Attorney:* Scott E. Miller, Esquire, 246 West Tenth Street, Erie, PA 16501

**DINICOLA, JOANNE M.,  
deceased**

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

*Executor:* Jamie DiNicola

*Attorney:* Craig A. Zonna, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**FLICK, PAUL L.,  
deceased**

Late of Fairview Twp., Erie County, Pennsylvania

*Executor:* Gary P. Flick, c/o Thomas C. Hoffman II, Esq., 120 West 10th Street, Erie, PA 16501

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

**HARTMANN, LAURETTA A.,  
a/k/a ANNE HARTMANN,  
deceased**

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

*Administrator c.t.a.:* Msgr. Richard J. Sullivan, 1116 W. 7th St., Erie, PA 16502

*Attorney:* David F. Dieteman, Esq., 100 State Street, Suite 210, Erie, PA 16507

**KENNERKNECHT, RAYMOND P.,  
deceased**

Late of Greene Township, Erie County, Pennsylvania

*Co-Executors:* Kathleen M. Testi, and James E. Kennerknecht, and Raymond J. Kennerknecht, c/o Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505

*Attorney:* Robert C. Brabender, Esquire, 2741 West 8th Street, Suite No. 16, Erie, PA 16505

**LANGER, RICHARD E.,  
deceased**

Late of the Township of Harborcreek

*Co-Executrices:* Carol A. Daly and Marybeth Dale, c/o James S. Bryan, Esq., 11 Park Street, North East, PA 16428

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

**MOORE, CARLOS W., a/k/a  
CARLOS MOORE, a/k/a  
CARLOS WILLARD MOORE,  
deceased**

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

*Administratrix:* Melissa Grettler, 8974 Ivarea Road, Cranesville, Pennsylvania 16410

*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**REGENOR, JON A.,  
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania  
*Executor:* Kenneth R. Regenor, 507 Pittsburgh Avenue, Erie, PA 16505  
*Attorney:* Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**ROSE, WILLIAM MURRAY,  
a/k/a WILLIAM M. ROSE, a/k/a  
WILLIAM ROSE,  
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania  
*Executrix:* Ann M. Gere, 11708 Middle Road, East Springfield, Pennsylvania, 16411  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**SCHUELER, EDNA M.,  
deceased**

Late of the City of Erie, County of Erie  
*Executor:* Ruth Ann Fabrizio, 410 West 29th Street, Erie, Pennsylvania 16508  
*Attorney:* None

**SIEGEL, MARTIN H.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Stuart P. Siegel, 2907 Berkeley Road, Erie, PA 16506  
*Attorney:* None

**SIMKOVITCH, BRIAN P.,  
deceased**

Late of the Borough of Girard, County of Erie, State of Pennsylvania  
*Executrix:* Eileen K. Simkovitch, 1103 Lake Street, Girard, Pennsylvania 16417  
*Attorney:* James R. Steadman, Esq., 24 Main St. E., Girard, Pennsylvania 16417

**SNIDER, HENRIETTA H.,  
deceased**

Late of the City of Erie  
*Executor:* James C. Snider, c/o 731 French Street, Erie, PA 16501  
*Attorney:* Jeffrey J. Jewell, Esquire, Arduini, Jewell and Karn, 731 French Street, Erie, PA 16501

**WENZEL, FLORENCE M.,  
deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executor:* John M. Wenzel, c/o 150 West Fifth St., Erie, PA 16507  
*Attorney:* Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth Street, Erie, PA 16507

**WOJNAROWSKI, MICHAEL  
J., SR.,  
deceased**

Late of the City of Erie  
*Executor:* Michael Wojnarowski, Jr., 2239 Foxboro Ct., Erie, PA 16510  
*Attorney:* None



*Lake Shore Country Club*  
 Erie's Family Friendly Club

Call Tony Viglione for Information About Our  
**12-Month Initiation Free Preview**  
 814.833.0894 Ext. 113

18-Hole Championship Golf Course  
 State-of-the-Art Practice Range  
 PGA Professional & Pro Shop  
 Tennis (2 Hard & 4 Clay Courts)

Sauna & Steam Bath  
 Spacious Fitness Room  
 Full Service Banquets & Catering  
 Lake Side Swimming Pool

www.lakeshorecountryclub.com 5950 Lake Shore Dr. membership@lakeshorecountryclub.com  
*Lake Shore Country Club is an exclusive, private club with limited membership availability.*

**CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS**

**Catherine Moody Doyle** ----- (814) 459-0083  
426 Seminole Drive  
Erie, PA 16505 ----- *cdoyle30@gmail.com*

**Lori R. Miller**  
120 East Sandle Avenue  
Pittsburgh, PA 15237 ----- *lrmilleresql@gmail.com*

**Patricia J. Kennedy** ----- (814) 451-6502  
Public Defender's Office ----- (f) (814) 451-6513  
509 Sassafras Street  
Erie, PA 16507 ----- *pkennedy@eriecountygov.org*

**New Email address**

**William F. Scarpitti, Jr.** ----- *wscarpitti@gmail.com*

**New Firm Address**

**Family Law Group, LLC** (Kelly Mroz, Melissa Pagliari, Melissa Shirey) ----- (814) 456-6144  
Frontier Place ----- (f) (814) 456-6143  
1353 West Sixth Street  
Erie, PA 16505

**WHAT IS YOUR PLAN TO  
PROTECT YOUR FAMILY?**

***Understand your options and the  
consequences of your choices Regarding  
Long Term Care planning.***

Policy discounts available to  
ECBA members  
and their extended families.



Edward C. Althof, CLU, CEBS, CLTC  
Michael Ocilka, CLTC

3537 West 12th Street  
Erie, PA 16505

Phone: (814) 833-5433  
Fax: (814) 838-6172

Email: [ealthof@LSinsure.com](mailto:ealthof@LSinsure.com)



# ECBA Annual Charity Golf Tournament & Optional Scramble

Wednesday, August 4  
Lawrence Park Golf Club



## TOURNAMENT SCHEDULE

12:30 pm - Arrive at the Club and Register  
1:00 pm - Shotgun Start  
5:30 pm - Hors d'oeuvres & refreshments  
6:00 pm - Dinner, brief awards ceremony

## PRIZES & TROPHIES

ECBA Low Gross Trophies,  
John E. Britton Trophy, Will  
J. Schaaf Senior's Trophy,  
Team Scramble, Callaway  
Competition, Closest to the Pin,  
Longest Drive and Longest Putt

Cost: ECBA members - \$115  
ECBA Young Lawyers - \$105

(includes greens fee, 1/2 cart,  
beverages/snacks on the course,  
cocktails & hors d'oeuvres after  
golf, dinner and donation  
to our Foundation)

Proceeds benefit the Erie County Bar Foundation  
and its programs including the  
Chief Justice Samuel J. Roberts Scholarship Fund

## Special Thanks to Our Non-Member Sponsors

### USI Affinity

Open Bar & hors d'oeuvres following Tournament

### Ferguson & Holdnack Reporting Inc.

Beverage Stations during the Tournament

### Country Fair, Inc.

Snacks during the Tournament

### INtegrity First Insurance

Hole in One Event and

\$50 gift certificate to [www.store4golfers.com](http://www.store4golfers.com)  
for all tournament participants

### Penn Attorneys Title Insurance Co.

Refreshing ice cream sundaes after dinner

## Please Note:

- Only ECBA members may participate and are eligible for trophies
- Summer law clerks are welcome on a space-available basis
- Dress code: no jeans, short-shorts, jean shorts; men must wear a collared shirt; all players must use "soft spikes"

## Hole in One Event

Every Par 3 has a prize  
for a Hole-in-One.

The "target hole" is #9 - Hole-in-One  
wins \$10,000.

Other prizes on the Par 3s will be:

- ✓ Bose Sound System
- ✓ Nike Irons or Woods
- ✓ \$500 Visa gift card

All participants will  
be entered in a  
drawing to win a  
26" Flat Screen TV!  
(drawing to be held  
at dinner - must be  
present to win -  
ECBA members  
only)

Reservations due to the ECBA office by July 23!



**DENNIS LAGAN & ASSOCIATES, INC**  
 INVESTIGATORS AND CONSULTANTS

- ⊕ DOMESTIC, CIVIL, CRIMINAL
- ⊕ WRITTEN STATEMENTS
- ⊕ SURVEILLANCE
- ⊕ WIRETAP/"BUG" DETECTION
- ⊕ POLYGRAPH

**814-455-7007**  
 ERIE, PENNSYLVANIA

**877-99-LAGAN**  
 (TOLL-FREE)

---

Dennis Lagan 27 Years- PSP	Gerald Nichols 30 Years - FBI	Benjamin Suchocki 30 Years - FBI/IRS	Jennifer Mazur Investigator
-------------------------------	----------------------------------	---	--------------------------------

---

*NORTHWEST PENNSYLVANIA'S PREMIER INVESTIGATIVE TEAM*

**Our offices have helped thousands of people file under the new bankruptcy code.  
 We can help your clients keep their most valuable assets:  
 their house, their car, & their personal belongings.**

**We are gladly accepting all Bankruptcy & Debt Relief referrals.**

LAW OFFICES OF  
***Mazzei & Associates***  
 ATTORNEYS AT LAW

**A Debt Relief Agency helping people file for relief under the Bankruptcy Code.**

**Erie • Clarion • Meadville • Sharon • Warren**  
 Local: 814-860-3040      Toll Free: 1-800-BANKRUPT  
[www.debt-be-gone.com](http://www.debt-be-gone.com)

*Quality...Experience...Results...*

*It's what your clients deserve*

*Medical Malpractice • Auto Accidents • Personal Injury*



**GISMONDI**

& ASSOCIATES

**412-281-2200**

**[www.gislaw.com](http://www.gislaw.com)**

**700 Grant Bldg., 310 Grant St., Pgh., PA 15219**