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In the United States District Court for the Western District of Pennsylvania
Delp v. Rolling Fields, Inc.

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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Erie County Bar Association

Calendar of Events and Seminars

TUESDAY, SEPTEMBER 11, 2012

Personal Contact

ECBA Live Seminar

Bayfront Convention Center

Seminar - 4:00 - 5:00 p.m. (3:45 p.m. reg.)

Happy Hour - 5:00 p.m. - 6:00 p.m.

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

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

1 hour substantive

THURSDAY, SEPTEMBER 20, 2012

The Sunshine Act, the Right-to-Know Law, and the

New Borough Code

ECBA Live Seminar

Bayfront Convention Center

8:30 a.m. - 11:45 p.m. (8:00 a.m. reg.)

\$96 (ECBA member/non-attorney staff)

\$145 (nonmember) \$67 (member Judge)

3 hour substantive

THURSDAY, SEPTEMBER 20, 2012

A Workshop on Estates - Beyond the Basics

ECBA Live Seminar

Bayfront Convention Center

8:30 a.m. - 11:45 p.m. (8:00 a.m. reg.)

\$96 (ECBA member/non-attorney staff)

\$145 (nonmember) \$67 (member Judge)

3 hour substantive

WEDNESDAY, SEPTEMBER 26, 2012

Mortgage Foreclosures and Deeds in Lieu - A Title

Insurance Perspective

ECBA Live Seminar

Bayfront Convention Center

Seminar: 4:00 - 5:00 p.m. (3:30 p.m. reg.)

Social Hour: 5:00 - 6:00 p.m.

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

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

1 hour substantive



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CRYSTAL DELP, Plaintiff

v.

ROLLING FIELDS, INC., Defendant

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

Civil Action No. 10-285 Erie

Appearances: Jeremy M. Cerutti, Esq. Attorney for plaintiff Crystal Delp
Lisa Smith Presta, Esq., Attorney for defendant Rolling Fields, Inc.

MEMORANDUM OPINION

McLAUGHLIN, SEAN J., District Judge.

Crystal Delp ("Plaintiff"), filed suit against Rolling Fields, Inc., ("Defendant"), alleging pregnancy discrimination in violation of Title VII of the Civil Rights Act of 1964 and the Pregnancy Discrimination Act of 1978, as amended, 42 U.S.C. 2000e *et seq.*, (collectively referred to as "Title VII"), and violations of the Family Medical Leave Act, 29 U.S.C. § 2611 *et seq.* ("FMLA"). Presently pending before the Court is the Defendant's Motion for Summary Judgment [ECF No. 26]. This Court has jurisdiction pursuant to 28 U.S.C. § 1331.

I. BACKGROUND

Defendant is a senior living and nursing home facility owned and operated by Kimberly Braham-Moody ("Braham-Moody"), Marlene Braham and Cindy Godfrey. Pl. Ex. C, Praetzel Dep. p. 10; Pl. Def. Ex. H, Braham-Moody Aff. ¶¶ 2, 43.¹ In 2002, Defendant restructured its facility to create six (6) "neighborhoods" or units known as "Streets." Def. Ex. I, Caregiver Guide pp. 72-73; Def. Ex. H, Braham-Moody Aff. ¶3; Pl. Ex. C, Praetzel Dep. p. 11; Pl. Ex. E, Taylor Dep. p. 10. Each Street consisted of two families, composed of elder residents and staff members, which included a "grandparent" member. Pl. Ex. C, Praetzel Dep. pp. 11-12, 14; Pl. Ex. E, Taylor Dep. p. 10.² A "Care Team," whose individuals are referred to as "Caregivers," were comprised of Licensed Practical Nurses ("Licensed Caregivers"), Certified Nurses' Aides ("Certified Caregivers"), and Nurses' Aides ("Caregivers"), and are assigned to each Street. Pl. Ex. C, Praetzel Dep. p. 12; Def. Ex. I, Caregiver Guide p. 72.

Care Teams are encouraged to work in a cooperative manner, and Caregivers assigned to a particular Street are encouraged to discuss issues regarding the work environment, co-workers, and scheduling with the grandparents of that Street. Pl. Ex. A, Delp Dep. pp. 49-50; Pl. Ex. G, King Dep. pp. 39-40; Def. Ex. I, Caregiver Guide p. 72. Each Care Team has one or two Caregivers that volunteer to serve as the Street's scheduling coordinator for the Care Team. Pl. Ex. C, Praetzel Dep. pp. 17-18.

Defendant maintained a CARE Board, which is a peer disciplinary team that dealt with conflicts within a Care Team. A, Delp Dep. pp. 53-54. Defendant's Caregiver Guide states:

¹ Plaintiff's Exhibits are filed at [ECF No. 34]; Defendant's Exhibits are filed at [ECF No. 30] and [ECF No. 39].

² The grandparents were members of the Defendant's leadership team and were responsible for overseeing the Caregivers on their Street. Pl. Ex. C, Praetzel Dep. pp. 14-15; Def. Ex. I, Caregiver Guide p. 72.

When a conflict arises between caregivers, you should first consult with your CARE Board representative. If circumstances prevent you from meeting with your representative, you can approach another CARE Board advisor, a member of the Policy Review Committee or your Eden Grandparent.

Using the techniques described in the next paragraph on effective communication you should approach the caregiver with whom you have the problem and discuss your concerns. You can do this privately, with the CARE Board representative or with several caregivers, depending upon the individual circumstances.

Most issues will resolve themselves after the initial conversation; however, if the problem continues or matters become worse, your next step is to inform your CARE Board advisor. Your advisor will place you on the agenda and notify both parties of the date, time, and location of the next meeting. Both parties should provide a list of witnesses and copies of any supporting documentation to substantiate the case to the Advisor prior to the CARE Board Meeting.

Each party and the witnesses provide testimony to the CARE Board who will make a decision based upon the testimony provided. Once the determination is made, the Board is empowered to initiate corrective action as deemed appropriate, from sentencing the wrongdoer to community service hours up to and including termination of employment.

Def. Ex. I, Caregiver Guide pp. 27-28.

Once an issue was brought before the CARE Board, it had the discretion to impose a wide variety of discipline, up to and including termination. Pl. Ex. C, Praetzel Dep. pp. 34-35. The CARE Board could also reduce an employee's work hours from full-time to part-time, or reassign them to another Street. *Id.* In addition to the CARE Board, grandparents, administrators and Defendant's owners also had the authority to discipline and/or terminate employees. Pl. Ex. C, Praetzel Dep. p. 25; Pl. Ex. E, Taylor Dep. pp., 14, 35.

Plaintiff was initially hired by Defendant on August 9, 2004 but subsequently resigned on September 3, 2004 for personal health reasons. Pl. Ex. A, Delp Dep. pp. 3436; Def. Ex. J; Def. Ex. L. During this first period of employment, there were no complaints about the Plaintiff and no discipline was imposed. Pl. Ex. C, Praetzel Dep. pp. 62-63. She was rehired by Defendant as a part-time Licensed Caregiver on November 5, 2007, and on February 29, 2008, she was transferred to a full-time position on Elm Street. Pl. Ex. A, Delp Dep. pp. 36, 40; Def. Ex. H; Def. Ex. M. As a full-time Caregiver, Plaintiff worked various shifts, including daytime and overnight shifts, and typically worked three 12-hour shifts per week. Pl. Ex. A, Delp Dep. p. 43.

At the time Plaintiff became full-time, Allyson DeVantier ("DeVantier") and Lynnette Mattson were the "grandparents" assigned to Elm Street who supervised, monitored and/or oversaw the Care Team. Pl. Ex. A, Delp Dep. p. 50; Pl. Ex. L, DeVantier Dep. p. 17. In June 2009, Sara King ("King") replaced Lynnette Mattson as a grandparent on Elm Street. Pl. Ex. A, Delp Dep. p. 40; Def. Ex. G, King Dep. p. 7. The Elm Street scheduling coordinator in January 2010 was Heather Burkhart ("Burkhart"). Pl. Ex. A, Delp Dep. p. 46; Pl. Ex. C, Praetzel Dep. pp. 14, 60; Pl. Ex. H, Burkhart Dep. p. 13. At all relevant times Praetzel

was the Administrator of Rolling Fields and Taylor functioned as the Human Resources Director. Pl. Ex. C, Praetzel Dep. pp. 7-8; Pl. Ex. E, Taylor Dep. p. 8.

Beginning in the summer of 2009, DeVantier and King observed that Plaintiff had a negative attitude, was treating her co-workers badly on the Street, and that other Elm Street Care Team members participated less frequently in meetings when Plaintiff was present. Pl. Ex. G, King Dep. pp. 49-53; Pl. Ex. L, DeVantier Dep. pp. 50-51, 92. In late August or early September of 2009, Licensed Caregiver Mary Lynn Kerr complained to Praetzel that Plaintiff had called off work as a result of which she was required to work a 16-hour shift. Pl. Ex. C, Praetzel Dep. p. 89. Praetzel noted that Kerr was upset because she felt Plaintiff did not help other Caregivers or offer to cover their hours when needed. *Id.* Praetzel directed Kerr to discuss the issue with Plaintiff and attempt to work as a team. *Id.* at p. 89. Praetzel informed Braham-Moody of the complaint. *Id.* at pp. 105-106. Plaintiff concedes that Kerr initiated this complaint, but denies that she engaged in any wrongdoing. Pl. Response to Statement of Facts p. 5 No. 54.

During a CARE Board meeting on October 20, 2009, Plaintiff's interactions with another Licensed Caregiver, Laura Deal ("Deal") were raised and discussed. Def. Ex. S, 10/20/09 CARE Board Meeting Minutes; Pl. Ex. C, Praetzel Dep. pp. 153-154; Pl. Ex. L, DeVantier Dep. pp. 48-49. The Board minutes reflect the following:

Elm Street --- Laura [Deal] is also having problems with Crystal [Delp] and how she says things. Laura [Deal] and Elena [Reinhart] had a conversation with Crystal [Delp] and she was very upset.

Def. Ex. S, 10/20/09 CARE Board Meeting Minutes.³ Plaintiff acknowledged that Deal was upset over an email Plaintiff had sent and that Deal characterized it as "rude." Pl. Ex. A, Delp Dep. pp. 54-59. Plaintiff further acknowledged that she and Deal had discussed the email in Elena Reinhart's presence. *Id.*

In November of 2009, Plaintiff learned she was pregnant and informed King, DeVantier, Praetzel and Braham-Moody. Pl. Ex. A, Delp Dep. p. 84; Pl. Ex. C, Praetzel Dep. p. 107; Pl. Ex. L, DeVantier Dep. p. 75. On or about November 17, 2009, she requested medical leave under the Family Medical Leave Act ("FMLA") due to complications with her pregnancy and it was promptly granted. Pl. Ex. A, Delp Dep. pp. 84-86; Pl. Ex. E, Taylor Dep. p. 38; Def. Ex. O, 11/20/09 Leave of Absence Request Form. Plaintiff was released to return to work full-time without restrictions on or about November 30, 2009. Pl. Ex. A, Delp Dep. p. 85; Def. Ex. P, 11/30/09 Return to Work Slip. Plaintiff does not dispute that she was granted the leave and returned to work in the same position with the same job duties and rate of pay. Pl. Ex. A, Delp Dep. 84-86; Pl. Ex. C, Praetzel Dep. p. 114.

In January of 2010, Plaintiff learned that she was pregnant again and informed Praetzel, King and DeVantier at that time. Pl. Ex. A, Delp Dep. pp. 86-88; Pl. Ex. C, Praetzel Dep. p. 110; Pl. Ex. G, King Dep. p. 44; Pl. Ex. L, DeVantier Dep. p. 79. King and DeVantier were aware that Plaintiff was due to deliver in September of 2010 and would need time off at that point. Pl. Ex. C, Praetzel Dep. p. 114; Pl. Ex. O, King Dep. p. 45; Pl. Ex. L, DeVantier Dep. pp. 79-81.

³ Elena Reinhart was a member of the CARE Board, Pl. Ex. L, DeVantier Dep. pp. 48-49.

At about the same time, Burkhart, the scheduling coordinator for Elm Street, experienced difficulties working with Plaintiff. Pl. Ex. H, Burkhart Dep. pp. 21-22. Burkhart testified that Plaintiff had an "attitude," demanded a certain schedule, was rude towards her co-workers, and cursed at her several times. *Id.* at pp. 21-24. She also claimed that Plaintiff threw a set of keys at her. *Id.* at pp. 27-28. Burkhart voiced her complaints to Deb Hardy ("Hardy"), a CARE Board representative, in May of 2010. *Id.* at pp. 45-46, 54-56. Plaintiff acknowledged that she had "stressful interactions" with Burkhart over scheduling, but did not view those interactions as "negative." Pl. Ex. A, Delp Dep. pp. 77-78, 171.

In early 2010, Deal again complained about Plaintiff's general lack of communication with her Care Team, as well as her treatment of Caregivers. Pl. Ex. G, King Dep. pp. 68-69. Deal reported that the newer Caregivers felt intimidated by Plaintiff, and that in her daily interactions with them she was "short." *Id.* Deal's concerns were relayed by King to DeVantier, who, in turn, discussed them with Elena Reinhart. *Id.* at pp. 69-70.

During a CARE Board meeting on March 9, 2010, Plaintiff's difficulties interacting with other Caregivers on Elm Street were raised and discussed. Def. Ex. T, 3/9/10 CARE Board Meeting Minutes; Pl. Ex. C, Praetzel Dep. pp. 119, 143-144; Pl. Ex. O, King Dep. pp. 60-61; Pl. Ex. L, DeVantier Dep. pp. 48-49. As reflected in the Board minutes:

Elm Street -- Brittany Reinhart and Danielle Crawford are having a difficult time with Crystal Delp being gruff. Dule [Miller] and Brittany [Reinhart] spoke to Crystal [Delp] and things seemed to improve. ...

Def. Ex. T, 3/9/10 CARE Board Meeting Minutes. Plaintiff does not dispute that Dule Miller and Brittany Reinhart spoke to her, but characterized the interaction as "informal." Pl. Ex. A, Delp Dep. p. 63.

On May 7, 2010, DeVantier met with Caregiver Nicole Varee ("Varee"), concerning complaints Varee had regarding Plaintiff's treatment of her on Elm Street. Pl. Ex. L, DeVantier Dep. pp. 31-34. Varee informed DeVantier that she did not want to work with Plaintiff because Plaintiff was "gruff and rude" to her. *Id.* at pp. 32-33.

On May 9, 2010, Deal sent an email to Harding, an Elm Street CARE Board representative, wherein she reported that Varee and Brooke Hollobaugh ("Hollobaugh"), had complained to her that they were having difficulties with Plaintiff but were "scared" to approach her. Pl. Ex. C, Praetzel Dep. pp. 118-119; Pl. Ex. L, DeVantier Dep. pp. 42-43; Def. Ex. W, 5/9/10 Email. Harding showed Deal's email to DeVantier on May 10, 2009 and informed DeVantier that she would be following up. Pl. Ex. L, DeVantier Dep. pp. 42-44.

Sometime after May 10, 2010 the decision was made by Braham-Moody, King and DeVantier to reassign Plaintiff, as well as Deal, from Elm Street. Pl. Ex. G, King Dep. pp. 95-96; Pl. Ex. L, DeVantier Dep. pp. 64-65; Def. Ex. H, Braham-Moody Aff. ¶ 10. Plaintiff was reassigned as a result of the prior complaints and her inability to positively interact with her coworkers. Pl. Ex. G, King Dep. pp. 95-96; Pl. Ex. L, DeVantier Dep. pp. 36, 40, 45-46, 49-53, 55-56; Def. Ex. H, Braham-Moody Aff. ¶10,

On May 19, 2010, Plaintiff met with King and DeVantier and was informed that she was being reassigned from Elm Street. Pl. Ex. A, Delp Dep. p. 99; Pl. Ex. G, King Dep. p. 98; Pl. Ex. L, DeVantier Dep. pp. 89-90. King and DeVantier allege that they informed Plaintiff that she was being reassigned because of several complaints of co-workers concerning her

treatment of them. Pl. Ex. G, King Dep. pp. 98-101; Pl. Ex. L, DeVantier Dep. pp. 89-90. According to King and DeVantier, Plaintiff was also informed that she was expected to finish out her two-week work schedule on Elm Street. Pl. Ex. G, King Dep. p. 99; Pl. Ex. L, DeVantier Dep. p. 91. King and DeVantier contacted three representatives from Ash, Birch and Cherry Streets to confirm that they would assist Plaintiff in covering her hours she would have worked on Elm Street. Pl. Ex. L, DeVantier Dep. p. 91. Plaintiff was informed that hours would be available for her to work on Ash, Birch and Cherry Streets, and that she should contact the scheduling coordinator on those Streets to secure hours. *Id.*

Plaintiff, on the other hand, claims that she was told she was being "pulled" from Elm Street because she was "too passionate" about her job and that she would need to find hours elsewhere in the home. Pl. Ex. A, Delp Dep. p. 99, 109. She also claims she inquired as to whether she could continue to work full-time but was informed it was not "guaranteed." *Id.* at pp. 138-139. She also denied having been told that she was to complete her two week schedule on Elm Street. *Id.*

On May 26, 2010, Plaintiff again met with King and DeVantier. Pl. Ex. A, Delp Dep. pp. 105-106. Plaintiff admits that she was told at this meeting that she was being reassigned because other Caregivers had complained she was intimidating. Pl. Ex. A, Delp Dep. pp. 116-117. Following this meeting, Plaintiff met with Taylor and Cara Gilchrist ("Gilchrist"), the scheduling coordinator for Cherry Street, regarding the scheduling of shifts for Plaintiff on other Streets. Pl. Ex. A, Delp Dep. pp. 119-120; Pl. Ex. E, Taylor Dep. p. 46. Plaintiff contends that at that meeting she was only offered two day shifts the following week, with one being on Cherry Street. Pl. Ex. A, Delp Dep. pp. 121-123. Plaintiff further testified that while she intended to work those two day shifts, she could not recall why she did not. *Id.* at pp. 123, 128-129.

Defendant, on the other hand, claims that Plaintiff was scheduled to work on Cherry Street for three shifts, namely, on May 31, 2010, June 1, 2010 and June 4, 2010. Pl. Ex. E, Taylor Dep. pp. 46, 49; Def. Ex. LL, Gilchrist Aff. ¶14. It is undisputed that Plaintiff failed to show up for any of these three shifts or call in advance to let Defendant know that she would not be working them. Defendant's written policy regarding attendance states the following:

If you are unable to come to work, you must attempt to find someone from your Care Team who will work for you. If you are unable to find someone, you must then notify a member of your Care Team at least two hours before your shift begins. When it is possible to provide more than two hours advance notice, please do so. A "No Call, No Show" is when you do not report off to your Care Team in any manner. This is not an acceptable work practice and a second occurrence will likely result in a meeting with the CARE Board.

Def. Ex. I, Caregiver Guide p. 21.

Defendant contends that Plaintiff was terminated on June 8, 2010 for violating its "No Call, No Show" policy. Pl. Ex. I, Termination Letter; Def. Ex. H., Braham-Moody Aff. ¶36.⁴

⁴ Employees who participated and/or were consulted with respect to Plaintiff's termination were Braham-Moody, Cynthia Godfrey, Praetzel, King, DeVantier, Alida Polk, and Taylor. Pl. Ex. B, p. 3. No. 4.

II. STANDARD OF REVIEW

Summary judgment is appropriate "if the movant shows that there is no genuine dispute as to any material fact and the movant is entitled to judgment as a matter of law," Fed.R.Civ.P. 56(a). A disputed fact is "material" if it could affect the outcome of the suit, given the applicable substantive law. *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 248, 106 S.Ct. 2505, 91 L.Ed.2d 202 (1986). A dispute about a material fact is "genuine" if the evidence presented "is such that a reasonable jury could return a verdict for the nonmoving party." *Id.*

In evaluating a summary judgment motion, a court "must view the facts in the light most favorable to the non-moving party," and make every reasonable inference in that party's favor. *Hugh v. Butler Cnty. Family YMCA*, 418 F.3d 265, 267 (3d Cir. 2005). Nonetheless, the party opposing summary judgment must support each essential element of the opposition with concrete evidence in the record. *Celotex Corp. v. Catrett*, 477 U.S. 317, 322-23, 106 S.Ct. 2548, 91 L.Ed.2d 265 (1986). This requirement upholds the underlying purpose of the rule, which is to avoid a trial "in cases where it is unnecessary and would only cause delay and expense." *Goodman v. Mead Johnson & Co.*, 534 F.2d 566, 573 (1976). Therefore, if, after making all reasonable inferences in favor of the non-moving party, the court determines that there is no genuine issue of material fact, summary judgment is appropriate. *Celotex*, 477 U.S. at 322; *Wisniewski v. Johns-Manville Corp.*, 812 F.2d 81, 83 (3d Cir. 1987).

III. DISCUSSION

Title VII

Count I of Plaintiff's Complaint asserts a pregnancy discrimination claim in violation of Title VII, 42 U.S.C. § 2000e-2(a), as amended by the Pregnancy Discrimination Act ("PDA"), 42 U.S.C. § 2000e(k). The PDA amended Title VII to clarify that "[t]he terms 'because of sex' or 'on the basis of sex' include, but are not limited to, because of or on the basis of pregnancy." 42 U.S.C. § 2000e(k). "Rather than introducing new substantive provisions protecting the rights of pregnant women, the [FDA] brought discrimination on the basis of pregnancy within the existing statutory framework prohibiting sex-based discrimination." *Armstrong v. Flowers Hosp., Inc.*, 33 F.3d 1308, 1312 (11th Cir. 1994). The PDA does not require preferential treatment for pregnant employees. *Doe v. C.A.R.S. Protection Plus, Inc.*, 527 F.3d 358, 364 (3d Cir. 2008). "Instead, it mandates that employers treat pregnant employees the same as non-pregnant employees who are similarly situated with respect to their ability to work." *Id.*; see also *In Re: Carnegie Ctr. Assoc.*, 129 F.3d 290, 297 (3d Cir. 1997), *cert. denied*, 524 U.S. 938 (1998).

The familiar *McDonnell Douglas* burden-shifting framework is used in analyzing Title VII pregnancy discrimination claims. *McDonnell Douglas Corp. v. Green*, 411 U.S. 792, 802 (1973); *Doe*, 527 F.3d at 364. Plaintiff has the initial burden of establishing a prima facie case of discrimination and if successful, then the burden shifts to the employer to articulate a legitimate, non-discriminatory reason for the adverse employment decision. *Goosby v. Johnson & Johnson Medical, Inc.*, 228 F.3d 313, 319 (3d Cir. 2000). If the employer is able to do so, the plaintiff must then demonstrate that the proffered reason was merely a pretext for intentional discrimination. *Doe*, 527 F.3d at 364; *Goosby*, 228 F.3d at 319.

Here, Plaintiff claims Defendant discriminated against her on the basis of her pregnancy in violation of Title VII by involuntarily reassigning her from Elm Street on May 19, 2010 and by terminating her effective June 8, 2010. Defendant argues that Plaintiff has failed to establish a prima facie case of pregnancy discrimination with respect to either of these actions, and alternatively, has failed to come forward with any evidence to establish that Defendant's legitimate reasons for her reassignment and termination were pretextual.

Reassignment - prima facie case

To establish a prima facie case of pregnancy discrimination, the employee must demonstrate that: (1) she is a member of a protected class; (2) she was qualified for the position; (3) she suffered an adverse employment action; and (4) she suffered an adverse employment action under circumstances giving rise to an inference of discrimination. *Jones v. School Dist. of Philadelphia*, 198 F.3d 403, 410 (3d Cir. 1999); *Weightman v. Bank of New York Mellon Corp.*, 772 F. Supp. 2d 693, 701 (W.D.Pa. 2011).

The Supreme Court has defined an adverse employment action as a "significant change in employment status, such as hiring, firing, failing to promote, reassignment with significantly different responsibilities, or a decision causing a significant change in benefits." *Burlington Indus. v. Ellerth*, 524: U.S. 742, 761 (1998). The Third Circuit has further explained that an employer's conduct will qualify as an adverse employment action "only if it alters the employee's compensation, terms, conditions, or privileges of employment, deprives him or her of employment opportunities, or adversely affect[s] his [or her] status as an employee." *Robinson v. City of Pittsburgh*, 120 F.3d 1286, 1300 (3d Cir. 1997) (citations and internal quotations omitted).

Defendant contends that Plaintiff cannot establish that her reassignment constituted an adverse action. See e.g. *DiCampi v. Korman Communities*, 257 Fed. Appx. 497, 501 (3d Cir. 2007) (finding involuntary transfer did not constitute an adverse employment action where change of position involved identical pay and benefits); *Riding v. Kauffman's Dept. Store*, 220 F.Supp.2d 442, 463 (W.D.Pa. 2002) (employee's reassignment with no change in pay, hours of work or other terms and conditions of employment did not constitute an adverse employment action). In this regard, Defendant contends that there were sufficient hours on three Streets available for her to continue to work on a full-time basis with no diminution in her rate of pay or hourly benefits. In essence, Defendant claims that Plaintiff simply "chose not to do so." Def. Brief p. 12.

In contrast, Plaintiff contends that she was only given two alternative shifts and was told that her full-time status "wasn't guaranteed." Pl. Ex. A, Delp Dep. p. 139. Viewing the evidence in the light most favorable to the Plaintiff, we find that she has raised a triable issue of fact as to the allegedly adverse nature of her reassignment. See e.g., *Klimczak v. Shoe Show Companies*, 420 F. Supp. 2d 376, 382 (M.D.Pa. 2005) (reduction in scheduled hours can constitute an adverse employment action); *Lidwell v. University Park Nursing Care Center*, 116 F. Supp. 2d 571, 584 (M.D.Pa. 2000) (same); *Hose v. Buca Restaurants, Inc.*, 2008 WL 4000403 at * 14 (W.D.Pa. 2008) ("Defendant fails to acknowledge that a reduction in hours can constitute an adverse employment action.").

Defendant argues, in the alternative, that she has failed to make out a prima facie case relative to her reassignment because she has failed to point to evidence that it occurred

under "circumstances giving rise to an inference of pregnancy discrimination." For example, Defendant points to non-pregnant employees who were treated similarly or more harshly than her. In this regard, Deal was reassigned from Elm Street at the same time for negative interactions with her co-workers. Pl. Ex. C, Praetzel Dep. pp. 52-53, 125-126; Pl. Ex. E, Taylor Dep. pp. 68-69; Pl. Ex. G, King Dep. pp. 95-96; Pl. Ex. L, DeVantier Dep. pp. 130-132; Def. Ex. H, Braham-Moody Aff. ¶¶ 12-13. Like the Plaintiff, Deal was not reassigned to a particular Street and was responsible for contacting the scheduling coordinators for other Streets in order to secure hours. Pl. Ex. C, Praetzel Dep. pp. 52-53; Pl. Ex. E, Taylor Dep. p. 69; Pl. Ex. L, DeVantier Dep. p. 130.⁵ Dessie Rosipko, a Certified Caregiver, was reassigned from Birch Street due to unauthorized changes to schedules, numerous call offs, and intimidation of Care Team members. Def. Ex. CC, 11/2/10-11/3/10 CARE Board Meeting Minutes, Like Deal, Rosipko was not reassigned to a particular Street but was to "pick up hours available in the home." *Id.*

Defendant has also produced un rebutted evidence that three other non-pregnant employees were terminated largely on the basis of their inability to positively interact with other Care Team members. The record reflects that Kim Jackson was terminated due to a poor attitude and performance issues. Def. Ex. DD, 4/4/08 Jackson Personnel records; Pl. Ex. C, Praetzel Dep. pp. 131-132; Def. Ex. H, Braham-Moody Aff. ¶ 25. Sharon Valesky was terminated due to a poor attitude. Pl. Ex. C, Praetzel Dep. pp. 130-131; Def. Ex. H, Braham-Moody Aff. ¶ 27. Finally, Sheri Ewing was terminated for lack of team cooperation, intimidation of other Care Team members and performance issues. Def. Ex. CC, 11/2/10-11/3/1- CARE Board Meeting Minutes; Def. Ex. H, Braham-Moody Aff. ¶ 28.

Plaintiff, in turn, points to the treatment afforded Jenn Jackson, another non-pregnant employee, to support her prima facie case. Plaintiff's Brief p. 44. The record reflects that Jackson was brought before the CARE Board based upon a complaint by another employee. Def. Ex. AA, CARE Board Minutes, 2/18/09. According to the CARE Board minutes, the decision was made to remove Jackson from Elm Street and reassign her to another Care Team immediately for an indefinite period. *Id.* She was subsequently reassigned to Cherry Street and given the same amount of hours. Pl. Ex. C, Praetzel Dep. p. 127; Pl. Ex. E, Taylor Dep. pp. 72-73. Plaintiff contends that since Jackson was not required to secure her own hours, an inference of discrimination has been raised.⁶ We disagree.

The Third Circuit in *Simpson v. Kay Jewelers, Inc., Div. of Sterling, Inc.*, 142 F.3d 639 (3d Cir. 1998), noted that an inference of discrimination based upon evidence that a single comparator was allegedly treated more favorably "may be enough at the prima facie stage

⁵ Plaintiff argues that Deal was reassigned to a specific Street. Plaintiff's contention in this regard is based solely upon Miller's deposition testimony, who was not a decisionmaker with respect to Deal's reassignment, and who testified that she was "not positive" but "believe[d]" Deal was reassigned to Fig Street, but could not recall who told her. Pl. Ex. F, Miller Dep. pp. 13-14. This testimony is not only inadmissible hearsay, but is also speculative. *Robertson v. Allied Signal, Inc.*, 914 F.2d 360, 383 n. 12 (3d Cir. 1990) ("[A]n inference base upon a speculation or Conjecture does not create a material factual dispute sufficient to defeat entry of summary judgment.").

⁶ Plaintiff also claims that Julie Wallace is an appropriate comparator, but there is scant evidence in the record relative to her reassignment. The record reflects that Wallace was removed from Dogwood Street and reassigned to Fig Street, and nothing more. Pl. Ex. F, Miller Dep. p. 15. We further find that Dule Miller was not similarly situated to Plaintiff given the voluntary nature of her reassignment. Pl. Ex. F, Miller Dep. pp. 9-12.

of the analysis" but such evidence should not be viewed in a vacuum. *Id.* at 646 (emphasis added). A plaintiff cannot selectively choose a comparator to establish discrimination, "because to hold otherwise would be to permit the inference of discrimination anytime a single member of a nonprotected group was allegedly treated more favorably than one member of the protected group, regardless of how many other members of the non-protected group were treated equally or less favorably." *Id.* at 646; *see also Pivrotto v. Innovative Systems, Inc.*, 191 F.3d 344, 359 (3d Cir. 1999) (holding that at the prima facie stage "evidence of differential treatment of 'a single member of the non-protected class is insufficient to give rise to an inference of discrimination.'" (quoting *Simpson*, 142 F.3d at 646); *Bush v. Commonwealth Edison Co.*, 990 F.2d 928, 931 (7th Cir. 1993) ("plaintiff cannot establish a prima facie case of racial discrimination by showing that, in a large department, a coworker of another race was treated more favorably than other coworkers of other races."), *cert. denied*, 511 U.S. 1071 (1994); *Haskins v. Christiana Care Health Servs.*, 701 F. Supp. 2d 623, 629 (D.Del. 2010) ("The determination of whether an employer's actions support an inference of discrimination is to be made based on the treatment of the allegedly more favored group as a whole, such that a showing of preferential treatment to one member of the non-protected class, standing alone, is generally not sufficient to create an inference of discrimination.").

In light of the above case law, Plaintiff's reliance on one isolated comparator, particularly given the number of non-pregnant employees who were treated similarly or *more harshly*, is insufficient to raise an inference of discrimination.

We further reject Plaintiff's contention that the timing of her reassignment raises an inference of discrimination. It is undisputed that Plaintiff informed King, DeVantier, Braham-Moody and Praetzel in January 2010 that she was pregnant and she was not reassigned until approximately five months later. *See Andreoli v. Gates*, 482 F.3d 641, 650 (3d Cir. 2007) (five month time period, without additional evidence, insufficient to raise an inference of causation); *Bartos v. MHM Correctional Services, Inc.*, 454 Fed. Appx. 74, 78 (3d Cir. 2011) (holding five months was not unduly suggestive of a causal connection); *LeBoon v. Lancaster Jewish Community Center Assoc.*, 503 F.3d 217, 233 (3d Cir. 2007) (gap of three months, without more, cannot create an inference of causation); *Williams v. Philadelphia Housing Auth. Police Dept.*, 380 F.3d 751, 760 (3d Cir. 2004) (two months not unusually suggestive), *cert. denied*, 544 U.S. 961 (2005); *Riley v. Shinseki*, 2009 WL 2957793 at *6 (W.D.Pa. 2009) (holding four month and six month time periods were so "patently remote" that no inference could be properly drawn), *aff'd*, ___ Fed. Appx., ___, 2011 WL 18760 (3d Cir. 2011).

Summary judgment will be granted as to Plaintiff's Title VII claim based on her reassignment.⁷

Reassignment - pretext

Alternatively, even if a prima facie case had been made out relative to Plaintiff's Title VII reassignment claim, summary judgment would be appropriate based upon a failure to raise

⁷ Nor does a review of the record reveal any other evidence that would reasonably support an inference of pregnancy discrimination for purposes of her prima facie case.

a triable issue of fact as to pretext. To satisfy her burden at this stage, Plaintiff must point to "some evidence, direct or circumstantial, from which a factfinder could reasonably either (1) disbelieve the employer's articulated legitimate reasons; or (2) believe that an invidious discriminatory reason was more likely than not a motivating or determinative cause of the employer's action." *Fuentes v. Perski*, 32 F.3d 759, 764 (3d Cir. 1994); *Stanziale v. Jargowsky*, 200 F.3d 101, 105 (3d Cir. 2000). In doing so, a plaintiff must "demonstrate such weaknesses, implausibilities, inconsistencies, incoherencies, or contradictions in the employer's proffered legitimate reasons for its actions that a reasonable factfinder could rationally find them 'unworthy of credence.' *Fuentes*, 32 F.3d at 765 (quoting *Ezold v. Wolf Block, Schorr & Solis-Cohen*, 983 F.2d 509, 531 (3d Cir. 1992)); *Riding*, 220 F. Supp. 2d at 448.

A plaintiff may not, however, "simply show that the employer's decision was wrong or mistaken, since the factual dispute at issue is whether discriminatory animus motivated the employer, not whether the employer is wise, shrewd, prudent, or competent." *Keller v. Orix Credit Alliance, Inc.*, 130 F.3d 1101, 1108-09 93d Cir. 1997) (quoting *Fuentes*, 32 F.2d at 765); *Jones v. School Dist. of Philadelphia*, 198 F.3d 403, 413 (3d Cir. 1990). In other words, the plaintiff must show "not merely that the employer's proffered reason was wrong, but that it was so plainly wrong that it cannot have been the employer's real reason." *Keller*, 130 F.3d at 1109.

Plaintiff contends that Defendant's disciplinary policy required a verbal conversation followed by a written warning prior to the imposition of any further disciplinary action. However, the record does not support Plaintiff's contention that there was a rigid disciplinary policy that was disregarded in her case. Plaintiff acknowledged that she was aware that Kerr, Deal, Reinhart and Crawford all expressed complaints regarding her interactions with them in some form or fashion. Pl. Response to Statement of Facts p. 5 No. 54; Pl., Ex. A, Delp Dep. pp. 54-59, 61-63. In addition, Plaintiff conceded that the issues relating to her interactions with Deal, Reinhart and Crawford were discussed with her in the presence of a CARE Board Representative. Pl. Ex. A, Delp Dep. pp. 54-59, 61-63. Whether Plaintiff considered these sessions as counseling or discipline is immaterial.⁸

Termination - prima facie case

We reach the same conclusion with respect to Plaintiff's prima facie case based upon her termination as we did with respect to her reassignment. There is no evidence on this record to support the reasonable conclusion that Plaintiff's termination occurred under circumstances giving rise to an inference of discrimination. Plaintiff does not point to any evidence that similarly situated non-pregnant Caregivers were treated more favorably. On the other hand, Defendant has supplied uncontradicted evidence which establishes that between 2007 and 2010, thirty-one (31) non-pregnant Caregivers were terminated by Defendant for violations of its "No Call, No Show" policy. Def. Ex. H, Braham-Moody Aff. ¶¶ 38, 42. Accordingly, Plaintiff cannot establish an inference of discrimination based upon comparator evidence.

⁸ Plaintiff relies on the same disparate treatment evidence we found inadequate to support her prima facie case in support of her claim of pretext.

In addition, Plaintiff's suggestion that discrimination may be inferred based on her contention that she never formally accepted whatever hours were offered does not advance her prima facie case. There is no evidence to suggest that the decisionmakers did not genuinely believe that she had accepted and was scheduled to work three shifts but failed to call in or obtain a replacement. "[I]t is not enough for a plaintiff to show that an employer's decision was wrong or mistaken, because the issue is whether the employer acted with discriminatory animus." *Abramson v. William Paterson College*, 260 F.3d 265, 283 (3d Cir, 2001).⁹

Summary judgment will be granted in favor of Defendant on Plaintiff's Title VII claim relative to her termination.¹⁰

FMLA

Count II of the Plaintiff's Complaint asserts violations of the FMLA, 29 U.S.C. § 2611 *et seq.* The FMLA was enacted "to 'balance the demands of the workplace with the needs of families,' and 'to entitle employees to take reasonable leave for medical reasons ... in a manner that accommodates the legitimate interests of employers.'" *Conoshenti v. Pub. Serv. Elec. & Gas Co.*, 364 F.3d 125, 140-41 (3d Cir. 2004) (quoting 29 U.S.C. § 2601(b)(1), (b) (3)). An "eligible employee" under the FMLA is entitled to "a total of twelve workweeks of leave during any twelve month period" because of "the birth of a son or daughter of the employee and in order to care for such son or daughter" or because of "a serious health condition that makes the employee unable to perform the functions of the employee's position." 29 U.S.C. § 2612(a)(1). After a period of qualified leave, an employee is entitled to reinstatement to their former position or an equivalent one with the same benefits and/or terms. 28 U.S.C. § 2614(a).

Two distinct causes of action are recognized under the FMLA. 29 U.S.C. §§ 2612, 2614(a)(i), 2615(a)(1) and (2); *Callison v. City of Philadelphia*, 430 F.3d 117, 119 (3d Cir.), *cert. denied*, 546 U.S. 876 (2005); *Conoshenti*, 364 F.3d at 146; *Lichtenstein v. Univ. of Pittsburgh Med. Ctr.*, 805 F. Supp. 2d 190, 200 (W.D.Pa. 2011). These are an "interference" claim, where a plaintiff alleges that an employer interfered with a FMLA right, and a "retaliation" claim, where the plaintiff alleges the employer took an adverse employment action against the employee in retaliation for taking FMLA leave. *Erdman v. Nationwide Ins. Co.*, 582 F.3d 500, 508-09 (3d Cir. 2009); *Bearley v. Friendly*, 322 F. Supp. 2d 563, 570-71 (M.D.Pa. 2004).

An interference claim arises under § 2615(a)(1) of the FMLA, which makes it unlawful for an employer to "interfere with, restrain, or deny the exercise of or the attempt to exercise, any right provided" under the Act. 29 U.S.C. § 2615(a)(1). An employer interferes with an employee's rights by refusing to authorize FMLA leave or by discouraging an employee from using such leave. 29 CFR § 825.220(b); *Lichtenstein*, 805 F. Supp. 2d at 200. "[To]

⁹ Plaintiff's assertion that the timing of her termination establishes the requisite inference of pregnancy discrimination fails for the same reasons as discussed in connection with her Title VII reassignment claim. *See supra* p. 13.

¹⁰ Summary judgment would be independently appropriate based upon Plaintiff's failure to have raised a triable issue of fact as to pretext. She relies on the same evidence in support of her claim of pretext that she offers in support of her prima facie case.

assert a claim of interference, an employee must show that he was entitled to benefits under the FMLA and that his employer illegitimately prevented him from obtaining those benefits." *Sarnowski v. Air Brooke Limousine, Inc.*, 510 F.3d 398, 402 (3d Cir. 2007); *Callison*, 430 F.3d at 119. The plaintiff need not establish that she was treated differently than others, and an employer cannot justify its actions by setting forth a "legitimate business purpose" for its decision. *Callison*, 430 F.3d at 119-20. "An interference action is not about discrimination, it is only about whether the employer provided the employee with the entitlements guaranteed by the FMLA." *Id.* at 120.

A retaliation claim arises under a different provision of the FMLA, which makes it illegal for an employer to "discharge or in any manner discriminate against any individual for opposing any practice made unlawful" by the FMLA. 29 U.S.C. § 2615(a)(2). Like a Title VII discrimination claim, FMLA retaliation claims are analyzed under the burden-shifting framework set forth in *McDonnell Douglas v. Callison*, 430 F.3d at 119; *Parker v. Verizon Pa., Inc.*, 309 Fed. Appx. 551, 555 (3d Cir. 2009) (applying *McDonnell Douglas* paradigm in the context of an FMLA retaliatory discharge claim).

Interference

In order to state a claim for interference under the FMLA, a plaintiff must demonstrate that: (1) she was an eligible employee under the FMLA; (2) the defendant was an employer subject to the FMLA's requirements; (3) the plaintiff was entitled to FMLA leave; (4) the plaintiff gave notice to the defendant of her intention to take FMLA leave; and (5) the plaintiff was denied benefits to which she was entitled under the FMLA. *Johnson v. Community College of Allegheny County*, 566 F. Supp. 2d 405, 446 (W.D.Pa. 2008); *Treaster v. Conestoga Wood Specialties, Corp.*, 2010 WL 2606479 at *25 (M.D.Pa. 2010).

Plaintiff appears to assert that Defendant interfered with her rights under the FMLA with respect to her FMLA leave in November 2009. Plaintiff's Brief p. 31. This contention is meritless. It is undisputed that on or about November 17, 2009, Plaintiff requested medical leave under the FMLA due to complications related to her pregnancy and it was promptly granted. Pl. Ex. A, Delp Dep. pp. 84-86; Pl. Ex. E, Taylor Dep. p. 38; Def. Ex. O, 11/20/09 Leave of Absence Request Form. Plaintiff was released to return to work full-time without restrictions on or about November 30, 2009, Pl. Ex. A, Delp Dep. p. 85; Def. Ex. P, 11/30/09 Return to Work Slip. Plaintiff has admitted that she experienced no problems or issues in requesting immediate FMLA leave, and that following her leave, she returned to work in the same position with the same job duties and same rate of pay. Pl. Ex. A, Delp Dep. 84 .86; Pl. Ex. C, Praetzel Dep. p. 114. Consequently, any interference claim related to Plaintiff's FMLA leave in November of 2009 fails as a matter of law,

Plaintiff also contends that Defendant interfered with her FMLA rights by failing to advise her of her rights when she requested leave from Taylor in May 2010. Plaintiff's Brief p. 33. Interference with an employee's rights includes an employer's failure to advise the employee of her rights under the FMLA. *Conoshenti*, 364 F.3d at 142-43. An employer's failure in this regard however, can only constitute interference if the Plaintiff proves that she was prejudiced by that failure in that, had she been properly informed of her FMLA rights, she would have structured her leave differently, *Id.* at 144-46; *Lupyan v. Corinthian Colleges, Inc.*, 2011 WL 4017960 at *5 (W.D.Pa. 2011) ("A plaintiff asserting a failure to

advise claim must also prove prejudice by showing that had she been properly informed of her FMLA rights, she could have structured her leave differently."). There is, however, no evidence of prejudice and this claim fails on that basis.

Plaintiff also alleges that following her request for FMLA leave on May 17, 2010, Defendant denied her benefits to which she was entitled by terminating her.¹¹ Defendant first argues that Plaintiff cannot satisfy the "notice" requirement of her interference claim because she never actually applied for this leave. Pl. Ex. A, Delp Dep. pp. 92-94, Plaintiff arguably satisfied the notice requirement under the standard enunciated in *Sarnowski v. Air Brooke Limousine, Inc.*, 510 F.3d 398 (3d Cir. 2007):

In providing notice, the employee need not use any magic words. The critical question is how the information conveyed to the employer is reasonably interpreted. An employee who does not cite to the FMLA or provide exact dates or duration of the leave requested nonetheless may have provided his employer with reasonably adequate information under the circumstances to understand that the employee seeks leave under the FMLA. ...

Sarnowski, 510 F.3d 402-03.

Like the plaintiff in *Sarnowski*, Plaintiff claims she informed Taylor in May 2010 that she was pregnant and was due to deliver in September. It is also undisputed that Praetzel, King and DeVantier were informed by the Plaintiff in January 2010 that she was pregnant, and all three assumed that Plaintiff would need time off at some point. This testimony demonstrates that Plaintiff made Defendant aware that she would need an FMLA-qualifying leave, as well as the anticipated timing of the leave. *See Mascioli v. Arby's Restaurant Group, Inc.*, 610 F. Supp. 2d 419, 435 (W.D.Pa. 2009) (holding plaintiff adduced sufficient evidence to meet the notice requirement where she communicated her medical condition to defendant and conveyed future time off may be necessary because of her medical condition). We conclude, however, for the reasons discussed more fully below, that Plaintiff has failed to raise a triable issue of fact as to the reason she was terminated.

Terminating an employee for a valid FMLA request may constitute interference with the employee's FMLA rights, as well as retaliation against the employee. *Erdman*, 582 F.3d at 509; *Michniewicz v. Metasource, LLC*, 756 F. Supp. 2d 657, 656 (E.D.Pa. 2010). An employee may proceed under either or both theories. *Hayduk v. City of Johnstown*, 386 Fed. Appx. 55, 59 (3d Cir. 2010), cert. denied, _ U.S. __, 131 S.Ct. 1002, 178 L.Ed.2d 834 (2011). As previously stated, "liability in an interference claim is not dependent upon discriminatory intent, but rather is based upon the act of the interference itself." *Mascioli*, 610 F. Supp. 2d at 430 (citing *Callison*, 430 F.3d at 120). Although an employee can prove interference regardless of the employer's intent, an FMLA interference claim is not a

¹¹ Plaintiff has also asserted an interference claim based on her reassignment. In our view, however, Plaintiff's reassignment claim is properly viewed as a retaliation claim rather than an interference claim. *See Erdman v. Nationwide Ins. Co.*, 582 F.3d 500, 509 (3d Cir. 2009) (an interference claim may arise when an employee is terminated as a result of exercising her FMLA rights). Our conclusion in this regard is consistent with the Third Circuit Model Jury Instruction, which recognizes that in defending against an interference claim, the only recognized affirmative defense for an employer relates to the termination of an employee. *See Third Circuit Model Jury Instruction* 10.1.1.

strict liability statute. *Throneberry v. McGehee Desha County Hosp.*, 403 F.3d 972, 977 (8th Cir. 2005) (rejecting the argument that employers are strictly liable for all FMLA violations); *Leese v. Adelphoi Village, Inc.*, 2012 WL 2049460 at *6 (M.D.Pa. 2012) ("an FMLA interference claim is not analogous to a strict liability claim"). "[T]he FMLA does not provide employees with a right against termination for a reason other than interference with rights under the FMLA." *Sarnowski*, 510 F.3d at 403; see also *Smith v. Diffie Ford-Lincoln-Mercury, Inc.*, 298 F.3d 955, 960-61 (10th Cir. 2002) (holding that employee may be dismissed so long as "the dismissal would have occurred regardless of the employee's request for or taking of FMLA"). Therefore, "interference with an employee's FMLA rights does not constitute a violation if the employer has a "legitimate reason unrelated to the exercise of FMLA rights for engaging in the challenged conduct." *Edgar v. JAC Products, Inc.*, 443 F.3d 501, 508 (6th Cir. 2006).

In *Parker v. Verizon Pennsylvania, Inc.*, 309 Fed. Appx. 551 (3d Cir. 2009), plaintiff took FMLA leave for an autoimmune disease which affected his ability to breath and talk. *Id.* at 552-53. During his leave, he was observed performing construction work at the site of his new home, and was subsequently terminated for misrepresenting his health condition. *Id.* at 554. Plaintiff claimed that defendant had interfered with his FMLA rights by terminating him while he was on leave. *Id.* at 554-55. The court affirmed the grant of summary judgment stating:

Parker has not shown that he is entitled to FMLA benefits because he has not met his burden of showing that there is a genuine issue of material fact over the reason he was not reinstated. He alleges that Verizon interfered with his FMLA rights by terminating him instead of restoring him to his position after he took FMLA leave on September 14, 2006. Verizon has demonstrated that Parker was not terminated for his use, but rather his misuse, of medical leave in violation of its Code of Business Conduct, which could have been the case for any employee who dishonestly used Verizon's benefits. *Edwards v. Harleysville Nat. Bank*, 2008 WL 4589729 at *5 (E.D.Pa. Oct. 14, 2008). *Regardless of Parker's denial that he actually misrepresented his health condition, Verizon's honest suspicion that Parker misused his leave prevents it from being found liable for violating the FMLA; Parker was not entitled to the right of reinstatement if Verizon honestly believed that he was not using FMLA leave for the intended purpose.* Parker should not automatically be granted a greater degree of protection from termination simply because he happened to be using FMLA leave instead of sick leave. *Id.* The evidence shows that Parker's employment would have been terminated because of his violation of company policy regardless of the involvement of FMLA leave. ...

Parker, 309 Fed. App. at 563 (emphasis added).

Similar to *Parker*, and for the reasons previously discussed, Plaintiff has failed to raise a triable issue of fact relative to Defendant's contention that she was terminated for a "legitimate reason unrelated to the exercise of FMLA rights," specifically, the violation of the No Call, No Show policy. While Plaintiff contends that she did not formally accept the shifts of May 31, 2010, June 1, 2010 and June 4, 2010, she has offered no evidence to rebut Defendant's contention that it reasonably believed she had done so. Pl. Ex. E,

Taylor Dep. pp. 46, 49-51; Def. Ex. LL, Gilchrist Aff. ¶ 14. Moreover, while Plaintiff could only recall two shifts having been offered to her, she conceded that she intended to work those shifts but could not recall why she did not. Pl. Ex. A, Delp Dep. pp. 122-123, 127. Summary judgment will therefore be granted as to Plaintiff's interference claim based upon her termination.

Retaliation

In order to establish a prima facie case of retaliation, a plaintiff must demonstrate that: (1) she was a covered employee who invoked her rights to FMLA benefits; (2) she suffered an adverse employment action; and (3) the adverse action was causally related to the exercise of her FMLA rights. *Erdman*, 582 F.3d at 508; *Conoshenti*, 364 F.3d at 146. Proof of causation can be established in a number of ways. *Woodson v. Scott Paper Co.*, 109 F.3d 913, 921 (3d Cir.), cert. denied, 522 U.S. 914 (1997). Temporal proximity between an employee's protected activity and an adverse action can be sufficient to establish causality for purposes of a prima facie case of retaliation if it is "unusually suggestive." *Farrell v. Planters Lifesavers Co.*, 206 F.3d 271, 280 (3d Cir. 2000); *Lichtenstein*, 805 F. Supp. 2d at 210; *see also Andreoli*, 482 F.3d at 650 (five month time period, without additional evidence, insufficient to raise an inference of causation); *Bartos*, 454 Fed. Appx. at 78 (holding five months was not unduly suggestive of a causal connection); *LeBoon*, 503 F.3d at 233 (gap of three months, without more, cannot create an inference of causation); *Williams*, 380 F.3d at 760 (two months not unusually suggestive); *Riley*, 2009 WL 2957793 at *6 (holding four month and six month time periods were so "patently remote" that no inference of causation could be properly drawn); *Keeshan v. Home Depot U.S.A., Inc.*, 2001 WL 310601 at *12 (E.D.Pa. 2001) (termination occurring four months after return from FMLA leave not unusually suggestive), *aff'd*, 35 Fed. Appx. 51 (3d Cir. 2001); *Coppa v. Am. Soc'y for Testing Materials*, 2005 WL 1124180 at *3 (E.D.Pa. 2005) (holding that termination three months following FMLA leave was "too long a period to establish a causal link").

Plaintiff's reassignment and termination which occurred over six months after her November 2009 FMLA leave related to her first pregnancy is not temporally suggestive of the requisite causation. With respect to her request for FMLA leave on May 17, 2010, Plaintiff argues that her reassignment on May 19, 2010 and termination on June 8, 2010 were so close in time that the causation prong of the prima facie case is satisfied. A similar argument was advanced by the plaintiff in *McCormick v. Allegheny Valley School*, 2008 WL 355617 at *19 (E.D.Pa. 2008), who argued that the short time period between her request for leave and receipt of written discipline were so unusually suggestive as to satisfy the causation prong. In rejecting this argument, the court stated:

...In this case, though, the actual time frame is much broader. In April 2004, Ms. McCormick informed AVS management of her pregnancy and her intention to take FMLA leave. While she did not officially request leave until 13 days before receiving written discipline, AVS was aware of both her pregnancy and her intention to take FMLA leave for *seven months* before she received the written warning. The organization's long-term knowledge of her situation renders lame Ms. McCormick's argument that temporal proximity alone is enough to establish the necessary causal link. ...

McCormick, 2008 WL 355617 at *19 (emphasis in original).

Here, similar to *McCormick*, it is undisputed that King, DeVantier, Braham-Moody and Praetzel were all aware since January 2010 that Plaintiff was pregnant, and King and DeVantier were aware of Plaintiff's anticipated due date in September 2010. Pl. Ex. A, Delp Dep. pp. 86-88; Pl. Ex. C, Praetzel Dep. p. 110, 114; Pl. Ex. G, King Dep. pp. 44-45; Pl. Ex. L, DeVantier Dep. pp. 78-79. Plaintiff's reassignment and subsequent termination however, occurred five and six months, respectively, after Plaintiff informed management of her second pregnancy. Accordingly, the timing of Plaintiff's reassignment and termination is not unusually suggestive of retaliatory animus.

Plaintiff further points to evidence she contends establishes "ongoing antagonism." Plaintiff's Brief pp. 40-41. Absent temporal proximity, "circumstantial evidence of a 'pattern of antagonism' following the protected conduct can also give rise to the inference." *Kachmar v. SunGard Data Systems, Inc.*, 109 F.3d 173, 177 (3d Cir. 1997); *Farrell*, 206 F.3d 280. A causal connection may be established, for example, when a plaintiff experiences a "constant barrage of written and verbal warnings ... and disciplinary action, all of which occur[] soon after plaintiff's [protected activity] and continue[] until his discharge." *Robinson v. SEPTA*, 982 F.2d 892, 895 (3d Cir. 1993).

Plaintiff's evidence of an alleged "pattern of antagonism" however, consists only of her reassignment from Elm Street. Plaintiff's Brief pp. 40-41, "One act does not constitute a "pattern" of antagonism." *Washco v. Federal Express Corp.*, 402 F. Supp. 2d 547, 560 (E.D.Pa. 2005); *Disilverio v. Service Master Professional*, 2007 WL 1029759 at *11 (W.D.Pa. 2007) ("one incident does not make a pattern of retaliatory antagonism"). Moreover, the occurrence of disciplinary action following protected activity does not establish a pattern of antagonism. *Weston v. Pennsylvania*, 251 F.3d 420, 432-33 (3d Cir. 2001), *abrogated in part on other grounds by Burlington N. & Santa Fe Ry. Co.*, 548 U.S. 53 (2006) (two suspensions imposed for attendance violations did not establish a pattern of intervening antagonism when other employees were similarly disciplined).

Given the lack of temporal proximity, as well as any evidence of a "pattern of antagonism," we find that Plaintiff's prima facie case of retaliation based on the FMLA fails. Consequently, summary judgment is granted as to this claim.¹²

IV. CONCLUSION

An appropriate Order follows.

¹² Alternatively, even if a prima facie case had been made out, summary judgment would be independently supportable on the basis of Plaintiff's failure to have raised a triable issue of fact relative to pretext for the same reasons discussed in connection with Plaintiff's Title VII claim.

ORDER

AND NOW, this 1st day of August, 2012, and for the reasons set forth in the accompanying Memorandum Opinion,

IT IS HEREBY ORDERED that the Defendant's Motion for Summary Judgment [ECF No. 26] is GRANTED. JUDGMENT is hereby entered in favor of Defendant, Rolling Fields, Inc., and against Plaintiff, Crystal Delp.

The clerk is directed to mark the case closed.

/s/ **Sean J. McLaughlin**
United States District Judge

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BANKRUPTCY NOTICE

IN THE UNITED STATES
BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF
PENNSYLVANIA
IN RE: ROBERT CAMPBELL
MCCALL, Debtor

JOHN C. MELARAGNO,
ESQUIRE, Movant

vs.

ROBERT CAMPBELL MCCALL,
Respondent

Bankruptcy Case No. 10-11322-TPA

NOTICE OF SALE

Notice is hereby given that the
Trustee in the above-captioned
proceeding, John C. Melaragno,
Esq., intends to sell the following
property of the Debtor as set forth
below:

PRICE: \$40,000.00

HEARING AND LOCATION:
September 13, 2012 at 11:30
a.m. before Chief Judge Thomas
P. Agresti, U.S. Courthouse,
Bankruptcy Court, 17 South Park
Row, Erie, PA 16501.

OBJECTION DEADLINE:
September 3, 2012, or thereafter as
the Court permits, with a copy to
Trustee's undersigned counsel.

TERMS & CONDITIONS:

- (a) "as-is, where is and with all
faults";
- (b) cash or certified check on date
of closing
- (c) real estate to close within thirty
(30) days of auction.
- (d) Additional bidders may
appear at the sale hearing and bid
substantially more than the terms
set forth above, whereupon the
Court may refuse this Motion for
Sale and conduct a public auction
at which the property will be sold
to the highest bidder, free and
divested of liens.

**PROPERTY TO BE SOLD: The
Real Property at 0 Robinson
Road, Erie, PA 16509 with Tax ID
No. 40-015-085.0-015.00.**

FOR INFORMATION: Contact
Trustee's undersigned counsel at
(814)459-5557 and/or visit the
Bankruptcy Court's Asset Sales
Website at: www.pawb.uscourts.gov/cgi-bin/csoai.cgi
Melaragno & Placidi
John C. Melaragno, Esq.

502 West Seventh Street
Erie, PA 16502
Phone: (814) 459-5557
P.A. I.D. No. 80207
Attorney Pro Se for Trustee, John C.
Melaragno, Esq.

Aug. 31

BANKRUPTCY NOTICE

IN THE UNITED STATES
BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF
PENNSYLVANIA
IN RE: BARBARA B. JENSEN,
Debtor

BARBARA B. JENSEN, Movant
vs.

FIRST NATIONAL BANK
OF PENNSYLVANIA, ERIE
COUNTY TAX CLAIM BUREAU,
and RONDA J. WINNECOUR,
ESQ., CHAPTER 13 TRUSTEE,
Respondents

BANKRUPTCY NO. 12-10493-TPA
CHAPTER NO. 13

**NOTICE OF HEARING ON
MOTION TO SELL PERSONAL
PROPERTY FREE AND
DIVESTED OF LIENS**

Barbara B. Jensen, the debtor
in this bankruptcy matter, seeks
an order to sell a 2005 Colony
West Chester Modular Home,
vehicle identification number A/
CSE20645AB located at 953
Burgundy Bend, Girard, PA 16417.
Gross sale price is \$97,900.00.
The hearing shall take place on
September 14, 2012 at 11:00 a.m.
before Judge Thomas P. Agresti
in the Bankruptcy Court Room,
U.S. Courthouse, 17 South Park
Row, Erie, PA 16501. The Court
will entertain higher offers at the
hearing. The gross sale price must
be paid promptly at the closing
for this sale. Examination of the
property or further information can
be obtained by contacting debtor's
attorney.

Jason R. Owen, Esq.
345 West 6th Street
Erie, PA 16507
814/454-6345
Attorney for Debtor

Aug. 31

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 12645-12

In Re: William H. Hennick

Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of William H. Heynemann to William H. Hennick.

The Court has fixed the 25th day of September, 2012 at 9:00 a.m. in Courtroom B of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Aug. 31

INCORPORATION NOTICE

Notice is hereby given that Arlington Data Crunchers, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Darlene M. Vlahos, Esquire, P.C. 3305 Pittsburgh Avenue Erie, PA 16508

Aug. 31

ORGANIZATION NOTICE

Notice is hereby given that Full Strut Logging, LLC has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended. Paul J. Carney, Jr., Esq. Carney and Ruth Law Office 224 Maple Avenue Corry, PA 16407

Aug. 31

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:12-cv-00057, I shall expose to public sale the real property of Rebecca A. Terhark a/k/a Rebecca A. Kindle known as 10348 North Park Drive, Lake City, PA 16423, being fully described in the Deed dated August 31, 1993 and recorded November 30, 1994 in the Recorder's Office of Erie County, Pennsylvania, in Deed

Book Volume 364, Page 1793.

TIME AND LOCATION OF SALE: Thursday, October 4, 2012 at 10:00 A.M. at the Erie County Courthouse, Courtroom 209, 140 West Sixth Street, Erie, PA 16501.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Mr. Daniel Varland at 314-457-5489.

Aug. 31 and Sept. 7, 14, 21

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 1:12-cv-00060, I shall expose to public sale the real property of Brandy A. Dyne known as 8724 Oriole Drive, Erie,

PA 16509, being fully described in the Deed dated February 2, 2009 and recorded February 3, 2009 in the Recorder's Office of Erie County, Pennsylvania, in Deed Book Volume 1541, Page 1994.

TIME AND LOCATION OF SALE: Wednesday, September 12, 2012 at 10:00 A.M. at the Erie County Courthouse, 140 West Sixth Street, Erie, PA 16501.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Cathy Diederich at 314-457-5514.

Aug. 10, 17, 24, 31



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Robert Stout, Jr., MAI rstout@sas-rea.com

Visit our website: www.sas-rea.com

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

**SEPTEMBER 21, 2012
at 10:00 AM**

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

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

Bob Merski

Sheriff of Erie County

Aug. 31 and Sept. 7, 14

SALE NO. 1

Ex. #10716 of 2012

**ERIE FEDERAL CREDIT
UNION, Plaintiff,
v.**

**ROBIN E. WHIPPLE, Defendant
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 10716-2012, Erie Federal Credit Union v. Robin E. Whipple, owner of the following properties identified below:

1) Situate in the City of Erie, of County of Erie, and Commonwealth of Pennsylvania at 1258 West 21st Street, Erie, Pennsylvania:

Assessment Map No.
16031029012200

Assessed Value Figure: \$39,950.00
Improvement Thereon: Two story

residential dwelling
Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

Aug. 31 and Sept. 7, 14

SALE NO. 2

Ex. #10021 of 2012

**NORTHWEST SAVINGS
BANK, Plaintiff
vs.**

**TIM SMITH a/k/a TIMOTHY
SMITH, Defendant**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania described as follows: Unit No. 173 (the "Unit") of Whispering Woods Estates, a Planned Community as depicted on the Plat of Phase 5 of Whispering Woods Estates, a Planned Community (the "Plat"), recorded on August 23, 2007 in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 2007 at Page 194.

BEARING Erie County Tax Index No. (33) 200-1-35.

BEING the same premises conveyed to Tim Smith by Deed dated November 1, 2007 and recorded on November 1, 2007 in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania at Book 1457, Page 685.

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

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

Aug. 31 and Sept. 7, 14

SALE NO. 3

Ex. #11783 of 2012

**Marquette Savings Bank
v.**

**Bradley T. Armstrong
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 11783-2012, Marquette Savings Bank vs. Bradley T. Armstrong, owner of property situate in the City of Erie, Erie

County, Pennsylvania being:
1001-03 West 6th Street, Erie,
Pennsylvania.

41 x 41.25

Assessment Map Number:
(17) 4031-207

Assessed Value Figure: \$52,800.00
Improvement Thereon: Restaurant/
Store/Residence

Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP

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

Aug. 31 and Sept. 7, 14

SALE NO. 4

Ex. #14744 of 2009

**NORTHWEST SAVINGS
BANK, Plaintiff,
v.**

**LARRY W. KINNEY, II and
SABRA L. KINNEY, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 14744-2009, Northwest Savings Bank vs. Larry W. Kinney, II, and Sabra L. Kinney, owners of property situate in Union Township, Erie County, Pennsylvania being: 10489 Concord Road, Union City, Pennsylvania.

6.96 Acres

Assessment Map Number:
(43) 17-49-1

Assessed Value Figure: \$159,800.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

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

Aug. 31 and Sept. 7, 14

SALE NO. 5

Ex. #10516 of 2012

**NORTHWEST CONSUMER
DISCOUNT COMPANY,
Plaintiff,
v.**

**RALPH C. PORTER and
PAMULA F. PORTER,
Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 10516-2012, Northwest Consumer Discount Company

vs. Ralph C. Porter and Pamula F. Porter, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 642 West 21st Street, Erie, Pennsylvania.
110' X 36.17' X 110' X 36.17'
Assessment Map Number: (19) 6017-221
Assessed Value Figure: \$61,520.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Aug. 31 and Sept. 7, 14

SALE NO. 6

Ex. #10517 of 2012
NORTHWEST SAVINGS
BANK, Plaintiff,

v.

ROBERT E. SHREVE and
ANGIE L. SHREVE, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2012-10517, Northwest Savings Bank vs. Robert E. Shreve and Angie L. Shreve, owners of property situate in the City of Corry, Erie County, Pennsylvania being: 234 Wayne Street, Corry, Pennsylvania.
96' X 251' X 96' X 251'
Assessment Map Number: (6) 21-15-21
Assessed Value Figure: \$64,000.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Aug. 31 and Sept. 7, 14

SALE NO. 7

Ex. #13699 of 2009
Bank of America, N.A., s/b/m to
BAC Home Loans Servicing, LP,
Plaintiff

v.

Gregory S. Bonominio,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13699-09 Bank of America, N.A., s/b/m to BAC Home

Loans Servicing, LP vs. Gregory S. Bonominio, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 45 Kellogg Street, Erie, PA 16508
0.1640
Assessment Map number: 18-553/132
Assessed Value figure: \$55,000.00
Improvement thereon: a residential dwelling
Christopher A. DeNardo, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Aug. 31 and Sept. 7, 14

SALE NO. 8

Ex. #13995 of 2011
CitiMortgage, Inc., Plaintiff
v.

Deborah J. Gorman
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13995-2011 CitiMortgage, Inc., Plaintiff vs. Deborah J. Gorman, owner of property situated in Sixth Ward City of Erie, Erie County, Pennsylvania being 1158 West 20th Street, Erie, PA 16502
Dimensions of parcel: 30x95
Acreage: 0.0654
Assessment Map number: 19-6033-107
Assessed Value figure: \$49,430.00
Improvement thereon: Two Story Single Family Residential Dwelling
Craig Oppenheimer, Esquire
Attorney for Plaintiff
Richard M. Squire & Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790

Aug. 31 and Sept. 7, 14

SALE NO. 10

Ex. #15161 of 2008
CITIMORTGAGE, INC., S/B/M
to SOURCE ONE MORTGAGE
SERVICES CORPORATION,
Plaintiff

v.

Margaret A. Ryan-States a/k/a
Margaret Ryan and
David M. States a/k/a
David States, Defendants
SHERIFF'S SALE

By virtue of a Writ of

Execution filed to No. 15161-08 CITIMORTGAGE, INC., S/B/M to SOURCE ONE MORTGAGE SERVICES CORPORATION, Plaintiff vs. Margaret A. Ryan-States a/k/a Margaret Ryan and David M. States a/k/a David States, owners of property situated in Borough of Wesleyville, Erie County, Pennsylvania being 2237 Union Avenue, Erie, PA 16510 a/k/a 2237 Union Avenue, Wesleyville, PA 16510
Dimensions of parcel: 40x120
Assessment Map number: 50-4-27-45
Assessed Value figure: \$47,300.00
Improvement thereon: Two Story Single Family Residential Dwelling
Craig Oppenheimer, Esquire
Attorney for Plaintiff
Richard M. Squire & Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790

Aug. 31 and Sept. 7, 14

SALE NO. 11

Ex. #10726 of 2012
CITIMORTGAGE, INC.,
Plaintiff
v.

CHERYL I. ADAMS A/K/A
CHERYL ADAMS
JERRY R. ADAMS, JR A/K/A
JERRY ADAMS, JR,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10726-2012 CITIMORTGAGE, INC. vs. CHERYL I. ADAMS A/K/A CHERYL ADAMS and JERRY R. ADAMS, JR A/K/A JERRY ADAMS, JR
Amount Due: \$96,154.35
JERRY R. ADAMS, JR A/K/A JERRY ADAMS, JR, owner(s) of property situated in BOROUGH OF UNION CITY, Erie County, Pennsylvania being 27 BROWN STREET, UNION CITY, PA 16438-1402
Dimensions: 112 X 120
Acreage: 0.1724
Assessment Map number: 41-014-060.0-011.00
Assessed Value: 44,540.00
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
Aug. 31 and Sept. 7, 14

SALE NO. 12

Ex. #10737 of 2012

**US BANK NATIONAL
ASSOCIATION AS
SUCCESSOR TRUSTEE
TO WACHOVIA BANK,
NATIONAL ASSOCIATION
F/K/A FIRST UNION
NATIONAL BANK, AS
TRUSTEE FOR ACE
SECURITIES HOME EQUITY
LOAN TRUST 2001-HE1,
Plaintiff**

v.

**JAMES A. BOLDEN,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 10737-2012
US BANK NATIONAL
ASSOCIATION AS SUCCESSOR
TRUSTEE TO WACHOVIA
BANK, NATIONAL
ASSOCIATION F/K/A FIRST
UNION NATIONAL BANK, AS
TRUSTEE FOR ACE SECURITIES
HOME EQUITY LOAN TRUST
2001-HE1 vs. JAMES A. BOLDEN
Amount Due: \$38,185.80
JAMES A. BOLDEN, owner(s) of
property situated in the CITY OF
ERIE, Erie County, Pennsylvania
being 413 EAST 16TH STREET,
ERIE, PA 16503-1904
Dimensions: 40 x 120
Acreage: 0.1102
Assessment Map number:
15020025021300
Assessed Value: \$31,200.00
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
Aug. 31 and Sept. 7, 14

SALE NO. 13

Ex. #10480 of 2012

**CITIMORTGAGE, INC.,
S/B/M TO CITIFINANCIAL**

**MORTGAGE COMPANY, INC.,
F/K/A FORD CONSUMER
DISCOUNT COMPANY,
Plaintiff**

v.

**DAVID J. BRACALENTO
SANDRA L. BRACALENTO,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 10480-12
CITIMORTGAGE, INC.,
S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC.,
F/K/A FORD CONSUMER
DISCOUNT COMPANY vs.
DAVID J. BRACALENTO and
SANDRA L. BRACALENTO
Amount Due: \$61,704.07
DAVID J. BRACALENTO and
SANDRA L. BRACALENTO,
owner(s) of property situated in
TOWNSHIP OF LAWRENCE
PARK, Erie County, Pennsylvania
being 1032 PRIESTLEY AVENUE,
ERIE, PA 16511-2806
Dimensions: 29.26 X 117
Acreage: 0.0786
Assessment Map number:
29018055001900
Assessed Value: 55,320.00
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
Aug. 31 and Sept. 7, 14

SALE NO. 14

Ex. #11055 of 2012

**CITIMORTGAGE, INC.,
Plaintiff**

v.

**GEORGE E. DUNMIRE, JR
KAREN L. DUNMIRE,
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 11055-12
CITIMORTGAGE, INC. vs.
GEORGE E. DUNMIRE, JR and
KAREN L. DUNMIRE
Amount Due: \$63,202.66
GEORGE E. DUNMIRE, JR
and KAREN L. DUNMIRE,
owner(s) of property situated in
TOWNSHIP OF MILLCREEK,

Erie County, Pennsylvania being
1322 ARDMORE AVENUE, ERIE,
PA 16505-3308
Dimensions: 60 X 110
Acreage: 0.1515
Assessment Map number:
33026159001100
Assessed Value: \$89,880.00
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
Aug. 31 and Sept. 7, 14

SALE NO. 15

Ex. #11509 of 2010

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE ON BEHALF OF
THE CERTIFICATEHOLDERS
OF MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2005-
WMCI MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2005-WMCI, Plaintiff**

v.

**BRENDA S. GELOTTE
Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 11509-10
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE ON BEHALF OF
THE CERTIFICATEHOLDERS
OF MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2005-
WMCI MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2005-WMCI vs.
BRENDA S. GELOTTE
Amount Due: \$79,752.98
BRENDA S. GELOTTE, owner(s)
of property situated in TOWNSHIP
OF MILLCREEK, Erie County,
Pennsylvania being 6012
MERIDIAN DRIVE, ERIE, PA
16509-3436
Dimensions: 150 x 150
Acreage: 0.5165
Assessment Map number:
33188584001800
Assessed Value: \$74,390.00
Improvement thereon: residential
Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban

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

Aug. 31 and Sept. 7, 14

SALE NO. 16

Ex. #10637 of 2012

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
S/B/M TO CHASE HOME
FINANCE LLC, S/B/M TO
CHASE MANHATTAN
MORTGAGE CORPORATION,
Plaintiff**

v.

**DANA S. GLANCE
KATHLEEN M. GLANCE,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10637-12

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
S/B/M TO CHASE HOME
FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE
CORPORATION vs. DANA S.
GLANCE and KATHLEEN M.
GLANCE

Amount Due: \$114,431.85

DANA S. GLANCE and
KATHLEEN M. GLANCE,
owner(s) of property situated in
CITY OF ERIE, Erie County,
Pennsylvania being 3001 REED
STREET, ERIE, PA 16504-1244
Dimensions: 49 X 65

Acreage: 0.0731

Assessment Map number:
18050062021900

Assessed Value: \$61,150.00

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

Aug. 31 and Sept. 7, 14

SALE NO. 17

Ex. #10636 of 2012

**US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR SASCO MORTGAGE
LOAN TRUST 2002-12, Plaintiff**

v.

**BRENDA M. HAMPTON,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10636-12

US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR SASCO MORTGAGE LOAN
TRUST 2002-12 vs. BRENDA M.
HAMPTON

Amount Due: \$29,417.41

BRENDAM. HAMPTON, owner(s)
of property situated in the CITY OF
ERIE, Erie County, Pennsylvania
being 524 EAST 10TH STREET,
ERIE, PA 16503-1314

Dimensions: 29.75 X 160

Acreage: 0.1093

Assessment Map number:
15020026012300

Assessed Value: \$29,500.00

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

Aug. 31 and Sept. 7, 14

SALE NO. 18

Ex. #11186 of 2012

**CITIMORTGAGE, INC.,
Plaintiff**

v.

**JAMES R. HENDERSON,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11186-12

CITIMORTGAGE, INC. vs.
JAMES R. HENDERSON

Amount Due: \$42,750.21

JAMES R. HENDERSON,
owner(s) of property situated in
CITY OF ERIE, Erie County,
Pennsylvania being 2525 REED
STREET, ERIE, PA 16503-2143
Dimensions: 34 X 90

Acreage: 0.0702

Assessment Map number:
18050031012500

Assessed Value: \$33,460

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

Aug. 31 and Sept. 7, 14

SALE NO. 21

Ex. #10113 of 2012

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

v.

**SCOTT M. KELSO A/K/A
SCOTT KELSO**

**KELLY LYNN KELSO A/K/A
KELLY KELSO, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 10113-2012

BANK OF AMERICA, N.A. vs.
SCOTT M. KELSO A/K/A SCOTT
KELSO and KELLY LYNN
KELSO A/K/A KELLY KELSO

Amount Due: \$75,776.13

SCOTT M. KELSO A/K/A SCOTT
KELSO and KELLY LYNN KELSO
A/K/A KELLY KELSO, owner(s)
of property situated in the CITY OF
ERIE, Erie County, Pennsylvania
being 3407 ELMWOOD AVENUE,
ERIE, PA 16508-2467

Dimensions: 40X110

Acreage: 0.1010

Assessment Map number:
19061027021200

Assessed Value: \$76,540.00

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

Aug. 31 and Sept. 7, 14

SALE NO. 22

Ex. #11248 of 2012

**BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, L.P. F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.,
Plaintiff**

v.

**KATHLEEN L. MAISNER
PAUL C. HANSON, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 11248-12

BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING,
L.P. F/K/A COUNTRYWIDE
HOME LOANS SERVICING, L.P.
vs. KATHLEEN L. MAISNER and

PAUL C. HANSON
Amount Due: \$56,844.71
KATHLEEN L. MAISNER and
PAUL C. HANSON, owner(s) of
property situated in TOWNSHIP
OF FRANKLIN, Erie County,
Pennsylvania being 11151
EUREKA ROAD, EDINBORO, PA
16412-3727
Description: EUREKA RD TR 78
13.45 AC
Acreage: 13.4500
Assessment Map number:
22012022001501
Assessed Value: 97,000
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
Aug. 31 and Sept. 7, 14

SALE NO. 23

Ex. #10248 of 2012
WELLS FARGO BANK, N.A.,
Plaintiff

v.

STEVEN MARSH, IN HIS
CAPACITY AS EXECUTOR
AND DEVISEE OF THE
ESTATE OF EDWARD P.
MARSH, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10248-12
WELLS FARGO BANK, N.A.
vs. STEVEN MARSH, IN HIS
CAPACITY AS EXECUTOR AND
DEVISEE OF THE ESTATE OF
EDWARD P. MARSH
Amount Due: \$99,919.28
STEVEN MARSH, IN HIS
CAPACITY AS EXECUTOR AND
DEVISEE OF THE ESTATE OF
EDWARD P. MARSH, Owner(s) of
property situated in BOROUGH OF
LAKE CITY, ERIE, Pennsylvania
being 10015 MARTIN AVENUE,
F/K/A 33 MARTIN AVENUE,
LAKE CITY, PA 16423-1530
Dimensions: 70 X 135
Acreage: .2169
Assessment Map number:
28015021100900
Assessed Value: \$62,560.00
Improvement thereon: Residential
Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000
Aug. 31 and Sept. 7, 14

SALE NO. 24

Ex. #14432 of 2011
WELLS FARGO BANK, N.A.,
Plaintiff

v.

BRIAN S. MITCHELL
A/K/A BRIAN MITCHELL,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 14432-11
WELLS FARGO BANK, N.A.
vs. BRIAN S. MITCHELL A/K/A
BRIAN MITCHELL
Amount Due: \$51,497.88
BRIAN S. MITCHELL A/K/A
BRIAN MITCHELL, owner(s) of
property situated in the CITY OF
ERIE, Erie County, Pennsylvania
being 1414 EAST 38TH STREET,
ERIE, PA 16504-3020
Dimensions: 58 X IRREG
Acreage: 0.1465
Assessment Map number:
18-052-023.0-138.00
Assessed Value: \$56,000.00
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
Aug. 31 and Sept. 7, 14

SALE NO. 25

Ex. #10463 of 2012
WELLS FARGO BANK, N.A.,
Plaintiff

v.

JOSEPH M. MOTT
JILL N. MOTT A/K/A
JILL KELLY A/K/A
JILL MOTT, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10463-12
WELLS FARGO BANK, N.A. vs.
JOSEPH M. MOTT and JILL N.
MOTT A/K/A JILL KELLY A/K/A
JILL MOTT
Amount Due: \$187,641.13

JOSEPH M. MOTT and JILL N.
MOTT A/K/A JILL KELLY A/K/A
JILL MOTT, owner(s) of property
situated in the TOWNSHIP OF
MILLCREEK, Erie County,
Pennsylvania being 5532 BONDY
DRIVE, ERIE, PA 16509-3053
Dimensions: 77X118
Acreage: 0.2104
Assessment Map number:
33145619500600
Assessed Value: \$112,680
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
Aug. 31 and Sept. 7, 14

SALE NO. 26

Ex. #13912 of 2011
PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION, Plaintiff

v.

MARC A. POSTERLI
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 13912-11
PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION vs. MARC A.
POSTERLI
Amount Due: \$143,714.04
MARC A. POSTERLI, owner(s) of
property situated in the TOWNSHIP
OF MILLCREEK, Erie County,
Pennsylvania being 2935 WEST
23RD STREET, ERIE, PA 16506-
2309
Dimensions: 63 X 140.14
Acreage: 0.1930
Assessment Map number:
33052213000400
Assessed Value: \$83,990.00
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
Aug. 31 and Sept. 7, 14

SALE NO. 27
Ex. #14421 of 2011
PHH MORTGAGE CORPORATION, Plaintiff

v.
JOSE D. RIBEIRO A/K/A
J. DILMAR RIBEIRO
SANDRA ARESTE FURNE,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14421-11

PHH MORTGAGE CORPORATION, vs. JOSE D. RIBEIRO A/K/A J. DILMAR RIBEIRO and SANDRA ARESTE FURNE

Amount Due: \$167,532.33
 JOSE D. RIBEIRO A/K/A J. DILMAR RIBEIRO and SANDRA ARESTE FURNE, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 3560 SASSAFRAS STREET, ERIE, PA 16508-2943
 Dimensions: 100 X 110.3
 Acreage: .2525
 Assessment Map number: 18053036030000
 Assessed Value: \$123,540
 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

Aug. 31 and Sept. 7, 14

SALE NO. 28
Ex. #10766 of 2012
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, Plaintiff

v.
BRANDON S. THOMPSON,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10766-12

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. BRANDON S. THOMPSON
 Amount Due: \$35,726.75
 BRANDON S. THOMPSON,

owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 2613 COCHRAN STREET, ERIE, PA 16508-1714

Dimensions: 50 X 37.5
 Acreage: 0.0430
 Assessment Map Dumber: 19060050015200
 Assessed Value: \$46,800
 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

Aug. 31 and Sept. 7, 14

SALE NO. 29
Ex. #11261 of 2012
U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TRUSTEE TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff

v.
KURT VON ZIERENBERG,
Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11261-12

U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TRUSTEE TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 vs. KURT VON ZIERENBERG

Amount Due: \$74,966.61
 KURT VON ZIERENBERG, owner(s) of property situated in TOWNSHIP OF ERIE City, Erie County, Pennsylvania being 3418 AUBURN STREET, ERIE, PA 16508-2218

Dimensions: 50 X 140
 Acreage: 0.1607
 Assessment Map number: 19061044010800
 Assessed Value: 77,330
 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

Aug. 31 and Sept. 7, 14

SALE NO. 30
Ex. #11763 of 2012
FEDERAL NATIONAL MORTGAGE ASSOCIATION, by FIRST NATIONAL BANK OF PENNSYLVANIA, AGENT, Plaintiff

v.
BETH J. BERTI, Defendant
SHORT FORM DESCRIPTION FOR ADVERTISEMENT

ALL THE RIGHT, title, interest and claim of Beth J. Berti, of, in and to the following described property: ALL THAT CERTAIN real estate situated in the Second Ward, City of Erie, Erie County, Pennsylvania, Having erected thereon a two story frame dwelling house known as 944 East 10th Street, Erie, Pennsylvania 16503. Deed Book Volume 1635, Page 96, Tax Parcel No. 15-2043-139.

James F. Grenen, Esquire
 Grenen & Birsic, P.C.
 Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

Aug. 31 and Sept. 7, 14

SALE NO. 31
Ex. #11313 of 2012
Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ1, by its attorney infact Ocwen Loan Servicing, LLC

v.
Doris M. Morgan
LEGAL DESCRIPTION
 ALL THAT CERTAIN piece or

parcel of land situate, lying and being the Township of Girard, County of Erie and Commonwealth of Pennsylvania being part of Tract 529, bounded and described as follows, to-wit:

BEGINNING at the southeasterly corner of the whole piece, at a tack in the centerline of Elk Park Road, said point being located north twelve degrees, thirty-six minutes, thirty seconds (12° 36' 30") west, one hundred eighty-two and one hundredths (182.01) feet from a spike in the intersection of the Middle Road, also known as Whalen Tannery Road and the centerline of Elk Park Road; said point of beginning being also the northeast corner of land conveyed by Frank Clifford Kindle to James S. Adams and Katherine S. Adams, his wife, by deed recorded August 31, 1965 in Erie County Deed Book 923, page 514;

THENCE north eighty-nine degrees, thirty-nine minutes, thirty-five seconds (89° 39' 35") west passing over an iron survey point at twenty-five and sixty-five hundredths (25.65) feet, a total of two hundred twenty-five and sixty-five hundredths (225.65) feet to an iron survey point;

THENCE north twelve degrees, thirty-six minutes, thirty seconds (12° 36' 30") west one hundred (100) feet to a point;

THENCE south eighty-nine degrees, thirty-nine minutes, thirty-five seconds (89° 39' 35") east two hundred twenty-five and sixty-five hundredths (225.65) feet to the centerline of the Elk Park Road; one hundred (100) feet the point of beginning.

HAVING erected thereon a one-story, one family dwelling commonly known as 4544 Elk Park Road, Lake City, Pennsylvania 16423, and bearing Erie County Tax Index No. (24) 8-26-2.01

BEING the same premises which James R. Morgan and Doris M. Morgan, Husband and Wife by Quit Claim deed dated October 19, 2004 and recorded on December 1, 2004 in the office of the recorder of deeds in and for Erie County at book 1193

page 1518 granted and conveyed unto Doris M. Morgan.
 PROPERTY ADDRESS: 4544 Elk Park Road, Lake City, PA 16423-1556
 PARCEL # (24) 8-26-2.01
 Attorney for Plaintiff:
 Kevin P. Diskin, Esquire
 Stern & Eisenberg, PC
 The Pavilion
 261 Old York Road, Suite 410
 Jenkintown, PA 19046
 (215) 572-8111

Aug. 31 and Sept. 7, 14

SALE NO. 32

Ex. #15563 of 2008
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

DANIELLE M. DIFILIPPO, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 15563-08 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DANIELLE M. DIFILIPPO, Defendants
 Real Estate: 3517 MAPLE STREET, ERIE, PA 16508
 Municipality: City of Erie, Erie County, Pennsylvania
 See Deed Book 1291, Page 634
 Tax I.D. (10) 6106-115
 Assessment: \$8,300. (Land)
 \$37,050. (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

Aug. 31 and Sept. 7, 14

SALE NO. 33

Ex. #12840 of 2011
U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

BRIAN J. REITZ, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 12840-2011 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRIAN J. REITZ, Defendants
 Real Estate: 6550 ROUTE 6N, EDINBOBO, PA 16412

Municipality: Township of Washington, Erie County, Pennsylvania

See Instrument No. 2010-5254

Tax I.D. (45) 19-41-7.04

Assessment: \$34,100. (Land)

\$34,800. (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

Aug. 31 and Sept. 7, 14

SALE NO. 34

Ex. #11424 of 2012

Deutsche Bank National Trust Company as Trustee of the Residential Asset Securitization Trust 2006-A7CB, Mortgage Pass-Through Certificates, Series 2006-G under the Pooling and Servicing Agreement dated May 1, 2006, Plaintiff

v.

JOHN R. EDWARDS, A/K/A SPARKIE EDWARDS

PALEMA EDWARDS, A/K/A PAMELA J. EDWARDS

JONI C. FLORIDA JORDON M. FLORIDA,

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN lot of land situate in Township of LeBoeuf, Erie County, Pennsylvania: BEING KNOWN AS 14970 Willey Road, Waterford, PA 16441

PARCEL NUMBER: 30-10-52-6.01
 IMPROVEMENTS: Residential Property

Amy Glass, Esq.

PA BAR #308367

NJ BAR #13862010

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Aug. 31 and Sept. 7, 14

SALE NO. 35

Ex. #11825 of 2012

**GREEN TREE CONSUMER
DISCOUNT COMPANY,
Plaintiff**

v.

JOSEPH F. FRAZZINI,

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, being Lots Nos. 27, 28, 59 and 60 of Throop Road Gardens Subdivision, of part of Tract No. 220, Harborcreek Township, as per plot of said Subdivision duly recorded in Erie County Map Book 3, pages 206 and 207; having erected thereon a one story frame dwelling more commonly known as 6151 Redwood Drive, Harborcreek, Pennsylvania. Bearing Erie County Tax Index Number (27) 18-33-27

PROPERTY ADDRESS: 6151 Redwood Drive, Harborcreek, PA 16421
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000, BNY Independence
Center 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Aug. 31 and Sept. 7, 14

SALE NO. 36

Ex. #11036 of 2012

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

v.

VINCENT LAMONT MADISON

**DEBRA MADISON A/K/A
DEBRA L. MADISON,**

Defendant(s)

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie (formerly Millcreek Township),

County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot Numbers One (1), Two (2) and Four (4) in Block 6, in C. K. Riblet Subdivision, a part of Reserve Tract No. 53, a plot of which is recorded in Erie County, Pennsylvania Map Book No. 1, pages 96 and 97. Having erected thereon a dwelling more commonly referred to as 2507 Pear Street, Erie, Pennsylvania. And being further identified as Erie County Tax Index Numbers (18) 5120-112, (18) 5120-113, and (18) 5120-114.

PROPERTY ADDRESS: 2507 Pear Street, Erie, PA 16510
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000, BNY Independence
Center 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Aug. 31 and Sept. 7, 14

SALE NO. 37

Ex. #10553 of 2012

**FIRST COMMONWEALTH
BANK, Plaintiff**

v.

**HOPE REALTY, LLC, and
KRISTOFOR L. REDINGER
a/k/a KRIS L. REDINGER,
Defendants**

**SHORT DESCRIPTION FOR
ADVERTISEMENT**

All the right, title, interest and claim of Hope Realty, LLC and Kristofor L. Redinger a/k/a Kris L. Redinger, of, in and to the following described real property:

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, Pennsylvania. HET and being commonly known as 548 E. 22nd Street, Erie, PA 16503. Being Erie County Assessment Index No. 18050021013900, as is further described in the Warranty Deed recorded on June 22, 2006, in Erie County Deed Book Volume 1338, page 1956.
McGrath Law Group, P.C.
Nicholas A. Didomenico, Esquire
PA I.D. No. 93353

Attorneys for Plaintiff
Three Gateway Center, Suite 1375

401 Liberty Avenue
Pittsburgh, PA 15222
(412) 281-4333

Aug. 31 and Sept. 7, 14

SALE NO. 38

Ex. #10063 of 2011

**Wells Fargo Bank, N.A.
v.**

**Robert G. Smith, Jr.
Dawn M. Smith, a/k/a
Dawn Smith**

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 10063-11 Wells Fargo Bank, N.A. vs. Robert G. Smith, Jr.; Dawn M. Smith a/k/a Dawn Smith; owner(s) of property situated in the Township of Millcreek, County of Erie, Pennsylvania being 4816 Foxboro Court, Erie, PA 16510 60.34 X 133.09 = 8030.65 Square feet 0.1791 acre

Assessment Map Number:
33107480401400

Assessed Value figure: \$75,470.00
Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire
Kimberly A. Bonner, Esquire
Joel A. Ackerman, Esquire
Ashleigh L. Marin, Esquire
Ralph M. Salvia, Esquire
Jaime R. Ackerman, Esquire
Zucker, Goldberg & Ackerman, LLC
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Mountainside, NJ 07092
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Aug. 31 and Sept. 7, 14



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Benjamin Suchocki
30 Years - FBI/IRS

Jennifer Mazur
Investigator

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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

**CARSON, BRADLEY R.,
deceased**

Late of the City of Erie, PA
Executor: Brian J. Carson, 941 West 36th Street, Erie, PA 16508
Attorney: None

**DYLEWSKI, CASIMER A.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Helen Ann Gangemi, 240 Locust Street, Erie, Pennsylvania 16508
Attorney: Richard A. Vendetti, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**JOHNSON, EDNA M.,
deceased**

Late of Conneaut Township, County of Erie and Commonwealth of Pennsylvania
Executrix: June Peacock
Attorney: Edward P. Wittmann, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**KAPSANIS, JOANNE,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: David N. Kapsanis, c/o 150 West Fifth St., Erie, PA 16507
Attorney: Colleen C. McCarthy, Esq., McCarthy, Martone & Peasley, 150 West Fifth St., Erie, PA 16507

**KLAN, MARGARET H.,
deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania
Executor: Edward J. Klan, 3226 Berkeley Road, Erie, PA 16506
Attorney: Michael P. Robb, Esquire, Savinis, D'Amico, & Kane, LLC, 707 Grant Street, Suite 3626 Gulf Tower, Pittsburgh, PA 15219

**KUNZ, ALFRED NORBERT,
a/k/a ALFRED N. KUNZ,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Alfred Jerome Kunz and Jerome Michael Kunz
Attorney: Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**NEUBAUER, LAWRENCE J.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executor: Lawrence S. Neubauer, c/o 6350 Meadowrue Lane, Erie, PA 16505
Attorney: Scott E. Miller, Esquire, 6350 Meadowrue Lane, Erie, PA 16505

**SKITKA, GEORGE,
deceased**

Late of Millcreek Township
Executrix: Jill M. Hunt, 10904 Rt. 97 North, Waterford, PA 16441
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**STELLMACK, MARTHA A.,
a/k/a MARTHA ANN
STELLMACK,
deceased**

Late of the City of Wellton, County of Yuma, and State of Arizona
Executor: James Grygier, P.O. Box 252, Wellton, AZ 85356
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**ZEBROWSKI, EDWARD,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Martha K. Zebrowski, c/o 900 State Street, Suite 215, Erie, PA 16501
Attorney: Mary Alfieri Richmond, Esquire, 900 State Street, Suite 215, Erie, PA 16501

SECOND PUBLICATION

**ALTIMUS, GLEN, a/k/a
GLEN L. ALTIMUS,
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania
Executor: Gary Altimus, c/o 78 East Main Street, North East, PA 16428
Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**BUSCH, KYLE J.,
deceased**

Late of Millcreek Township, County of Erie, and Commonwealth of Pennsylvania
Executors: Lisa M. Litowkin, 3516 Hearst Castle Way, Plano, TX 75025 and Thomas S. Kubinski, Esquire, 135 East 6th Street, Erie, PA 16501
Attorney: Thomas S. Kubinski, Esquire, The Gideon Ball House, 135 East 6th Street, Erie, PA 16501

**DAVIDSON, EVA JEAN, a/k/a
E. JEAN DAVIDSON, a/k/a
JEAN DAVIDSON,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Jay S. Davidson, 460 West 28th Street, Erie, Pennsylvania 16508
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**HEATON, TERESA E., a/k/a
TERESA HEATON,
deceased**

Late of the Borough of Edinboro,
County of Erie and State of
Pennsylvania

Co-Executrices: Wendy Sue
Oakley and Diane Lee Crowl, c/o
David R. Devine, Esq., 201 Erie
Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq.,
201 Erie Street, Edinboro, PA
16412

**HOYT, IVAN L.,
deceased**

Late of North East Borough, Erie
County, North East, Pennsylvania
Co-Executors: Charlotte A. Eidell
and Jeffery V. Hoyt, c/o Robert J.
Jeffery, Esq., 33 East Main Street,
North East, Pennsylvania 16428
Attorney: Orton & Jeffery, P.C.,
33 East Main Street, North East,
Pennsylvania 16428

**MacDOUGALL, JAMES
DONALD,
deceased**

Late of the Township of
Harborcreek, County of Erie,
State of Pennsylvania
Administrator: Allan
MacDougall, c/o 78 East Main
Street, North East, PA 16428
Attorney: John C. Brydon, Esq.,
Brydon Law Office, 78 East Main
Street, North East, PA 16428

**MAISNER, STANLEY,
deceased**

Late of the Township of
Summit, County of Erie, State of
Pennsylvania
Administrator: Stanley J.
Maisner, c/o 78 East Main Street,
North East, PA 16428
Attorney: John C. Brydon, Esq.,
Brydon Law Office, 78 East Main
Street, North East, PA 16428

**MAITLEN, MARCELLA,
deceased**

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

Executrix: Kathleen A. Clifford,
231 Chestnut Street, Girard,
Pennsylvania 16417
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., P.O. Box 87,
Girard, Pennsylvania 16417

**PFADT, JEANNE E.,
deceased**

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

Executor: Ellen A. Pfadt, 230
Fieldstone Way, Erie, PA 16505
Attorney: Thomas S. Kubinski,
Esquire, The Gideon Ball House,
135 East 6th Street, Erie, PA
16501

**PINKSTON, ROOSEVELT, JR.,
deceased**

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

**SCHRANTZ, WILLIAM F.,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executor: William J. Schrantz,
5 Katrine Court, Stafford, VA
22556
Attorney: None

**SHIGO, PHYLLIS A. POTTER,
a/k/a PHYLLIS ANN POTTER
SHIGO,
deceased**

Late of the Borough of North
East, Erie County, Pennsylvania
Executrix: Cathleen A.
Thompson, 77 E. Division Street,
North East, PA 16428
Attorney: Leigh Ann Orton,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 11 Park Street,
North East, PA 16428

**WEISLOGEL, ORVILLE W.,
a/k/a ORVILLE WALLACE
WEISLOGEL,
deceased**

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

Executor: Randy A. Weislogel,
c/o David R. Devine, Esq., 201
Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq.,
201 State Street, Edinboro, PA
16412

**WOLL, LOIS K.,
deceased**

Late of Erie County, Pennsylvania
Administrator: Richard F. Woll,
c/o Peter J. Sala, Esquire, 731
French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire,
731 French Street, Erie, PA 16501

THIRD PUBLICATION

**CHATHAM, EMILY M.,
deceased**

Late of Lawrence Park
Township, County of Erie and
Commonwealth of Pennsylvania
Co-Executors: Charles D.
Chatham and Ann C. Allen
Attorney: David J. Rhodes,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**CZERWINSKI, GLADYS J.,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executor: Brian Czerwinski,
3317 Davison Avenue, Erie, PA
16504
Attorney: Thomas S. Kubinski,
Esquire, The Gideon Ball House,
135 East 6th Street, Erie, PA
16501

**DAVIS, THOMAS E.,
deceased**

Late of the Township of Millcreek,
Erie County, Pennsylvania
Executor: Douglas R. Davis,
c/o 120 W. 10th Street, Erie, PA
16501

Attorney: Christine Hall McClure,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**NORRIS, LOIS L.,
deceased**

Late of the Borough of North
East, Erie County
Executrix: Sally N. Murray, 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

**OLSON, JEAN M.,
deceased**

Late of Millcreek Township, Erie
County, Pennsylvania
Executrix: Mary Patricia Oliver,
17814 Lake Road, Lakewood,
OH 44107

Attorney: Christine Hall McClure,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**ROHAN, KYLE T.,
deceased**

Late of the Township of
Millcreek, County of Erie,
Commonwealth of Pennsylvania
Administrators: Thomas J.
Rohan and Pattilee Rohan, 1316
Potomac Avenue, Erie, PA 16505-
3533

Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**SCEPURA, JOHN J.,
deceased**

Late of the City of Erie
Executor: Stanley C. Scepura,
3704 Allegheny Road, Erie, PA
16508

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

**SEIB, GEORGE W.,
deceased**

Late of the Township of
Millcreek, County of Erie,
Commonwealth of Pennsylvania
Executrix: Sharyn K. Parry, 3613
Imperial Drive, Erie, PA 16506-
1913

Attorneys: MacDonald, Illig,
Jones & Britton LLP, 100
State Street, Suite 700, Erie,
Pennsylvania 16507-1459

**SMITH, I. GERALDINE,
deceased**

Late of North East Township, Erie
County, North East, Pennsylvania
Executrix: Sharon L. Swift,
c/o Robert J. Jeffery, Esq., 33
East Main Street, North East,
Pennsylvania 16428

Attorney: Orton & Jeffery, P.C.,
33 East Main Street, North East,
Pennsylvania 16428

**WILSON, DIANA J.,
deceased**

Late of Erie County, PA
Executrix: Sandra R. Fulgham,
c/o Elizabeth Brew Walbridge,
4258 West Lake Road, Erie, PA
16505

Attorney: Elizabeth Brew
Walbridge, 4258 West Lake
Road, Erie, PA 16505



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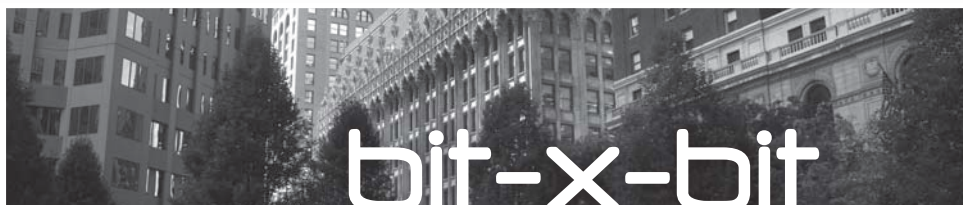
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