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Slater, et al. v. Saint Vincent Health Center

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

WEDNESDAY, JUNE 1

ECBA Live Lunch-n-Learn Seminar

Prots and The Constitutionality of IREs

Bayfront Convention Center

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

\$45 (ECBA member/non-attorney staff)

\$58 (nonmember) \$30 (member judge not needing CLE)

1 hour substantive

THURSDAY, JUNE 23

ECBA Annual Golf Tournament

Lawrence Park Golf Club

1:00 p.m. shotgun start

THURSDAY, JULY 26, 2016

ECBA Mid-Year Membership Meeting

Sheraton Hotel

Guest Speaker: Hon. John E. Jones, III
more details coming soon

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



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**AUDREY J. SLATER, INDIVIDUALLY AND AS THE EXECUTRIX OF THE
ESTATE OF DONALD R. SLATER, PLAINTIFFS**

v.

SAINT VINCENT HEALTH CENTER, DEFENDANT

EFFECT OF A RELEASE

An expansive release signed by a party can discharge the liability of an unknown party that did not contribute any consideration for the release.

A general release signed by a plaintiff as part of a settlement of a medical malpractice case can release a second hospital for alleged malpractice if the second hospital stay was causally connected to the injuries suffered in the first hospital stay.

DUPLICATIVE DAMAGES FOR WRONGFUL DEATH

An action can only be brought for wrongful death if no recovery for the same damages claims in the wrongful death action were obtained by the injured individual during his lifetime or in any prior actions. See 42 Pa. C.S.A. §8301.

CORPORATE NEGLIGENCE

To establish a prima facie case for corporate negligence, a plaintiff must supply expert testimony to establish the hospital acted in deviation from the standard of care and the hospital's negligence was a substantial factor in bringing about harm to the injured party.

A narrow exception to the requirement of an expert witness exists if each element is so obvious to be within the comprehension of the average layperson.

PUNITIVE DAMAGES

A claim for punitive damages must be based on the actions of the defendant related to the plaintiff in the action. Awarding punitive damages based on actions related to nonparties violates the Constitution's Due Process Clause.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CIVIL DIVISIONS NO. 13332 OF 2012

Appearances: L.C. TeWinkle, Esquire, Attorney for Plaintiff
Thomas M. Lent, Esquire, Attorney for Defendant
Michael V. Primis, Esquire, Attorney for Defendant

OPINION

Cunningham, J. May 18, 2016

AND NOW, to-wit, this 18th day of May, 2016, after oral argument, the Motion for Summary Judgment as filed by the Defendant is hereby GRANTED in part.

BACKGROUND

In March, 2006, Donald R. Slater was hospitalized at Hamot Medical Center ("Hamot") as a result of a motorcycle accident. During his stay at Hamot, Mr. Slater was involved in a fall that resulted in his paralysis from the waist down. He was released from Hamot in April, 2006. Mr. Slater filed a lawsuit on August 4, 2006 against Hamot for injuries related to his care/fall.

Due to his paralysis, Mr. Slater was bound to a wheelchair and was required to self-catheterize daily. This self-catheterization caused repeated urinary tract infections.

On August 14, 2006, Mr. Slater presented to Saint Vincent Health Center with sepsis

caused by multiple urinary tract infections. On August 16, 2006, Dr. Fred W. Holland, a cardiothoracic surgeon, performed an aortic valve replacement on Mr. Slater. Dr. Holland left the hospital at 5:30 p.m. that day.

Around 7:00 p.m., Mr. Slater's condition began to deteriorate—his central venous pressure rose, his blood pressure fell and drainage from his chest tube increased. Nurses updated Dr. Holland regarding Mr. Slater's worsening condition via phone calls. Dr. Holland issued verbal orders in response. Dr. Holland did not return to the hospital to respond to Mr. Slater's condition.

At some point in the evening of August 16, 2006, Dr. Holland told the nurses to call Dr. James P. Takara, who was on call, to respond to Mr. Slater's symptoms. According to Dr. Takara, he was informed of Mr. Slater's condition around 8:30 p.m. and left his house at 8:46 p.m. The medical records show Dr. Takara arrived at the hospital at 8:50 p.m.

Mr. Slater coded at 8:50 p.m. and was taken to the operating room at 9:35 p.m. Mr. Slater suffered an anoxic brain injury due to a lack of oxygen flowing to his brain. Doctors informed Mr. Slater's family he would not recover. Care was withdrawn and Mr. Slater died on August 19, 2006. The death certificate authored by Dr. Holland identified the cause of death as multiple organ failure and endocarditis.

After Mr. Slater's death, Audrey Slater was substituted as the Plaintiff against Hamot individually and as Executrix of the Estate of Donald R. Slater. The lawsuit against Hamot settled on April 8, 2010.

Over 2½ years later, on October 1, 2012, Audrey J. Slater, individually and as Executrix of the Estate of Donald R. Slater (the "Plaintiffs") filed the instant lawsuit against Saint Vincent Health Center (the "Defendant") seeking damages for Mr. Slater's death based on a claim of corporate negligence.

The Defendant filed Preliminary Objections on December 3, 2012. The Plaintiffs filed an Amended Complaint on December 18, 2012. On February 1, 2013, the Defendant filed Preliminary Objections to Plaintiff's Amended Complaint. The Preliminary Objections were denied by Order dated July 11, 2013, with the exception of striking Paragraph 10 of the Amended Complaint. The Defendant filed an Answer and New Matter on July 31, 2013.

Subsequently, the Defendant filed the present Motion for Summary Judgment, raising five grounds:

1. This lawsuit was not brought within the applicable statute of limitations;
2. The damages are barred as duplicative;
3. The claims are precluded by the April 8, 2010 Release in the Hamot case;
4. The Plaintiffs have failed to establish a prima facie case for corporate negligence; and
5. There is not a factual basis for punitive damages.

The Plaintiffs filed an Answer and Brief in Opposition to the Defendant's Motion for Summary Judgment. Oral argument was held on March 29, 2016.

DISCUSSION

Summary judgment may be granted only where the record clearly shows that no genuine issue of material fact exists and the moving party is entitled to judgment as a matter of law. *Varner-Mort v. Kapfhammer*, 109 A.3d 244, 246 (Pa.Super. 2015). The moving party has the burden of proving that no genuine issue of material fact exists. *Rush v. Philadelphia*

Newspaper, 732 A.2d 648, 650 (Pa.Super. 1999). Only when the facts are so clear that reasonable minds cannot differ may a trial court properly enter summary judgment. *Basile v. H & R Block, Inc.*, 761 A.2d 1115, 1118 (Pa. 2000). In determining whether to grant summary judgment, the trial court must view the record in the light most favorable to the non-moving party and must resolve all doubts as to the existence of a genuine issue of material fact against the moving party. *Davis v. Res. for Human Dev., Inc.*, 770 A.2d 353, 357 (Pa. 2001).

There are genuine issues of material facts which preclude summary judgment based on the alleged statute of limitations violation. The remaining four grounds are appropriate for summary judgment in favor of the Defendant.

The April 8, 2010 Release

The Defendant contends the Release signed by the Plaintiffs to settle the Hamot litigation discharged the Defendant from any liability related to Mr. Slater's death.

In response, the Plaintiffs argue the Release is limited to Hamot and other parties for healthcare provided during the March to April, 2006 period. Since no claims in this case relate to the health care provided to Mr. Slater during the March 2006 to April 2006 period, the Defendant was not released from liability for corporate negligence allegedly committed in August, 2006.

This Court finds the relief requested in this lawsuit is precluded by the Release the Plaintiffs signed in the Hamot litigation.

There is no genuine issue of a material fact the Plaintiffs executed a Full and Final Release on April 8, 2010 settling Plaintiffs' lawsuit against Hamot. For purposes of summary judgment, it is a legal question whether the Release applies to the Defendant herein.

In relevant part the release provides:

...the undersigned hereby fully and forever releases, acquits, and discharges: Hamot Medical Center, its trustees, members, successors, affiliates, directors, officers, employees, nurses, therapists, technicians, agents, and servants, **and any and all persons, corporations and/or other entities that are or might be claimed to be liable to the undersigned whether or not named herein**, including the heirs, executors, administrators, successors, assigns, attorneys, insurers, servants, and employees of each of them (hereafter referred to collectively as "Releasees"), third party administrators, **from any and all actions**, causes of action, claims or demands, or whatever nature, for any known or unknown injuries, losses or damages allegedly sustained by the undersigned and **related in any way to any incident** and/or medical or professional health care services rendered by and/or on the premises of any Releasee and on account of which a Legal Action was instituted by the undersigned in the Court of Common Pleas of Erie County, Pennsylvania at No. 12290-2006, or **at any other number or in any other Court.** (Emphasis added).

The Release went on to declare:

This release and settlement is intended to cover and does cover not only all now known injuries, losses or damages, but any future injuries, losses or damages not now known or anticipated, but which may later develop or be discovered, including all the effects and consequences thereof.

After signing the Release, the Plaintiffs presented it for judicial approval to settle the Hamot litigation. In so doing, the Plaintiffs were attesting to the viability of all of the Release provisions, regardless of how broad, in settling the Hamot case.

Any release must be construed according to traditional principles of contract law. *Davis Ex Rel. Davis v. Government Employees Insurance Company*, 775 A.2d 871 (Pa.Super.2001). The effect of a release must be determined by the ordinary meaning of its language. *Taylor v. Solberg*, 566 Pa. 150, 778 A.2d 664 (2001). While the intent of the parties must be considered, the primary focus must be on the document itself. *Ford Motor Co. v. Buseman*, 954 A.2d 580, 583 (Pa.Super. 2008). Ultimately, a court must adopt the interpretation of the release that is most reasonable and probable given the plain meaning of the language. *Id.*

When parties sign a release agreeing not to sue each other or anyone else in relation to an event, the release can discharge others who have not contributed any consideration for the release. *Black v. Jamison*, 913 A.2d 313, 318 (Pa. Commw. Ct. 2006). “This is true even if the language of the release is general and releases ‘any and all persons’ rather than naming the actual persons released.” *Id.* However, a general release will not discharge liability in relation to acts that had not yet occurred at the time the release was signed. *Vaughn v. Didizian*, 648 A.2d 38, 40 (Pa.Super. 1994).

There is no express limitation within the Release circumscribing the scope of it to healthcare providers for Mr. Slater during March and April, 2006. In fact, there is no time limit stated within the Release. Hence the plain meaning of the language used by the parties does not support the Plaintiffs’ interpretation of the Release.

The Release between the Plaintiffs and Hamot is expansive. The Plaintiffs released “any and all . . . entities that are or might be claimed to be liable to the undersigned whether or not named herein . . . from any and all actions . . . of whatever nature . . . for any known or unknown injuries . . . related in any way” to the incident at Hamot. The Release broadly covers “any future injuries, losses, or damages not now known or anticipated, but which may later develop or be discovered.” The only discernable limitation provided by the Release is the connection—however tangential—to the fall at Hamot.

There is a causal connection between the fall at Hamot and the injuries Mr. Slater allegedly sustained at Saint Vincent Health Center. Mr. Slater’s fall at Hamot led to the need for self-catheterization resulting in sepsis and his stay at Saint Vincent. Absent the injury sustained at Hamot, Mr. Slater would not have been subject to the medical care at Saint Vincent.

Indeed this causal connection was strenuously advocated by the Plaintiffs in the Hamot litigation. In the Plaintiffs’ Pre-Trial Narrative in the Hamot case, the Plaintiffs assert:

Without adequate safety precautions, Mr. Slater fell causing the rebleeding of his surgical site, causing impairment of his spinal cord, which manifested itself in the neurogenic bowel and bladder, and lack of ability to bear weight. Without the fall, Mr. Slater’s epidural hematoma would have reabsorbed as Dr. Dalton and the other neurosurgeons expected it would. The additional blood prevented that from happening and let, inevitably, to neurogenic bowel and bladder, fecal contamination, septic shock and death.

Plaintiffs’ Pre-Trial Narrative, DN 12290 of 2006, July 24, 2009, pp. 2-3.

In support of their argument Hamot was liable for the death of Mr. Slater, the Plaintiffs presented an expert report from Bernard S. Strauss, M.D., who proffered this expert opinion:

It is my opinion within a reasonable degree of medical certainty that these bacteria, specifically E. Coli and enterococcus facialis, were introduced into Mr. Slater's bladder in the course of his straight catheterizations, resulting in an acute urinary tract infection which progressed to urosepsis and his ultimate demise.

I am of the opinion that the fall of 4/09/06 was causally related to the development of the epidural hemorrhage and hematoma, the neurogenic bladder, and eventual urosepsis leading to his death.

Plaintiffs' Pre-Trial Narrative, DN 12290 of 2006, July 24, 2009, Exhibit B p. 4.

There is not a material issue of fact the Plaintiffs were advocating for damages from Hamot for the death of Mr. Slater prior to signing the Release.

This is not a case of the Plaintiffs' release from liability of unknown actors for acts that had not occurred. As known to the Plaintiffs years before signing the Release, the Defendant provided medical care for Mr. Slater at the time of his demise and therefore could be possibly liable. The Defendant easily falls within the realm of those entities covered by the Release.

The Pennsylvania Supreme Court has consistently held that a party can release a claim against unknown parties who have paid no consideration:

In *Hasselrode v. Gnagey*, 404 Pa. 549, 172 A.2d 764 (1961) this Court held that a release given to a particular individual and "any and all other persons...whether herein named or not" was applicable to all tort-feasors despite the fact they were not specifically named. See *Wolbach v. Fay*, 488 Pa. 239, 412 A.2d 476 (1980).

Buttermore v. Aliquippa Hosp., 561 A.2d 733 (Pa. 1989).

In *Buttermore*, the victim of a car accident was hospitalized. Without the benefit of counsel, the victim signed a general release in the claim against the negligent driver that released "any and all parties" from liability for his injuries. The Pennsylvania Supreme Court held this general language discharged the hospital that treated the victim for the accident injuries from liability for negligence while in the hospital's care. The same rationale applies in this case substituting Hamot for the negligent driver and the Defendant for the treating hospital.

The rationale for these decisions, in part, is explained by the Pennsylvania Supreme Court:

Parties with possible claims may settle their differences upon such terms as are suitable to them. They may include or exclude terms, conditions and parties as they can agree. In doing so, they may yield, insist or reserve such right as they choose. If one insists that to settle, the matter must end then and forever, as between them, they are at liberty to do so. They may agree for reasons of their own that they will not sue each other or any one for the event in question. However improvident their agreement may be or subsequently prove for either party, their agreement, absent fraud, accident or mutual mistake, the law of their case.

Buttermore, 561 A.2d at 735.

Unlike the victim in *Buttermore*, the Plaintiffs herein were represented by counsel throughout the Hamot litigation. The Plaintiffs had the ability through counsel to enter into a more limited release, or at least preserve the Plaintiffs' ability to sue an unknown party

upon a future finding of liability for Mr. Slater's death. In their Release the Plaintiffs did not reserve the right to sue other entities for damages related to Mr. Slater's death.

Further, there is nothing in this record to suggest, indeed the Plaintiffs do not even contend, the Release was the result of fraud, mistake or accident.

In sum, when the Plaintiffs signed the Release, it was their stated position of record that Hamot was liable for the injuries that caused Mr. Slater's death. In accepting the settlement proceeds from Hamot, the Plaintiffs intended to release all claims against Hamot and all other parties, known or unknown, from liability for the injuries and death of Mr. Slater. In so doing the Plaintiffs discharged the Defendant from liability in this case.

Duplicative Damages

As a related matter, the Defendant argues the damages claimed by the Plaintiffs are barred as duplicative. In this case Plaintiffs are seeking damages pursuant to the Wrongful Death and Survival Act. However, an action can only be brought for wrongful death "if no recovery for the same damages claimed in the wrongful death action [were] obtained by the injured individual during his lifetime or any prior actions for the same injuries." 42 Pa. C.S.A. § 8301.

The Plaintiffs have not illuminated what damages sought in this case that are different from the damages recovered in the lawsuit against Hamot.

In rebuttal to the Defendant's statute of limitation allegation, the Plaintiffs assert that when they settled with Hamot, they were not aware of the legal or factual basis for this lawsuit against the Defendant. Accepting this assertion as true creates a problem for the Plaintiffs regarding damages. Because the Plaintiffs were unaware of the possible liability of Saint Vincent hospital, they argued Mr. Slater's death resulted from the injuries sustained at Hamot and produced an expert report outlining economic damages that resulted from Mr. Slater's death.

The damages Plaintiffs sought in the Hamot litigation involved lost pension benefits, lost Social Security benefits, lost health insurance, lost value of household services, pain and suffering for Mr. Slater through the time of his death and medical expenses related to his hospitalization with the Defendant in August, 2006. All of these damages are now claimed in Plaintiffs' Pre-Trial Narrative in this case.

The existing record in this case fails to distinguish any difference in damages sought herein from the damages received in the Hamot lawsuit.

Hence, summary judgment is appropriate based on the failure to establish any recoverable, non-duplicative damages.

Corporate Negligence

To establish a prima facie case of corporate negligence, a plaintiff must demonstrate (1) the hospital acted in deviation from the standard of care; (2) the hospital had actual or constructive knowledge of the defect or procedures which created the harm; and (3) the hospital's negligence was a substantial factor in bringing about the harm to the injured party. *Thompson v. Nason Hosp.*, 591 A.2d 703, 708 (Pa. 1991). The Plaintiffs have not presented evidence to establish a prima facie case on any of the three prongs.

The most glaring deficiency is the failure of the Plaintiffs to establish the second and third prongs by expert testimony. "Unless a hospital's negligence is obvious, an expert witness is required to establish two of the three prongs: that the hospital deviated from the standard of care and that the deviation was a substantial factor in bringing about the harm." *Rauch*

v. *Mike-Mayer*, 783 A.2d 815, 827 (Pa.Super. 2001). The exception to the requirement that corporate medical malpractice claims be supported by an expert is narrow and only occurs in circumstances in which the medical and factual issues presented are such that a lay juror could recognize negligence just as well as any expert. *Jones v. Harrisburg Polyclinic Hosp.*, 437 A.2d 1134, 1137 (Pa. 1981). Rather than the overall claim, each element must be “so obvious to be within the comprehension of the average layperson.” *Brodowski v. Ryave*, 885 A.2d 1045, 1057 (Pa. Super. 2005).

In support of their corporate negligence theory, the Plaintiffs submitted reports of Michael Culig, M.D. and Irvin Krukenkamp, M.D. The admissibility of these reports is highly doubtful.¹ Assuming *arguendo* their admissibility, these reports were prepared in a different legal context in which the Plaintiffs were not a party. These reports were not prepared for this litigation and do not address the elements of a corporate negligence claim. As a result there are no experts to establish at least two prongs of a corporate negligence claim, to-wit, whether the Defendant deviated from the standard of care and whether the deviation was a substantial factor in bringing about the harm.

As a fallback position, the Plaintiffs argue the basis for corporate negligence is obvious therefore no expert is needed or alternatively, they could produce such an expert. However, the deadline to file any expert report has long past.

Mr. Slater died August 16, 2006. The Writ of Summons was filed in this case on October 1, 2013. After several amendments, the final Case Management Order dated November 18, 2014 required all discovery be completed by February 28, 2015. Plaintiffs Pre-Trial Narrative was timely filed on March 26, 2015. The Defendant’s Pre-Trial Narrative was timely filed on April 30, 2015. The Case Management Order recommended a June, 2015 jury trial.

It is now nearly 10 years since Mr. Slater’s death and over 3 ½ years since this case started. Discovery closed well over 1 year ago and the Pre-Trial Narratives have been filed for over 1 year. The initial pleadings filed by the parties framed the issues for discovery and summary judgment purposes.

Since receiving the Defendant’s Pre-Trial Narrative and the Motion for Summary Judgment, the Plaintiffs have not supplemented the record with an expert on the elements of corporate negligence. Instead, the Plaintiffs nonchalantly posit that an expert is not needed or can be produced if necessary prior to or at trial.

The Plaintiffs’ position renders meaningless the purpose of a Case Management Order or the filing of a Pre-Trial Narrative. It is also prejudicial to the Defendant to bear the continuing costs of defending this case in the absence of evidence of corporate negligence.

The gravamen of the Plaintiffs’ complaint is that Dr. Holland deviated from the standard of care in rendering treatment to Mr. Slater by responding to the nurse’s calls with verbal orders by telephone instead of coming to the hospital. The Plaintiffs case of corporate negligence hinges on the assertion the Defendant knew doctor(s) were not timely responding to patients and did not take appropriate steps to remedy this problem. The Plaintiffs argue that as a result of this failure, on the day of Mr. Slater’s death, Dr. Holland did not timely

¹ Dr. Culig’s report was prepared for presentation to Defendant’s counsel as part of a Fair Hearing administrative proceeding under the Peer Review Protection Act. It was disclosed during the *Holland v. Saint Vincent Health Center* case pursuant to a Confidentiality Agreement entered into by the parties (the Plaintiffs herein were not a party to that litigation). It is likely protected material under the Peer Review Protection Act as well as the Attorney Client privilege. 63 P.S. 425.4. It is also unclear whether these two doctors have agreed to be witnesses in this case.

respond to Mr. Slater, which resulted in his death.

The most fundamental issue in this case is a layered determination of whether the Defendant was negligent in not preventing Dr. Holland from being negligent. The Plaintiffs' failure to produce an expert to establish either of these layers is dispositive.

In this case, it is not obvious what constitutes the standard of care, whether the standard was breached, and if so, whether there is a causal connection to the Plaintiffs' harm. The Plaintiffs have yet to identify who is going to testify that the failure of Dr. Holland to come to the hospital sooner and perform surgery was the cause of Mr. Slater's death. Likewise, the Plaintiffs have not identified who is going to testify about the standard of care the Defendant owed to ensure a doctor timely appeared and treated Mr. Slater, how that standard of care was breached and its causation to Mr. Slater's injuries.

The Plaintiffs present a plausible theory of the case, but the Plaintiffs have yet to present evidence in support of this theory. Accepting as true the Plaintiffs' assertions the Defendant was on notice of prior occasions when Dr. Holland did not come to the hospital to treat a patient, this assertion alone does not form the basis of a corporate negligence claim against the Defendant.

It is uncontroverted the Defendant had a call system in place on August 16, 2006. The nurses who observed Mr. Slater's declining condition utilized the call system several times to advise Dr. Holland of Mr. Slater's condition. Dr. Holland was accessible by phone as he answered each call. Dr. Holland provided verbal orders which were acted upon by the nursing staff. Ultimately, Dr. Holland advised the nursing staff to contact Dr. Takara, who was the on-call physician at the time. The medical records establish Dr. Takara arrived at the hospital approximately twenty minutes after he was contacted.

Hence, this is not a case where the treating doctor was inaccessible or non-responsive to phone calls from the nursing staff. This is not a case where nursing staff failed to contact superiors after a doctor refused to come to the hospital. This is not a case where the verbal orders of Dr. Holland have been found to be in error.

The Plaintiffs opted not to sue Dr. Holland to establish his negligence in treating Mr. Slater. Thus, the underlying predicate of the Plaintiffs' corporate negligence claim, i.e., the Defendant's failure to ensure the appearance of Dr. Holland to properly treat Mr. Slater, is not established. The Defendant cannot be negligent for failing to ensure a doctor timely appeared when the Plaintiffs have not presented evidence Doctor Holland was negligent in not appearing sooner at the hospital. Further, the Plaintiffs have not presented any evidence the verbal orders given by Dr. Holland to the nursing staff deviated from the standard of care.

The discretion a doctor uses in making medical decisions, such as when to see a patient in person instead of issuing medical orders to nurses telephonically, is possibly a basis for a claim of corporate negligence in the absence of any protocol in place for the communications between nurses and attending doctors.

However, it is undisputed the Defendant had a call system in place to facilitate communications between the nurses and Dr. Holland. The Plaintiffs proffer no evidence this call system was not utilized or underutilized in this case. Nor is there evidence the call system was the cause of Dr. Holland's decision not to come to the hospital sooner or to send Dr. Takara there sooner. The Plaintiffs have no evidence the verbal orders issued by Dr. Holland to the nursing staff were the cause of any harm to Mr. Slater. In addition, the

Plaintiffs have offered no evidence that had Dr. Holland come to the hospital earlier, Mr. Slater would not have suffered further injury or died.

The best the Plaintiffs can argue is that the Defendant should have had a second call system in place that would have permitted a second doctor to be on call. This is a barren argument without any factual or legal basis that the outcome for Mr. Slater would have been different. The Plaintiffs do not tender any expert testimony in support of this theory. The reality is that there was a second doctor available on call, Dr. Takara, who came in when summoned.

Giving the Plaintiffs the benefit of all favorable inferences from the evidence, the standard of care a hospital needs to have in place to ensure a treating doctor exercises proper discretion in deciding when to treat a patient in person or to respond telephonically, would not be obvious to a lay person absent expert testimony. Likewise, how the Defendant deviated from a standard of care when there was a call system in place that was utilized by the nurses and Dr. Holland on August 16, 2006 would not be obvious to a lay person absent expert testimony. Whether Dr. Holland's verbal orders deviated from the standard of care is unclear. Finally, there is nothing in this record to make it obvious that had Dr. Holland come to the hospital sooner, Mr. Slater would not have suffered any further injury or died.

The failure to adduce expert testimony is fatal to the Plaintiffs' claim for corporate negligence because at least two prongs are not satisfied. The narrow exception to the requirement of expert testimony is unavailable to the Plaintiffs since the basis for each element of corporate negligence is not obvious.

Punitive Damages

As the Plaintiffs have failed to establish a prima facie case of corporate negligence, the claim for punitive damages cannot stand. Separately, the Plaintiffs' claims for punitive damages must be dismissed as no factual basis for punitive damages has been established.

Punitive damages may be awarded for conduct that is outrageous, because of the defendant's evil motive or his reckless indifference to the rights of others. As the name suggests, punitive damages are penal in nature and are proper only in cases where the defendant's actions are so outrageous as to demonstrate willful, wanton or reckless conduct. The purpose of punitive damages is to punish a tortfeasor for outrageous conduct and to deter him or others like him from similar conduct. Additionally, this Court has stressed that, when assessing the propriety of the imposition of punitive damages, the state of mind of the actor is vital. The act, or the failure to act, must be intentional, reckless or malicious.

Sokolsky v. Eidelman, 93 A.3d 858, 871 (2014), quoting *Hutchison v. Luddy*, 870 A.2d 766, 770–771 (Pa. 2005).

Accepting as true the Plaintiffs' theory of this case, there is no actual evidence the Defendant's conduct was outrageous, driven by an evil motive or the result of willful, wanton and reckless conduct. This is not a case where the Defendant turned a blind eye to the need to provide timely, in-person medical attention to patients.

There was a call system in place by the Defendant which was utilized such that Dr. Holland was aware of Mr. Slater's status and interacting with the nursing staff whenever called. He was providing verbal medical directives to the nurses. The discretionary decision Dr. Holland made not to come to the hospital or to send Dr. Takara there sooner is a medical

decision subject to a determination of whether medical malpractice occurred. There is no actual evidence of medical malpractice by Dr. Holland proffered in this case.

To the extent the Plaintiffs are demanding punitive damages based on care (or lack thereof) provided to patients who are not a party to this litigation, e.g., the patients in the Howard and Holland cases, “the Constitution’s Due Process Clause forbids a State to use a punitive damages award to punish a defendant for injury that it inflicts upon nonparties or those whom they directly represent, i.e. injury that it inflicts upon those who are, essentially, strangers to the litigation.” *Phillip Morris USA v. Williams*, 127 S.Ct. 1057, 1063 (2007).

CONCLUSIONS

There is a genuine issue of material fact whether the statute of limitations was violated in this case.

As a matter of law, the Defendant is within the realm of those entities whom the Plaintiffs released from liability when settling their litigation against Hamot by the April 8, 2010 release.

The Plaintiffs have not identified any damages sought in this case that were not demanded or recovered in settling the Hamot litigation.

There is not a prima facie case of corporate negligence. The Plaintiffs have failed to establish at least two prongs of a corporate negligence claim for lack of any expert testimony. Plaintiffs cannot avail themselves of the narrow exception to the expert requirement since their claim is not obvious to the lay person.

The Plaintiffs have failed to establish a basis for punitive damages.

While the Plaintiffs’ claim in theory is serious and not taken lightly by this Court, the Plaintiffs have failed to adduce evidence in support of it nearly a decade after the event. Accordingly, Summary Judgment is granted in favor of the Defendant.

BY THE COURT:

/s/ WILLIAM R. CUNNINGHAM, JUDGE

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John Gugliotta
Attorney

Attorney Joins Quinn Law Firm

The Quinn Law Firm is pleased to announce **Attorney John Gugliotta** has joined the firm as Of Counsel and will lead the firm's Intellectual Property, Patent, Copyright and Trademark Departments. Attorney Gugliotta specializes in Intellectual Property Application and Prosecution, with experience in Patent, Copyright, and Trademark protection services and IP counseling including monitoring and guiding of research at the idea stage to determine avenues of patentability, marketability, licensability, and enforceability; referral of inventions to joint venturers, OEM production facilities and independent contractors for production and sale. Attorney Gugliotta is also a Professional Engineer which allows him to better assist clients in the overall protection of technology based Intellectual Property. He received his Bachelor of Science undergraduate degree in Chemical Engineering from Carnegie-Mellon University in 1985. Attorney

Gugliotta earned his Juris Doctorate from Cleveland State University, Cleveland-Marshall College of Law in 1993. He is licensed to practice in the United States District Courts for the Western District of Pennsylvania and Northern District of Ohio, the United States Patent and Trademark Office, the United States Supreme Court, and the State of Ohio.

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833.2222



INCORPORATION NOTICE

Notice is hereby given that Erie Resources Management Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Brian W. Bolash, Esquire
Erie Insurance
100 Erie Insurance Place
Erie, PA 16530

May 27

INCORPORATION NOTICE

Notice is hereby given that Gil Hull Construction, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Aaron E. Susmarski, Esq.
Susmarski Hain & Juliante
4030 West Lake Road
Erie, PA 16505

May 27

INCORPORATION NOTICE

Notice is hereby given that NRG Holdings, LLC has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Aaron E. Susmarski, Esq.
Susmarski Hain & Juliante
4030 West Lake Road
Erie, PA 16505

May 27

INCORPORATION NOTICE

Notice is hereby given that Westlake Auto Repair, LLC has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Aaron E. Susmarski, Esq.
Susmarski Hain & Juliante
4030 West Lake Road
Erie, PA 16505

May 27

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
NO. 10914-2016

FATIHAH MASSEY, Plaintiff
VS
MAREKUS MASSEY, Defendant
Civil Action - Complaint in Divorce
TO: Marekus Massey

NOTICE

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS, YOU MUST TAKE PROMPT ACTION. YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY, AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A DECREE OF DIVORCE OR ANNULMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. A JUDGMENT MAY ALSO BE ENTERED AGAINST YOU FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU, INCLUDING CUSTODY OR VISITATION OF YOUR CHILDREN.

WHEN THE GROUND FOR THE DIVORCE IS INDIGNITIES OR IRRETRIEVABLE BREAKDOWN OF THE MARRIAGE, YOU MAY REQUEST MARRIAGE COUNSELING. A LIST OF MARRIAGE COUNSELORS IS AVAILABLE IN THE OFFICE OF THE PROTHONOTARY ON THE FIRST FLOOR OF THE ERIE COUNTY COURT HOUSE.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer's Referral Service, PO Box 1792, Erie, Pennsylvania, 16507, (814) 459-4411.

E. James Lucht, Esquire

Attorney for Plaintiff
I.D. #06631
1001 State Street, Suite 303
Erie, PA 16501
(814) 453-3607

May 27

LEGAL NOTICE

In The Court of Common Pleas
Erie County
Civil Action – Law
No. 12913-15

Notice of Action in Mortgage
Foreclosure

Ditech Financial LLC f/k/a Green Tree Servicing LLC Plaintiff vs. Jeanna M. Taylor, Solely in Her Capacity as Heir of Shirley J. Taylor a/k/a Shirley Jean Taylor, Deceased, Kenneth E. Taylor, Solely in His Capacity as Heir of Shirley J. Taylor a/k/a Shirley Jean Taylor, Deceased & Unknown Heirs, Solely in His Capacity as Heir of Shirley J. Taylor a/k/a Shirley Jean Taylor, Deceased, Mortgagor and Real Owner, Defendants

To: Unknown Heirs, Solely in His Capacity as Heir of Shirley J. Taylor a/k/a Shirley Jean Taylor, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 10036 Smith Street, Lake City, PA 16423.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Ditech Financial LLC f/k/a Green Tree Servicing LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Erie County, Pennsylvania, docketed to No. 12913-15, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 10036 Smith Street, Lake City, PA 16423, whereupon your property will be sold by the Sheriff of Erie County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance

personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide

you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Northwestern Legal Services 1001 State St., Ste. 700, Erie, PA 16501, 800-753-5704. Erie County Bar Assn., P.O. Box 1792, Erie, PA 16507. 814-459-4411. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

May 27

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Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

Confidential inquiries by phone or email to mrsinfo@mrs-co.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

**JUNE 17, 2016
at 10:00 AM**

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

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

John T. Loomis

Sheriff of Erie County

May 27 and June 3, 10

SALE NO. 2

Ex. #10178 of 2016

**NORTHWESTERN SAVINGS
BANK, Plaintiff**

v.

**FLORA E. KINDLE, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2016-10178, Northwest Savings Bank vs. Flora E. Kindle, owner of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 130 Kelso Drive, Erie, Pennsylvania. Approx. 42' X 89.37' X 42' X 89.06' Assessment Map Number: (33) 7-29-7

Assessed Value Figure: \$78,260.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

May 27 and June 3, 10

SALE NO. 3

Ex. #10368 of 2016

**ERIE FEDERAL CREDIT
UNION, Plaintiff**

v.

**KEVIN A. PATTERSON and
SUSAN M. PATTERSON and
UNITED STATES OF AMERICA
(INTERNAL REVENUE
SERVICE), Defendants
DESCRIPTION**

By virtue of Writ of Execution filed at No. 10368-2016, Erie Federal Credit Union v. Kevin A. Patterson and Susan M. Patterson and United States of America (Internal Revenue Service), owner of the following properties identified below:

1) Situate in the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania at 2775 West 17 Street, Erie, PA 16505:

Assessment Map No.: (33) 47-182-1
Assessed Value Figure: \$261,700.00
Improvement Thereon: Commercial Office/Warehouse
Michael S. Jan Janin, Esquire
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222

May 27 and June 3, 10

SALE NO. 5

Ex. #13248 of 2015

**Wells Fargo Bank, National
Association, as Trustee for BNC
Mortgage Loan Trust 2007-
4, Mortgage Pass-Through
Certificates, Series 2007-4,
Plaintiff**

v.

**UNITED STATES OF
AMERICA, DEPARTMENT OF
THE TREASURY - INTERNAL
REVENUE SERVICE
ADAM COOVER A/K/A
ADAM B COOVER A/K/A
ADAM BRAYTON COOVER,
Defendants
LEGAL DESCRIPTION**

All that certain unit in the property known, named and identified in the Declaration and Plat referred to below as Harbor Ridge Golf Community, located in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act by the recording in the office of the Recorder of Deeds for Erie County, Pennsylvania, of a Declaration dated January 27, 2000 and recorded on January 28, 2000 at Record Book 685, page 941, as amended, a "Master Site Planned Residential Development for Harbor Ridge" in Erie County as Map 2000-47 and 2000-49, and a Plat for Phase II recorded on November 27, 2000 as Map No. 2000-360, being and designated on said Plat as Unit No. S5.

Together with the undivided fractional interest in the Common Elements, as defined in such Declaration;

Being commonly known as 3709 Harbor Ridge Trail, Erie, PA 16510 and bearing Erie County Index No. (27) 81-211.2-37.

BEING KNOWN AS: 3709 Harbor Ridge Trl, Erie, PA 16510

PARCEL NUMBER: 81-211.2-37

TITLE TO SAID PREMISES IS VESTED IN Adam Coover BY DEED FROM Evelyn P. Maynard and James E. Maynard, her husband DATED 05/29/2007 RECORDED 06/01/2007 IN DEED BOOK 1420 PAGE 0627.

Udren Law Offices, P.C.

Morris A. Scott, Esquire

PA ID #83587

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

May 27 and June 3, 10

SALE NO. 6

Ex. #10149 of 2016

**PNC Bank, National Association,
Plaintiff**

v.

**EMILY A. STEIGERWALD,
Defendant
DESCRIPTION**

ALL THAT CERTAIN LOT

OF LAND SITUATE IN CITY
OF ERIE, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 2169 S Manor
Dr., Erie, PA 16505
PARCEL NUMBER:
16031039020400
IMPROVEMENTS: Residential
Property
Udren Law Offices, P.C.
Sherri J. Braunstein, Esquire
PA ID 90675
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

May 27 and June 3, 10

SALE NO. 7

Ex. #30584 of 2015
ROBERT B. ROWLAND and
BRENDA S. ROWLAND,
Plaintiff

v.

INFO MANAGEMENT, S.R.L.,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 30584-2015 Robert B.
Rowland and Brenda S. Rowland
vs. Info Management, S.R.L.
Info Management, S.R.L.,
owner of property situated in
Concord Township, Erie County,
Pennsylvania being 11999 Route 6,
Corry, Pennsylvania 16407
Totalling Approximately 4.758.
Acres of Land
Assessment Map Number: (3) 2-2-11
and (3) 2-2-12
Assessed Value Figure: \$326,800.00
Improvement Thereon: Two
Industrial Warehouses
Nicholas R. Pagliari, Esquire
MacDONALD, ILLIG, JONES
& BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7754

May 27 and June 3, 10

SALE NO. 8

Ex. #10219 of 2016
FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff
v.

ANGELA R. WESTLEY,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 10219-2016, First
National Bank of Pennsylvania vs.
Angela R. Westley
Angela R. Westley, owner of
property situated in City of Corry,
Erie County, Pennsylvania being
538 East Main Street, Corry,
Pennsylvania 16407
Approximately 0.4273 acres of land
Assessment Map Number:
(5) 28-190-4
Assessed Value Figure: 66,800.00
Improvement Thereon: Two Family
Frame Dwelling
Nicholas R. Pagliari, Esq.
MacDONALD, ILLIG, JONES
& BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7754

May 27 and June 3, 10

SALE NO. 9

Ex. #10499 of 2015
PNC Bank, National Association
v.

Priscilla A. Hardman, a/k/a
Priscilla Hardman and Barry G.
Hardman, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10499-2015, PNC BANK,
NATIONAL ASSOCIATION vs.
PRISCILLA A. HARDMAN, a/k/a
PRISCILLA HARDMAN, and
BARRY G. HARDMAN
PRISCILLA A. HARDMAN,
a/k/a PRISCILLA HARDMAN,
and BARRY G. HARDMAN,
owner(s) of property situated in
ELK CREEK TOWNSHIP, Erie
County, Pennsylvania being 12490
EUREKA ROAD, EDINBORO, PA
16412
15.283 net acres
Assessment Map number:
13018033000602
Assessed Value figure: \$128,000.00
Improvement thereon: mobile home
Brett A. Solomon, Esquire
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

May 27 and June 3, 10

SALE NO. 10

Ex. #12518 of 2015
Nationstar Mortgage LLC,
Plaintiff
v.
Bryan C. Lechner and Christy A.
Lechner, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12518-15, Nationstar
Mortgage LLC vs. Bryan C.
Lechner and Christy A. Lechner,
owner(s) of property situated in City
of Erie, Erie County, Pennsylvania
being 4024 Washington Avenue,
Erie, PA 16509
0.2169
Assessment Map number:
(19) 6168-200
Assessed Value figure: \$97,370.00
Improvement thereon: a residential
dwelling.
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

May 27 and June 3, 10

SALE NO. 11

Ex. #11389 of 2010
EverBank, Plaintiff
v.
Sherry Wilkinson, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11389-10, EverBank
vs. Sherry Wilkinson, owner(s)
of property situated in North East
Borough Erie County, Pennsylvania
being 2023 Freepoint Road, North
East, PA 16428
.2342
Assessment Map number: 37-5-46-21
Assessed Value figure: \$104,240.00
Improvement thereon: a residential
dwelling
Shapira & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
610-278-6800

May 27 and June 3, 10

SALE NO. 12

Ex. #13054 of 2015
JPMorgan Chase Bank, National
Association, Plaintiff
v.

William E. Finney
Bonnie K. Finney a/k/a Bonnie

**Finney, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13054-15, JPMorgan Chase Bank, National Association vs. William E. Finney, Bonnie K. Finney a/k/a Bonnie Finney
Amount Due: \$68,822.50
William E. Finney, Bonnie K. Finney a/k/a Bonnie Finney, owner(s) of property situated in WATERFORD TOWNSHIP, Erie County, Pennsylvania being 68 Lincoln Avenue, Waterford, PA 16441-9061
Dimensions: 160 X 105
Acreage: 0.3857
Assessment Map number: 47026082001000
Assessed Value: 80,300.00
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

May 27 and June 3, 10

SALE NO. 13

**Ex. #13449 of 2015
Wells Fargo Bank, N.A., Plaintiff
v.**

**Gail E. Foor, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13449-15 Wells Fargo Bank, N.A. vs. Gail E. Foor
Amount Due: \$45,509.36
Gail E. Foor, owner(s) of property situated in ERIE CITY, 1ST, Erie County, Pennsylvania being 1025 East 7th Street, Erie, PA 16503-1511
Dimensions: 30 X 67.5
Acreage: 0.0465
Assessment Map number: 14010035020900
Assessed Value: \$40,100.00
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215)563-7000

May 27 and June 3, 10

SALE NO. 15

**Ex. #10274 of 2014
JPMorgan Chase Bank, N.A.,
Plaintiff
v.**

**Dilene M. Kaliszewski, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10274-2014 JPMorgan Chase Bank, N.A. vs. Dilene M. Kaliszewski
Amount Due: \$88,070.53
Dilene M. Kaliszewski, owner(s) of property situated in FAIRVIEW TOWNSHIP, Erie County, Pennsylvania being 7718 Fairlane Drive, Fairview, PA 16415-1205
Dimensions: 115 X 175.02
Acreage: 0.4621
Assessment Map number: 21084023004100
Assessed Value: 137,200.00
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

May 27 and June 3, 10

SALE NO. 16

**Ex. #13574 of 2015
U.S. Bank National Association,
as Trustee for The Registered
Holder of Asset Backed Securities
Corporation Horne Equity Loan
Trust 2004-He7 Asset Backed
Pass-Through Certificates, Series
2004-He7, Plaintiff
v.**

**Debra A. Kern, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13574-15, U.S. Bank National Association, as Trustee for The Registered Holder of Asset Backed Securities Corporation Home Equity Loan Trust 2004-He7 Asset Backed Pass-Through Certificates, Series 2004-11e7 vs. Debra A. Kern
Amount Due: \$52,226.99
Debra A. Kern, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2622 Raspberry Street, Erie, PA 16508-1544
Dimensions: 35 X 120

Acreage: 0.0964
Assessment Map number: 19062018030100
Assessed Value: \$71,810.00
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

May 27 and June 3, 10

SALE NO. 17

**Ex. #10025 of 2016
Wells Fargo Bank, NA, Plaintiff
v.**

**Jeffrey J. Martin, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10025-2016 Wells Fargo Bank, NA vs. Jeffrey J. Martin
Amount Due: \$98,600.51
Jeffrey J. Martin, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 6757 Garfield Avenue, Harborcreek, PA 16421-1410
Dimensions: 80 X 120
Acreage: 0.2204
Assessment Map number: 27033126000600
Assessed Value: \$ 103,900.00
Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
(215) 563-7000

May 27 and June 3, 10

SALE NO. 18

**Ex. #13008 of 2015
Wells Fargo Bank, NA, Plaintiff
v.**

**Joseph H. Warr, Jr
Paula M. Warr, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13008-15, Wells Fargo Bank, NA vs. Joseph H. Warr, Jr, Paula M. Warr
Amount Due: \$148,062.17
Joseph H. Warr, Jr, Paula M. Warr, owner(s) of property situated in

NORTH EAST TOWNSHIP,
Erie County, Commonwealth of
Pennsylvania being 5601 South
Washington Street, A/K/A 5601
South Washington Street Ext and
1-90 TR 138 6.89 AC CAL, North
East, PA 16428-5029
Dimensions: 2688 sq. ft
Acreage: 7.5700
Assessment Map number:
37024194000200
Assessed Value: \$143,700.00
Improvement thereon: residential
Phelan Hallinan Diamond
& Jones, LLP
One Penn Center at Suburban
Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

May 27 and June 3, 10

SALE NO. 19

Ex. #12772 of 2015
PENNYMAC LOAN SERVICES,
LLC, Plaintiff
v.

DANNY R. CARTER, II,
Defendant

DESCRIPTION

All that certain piece or parcel
of land situate in the Borough of
Wattsburg, County of Erie and
State of Pennsylvania, bounded
and described as follow, to-wit:
Bounded on the north by lands
formerly owned by Abraham
Sageon, on the East by Lowville
Street; On the South by land of
Melissa M. Weed, formerly Melissa
M. Crosby, now Gertrude Pettit, and
On the West by Church Street
BEING KNOWN AS: 14370
LOWVILLE STREET,
WATTSBURG, PA 16442
PARCEL # 48-1-2-38
Improvements: Residential
Dwelling.
Powers Kirm & Associates, LLC
Harry B. Reese, Esquire
Id. No. 310501
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090

May 27 and June 3, 10

SALE NO. 20

Ex. #12766 of 2015
U.S. BANK NATIONAL
ASSOCIATION F/K/A FIRSTAR
BANK, N.A. FKA STAR
BANK, N.A. S/B/M TO GREAT
FINANCIAL BANK, FSB
S/B/M TO LINCOLN SERVICE
CORPORATION, Plaintiff
v.

RALPH MALONEY, IN HIS
CAPACITY AS EXECUTOR OF
THE ESTATE OF CAROLINE
MALONEY, DECEASED,
Defendant

DESCRIPTION

ALL THAT CERTAIN PIECE OR
PARCEL OF LAND SITUATE
IN THE SECOND WARD OF
THE CITY OF ERIE, COUNTY
OF ERIE AND STATE OF
PENNSYLVANIA.
BEING KNOWN AS: 549 EAST
13TH STREET, ERIE, PA 16503
PARCEL # 15020028020400
Improvements: Residential
Dwelling.
Powers Kirm & Associates, LLC
Amanda L. Rauer, Esquire
Id. No. 307028
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090

May 27 and June 3, 10

SALE NO. 24

Ex. #10141 of 2016
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff
v.

Michelle D. McGrorey and
Michael P. McGrorey, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution
No. 2016-10141, U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
vs. MICHELLE D. MCGROREY
AND MICHAEL P. MCGROREY,
Defendants
Real Estate: 3729 STIRRUP
DRIVE, ERIE, PA 16506
Municipality: Township of
Millcreek

Erie County, Pennsylvania
Lot No. 12, Chapel Hill Subdivision
No. 2
Map Book 7, Page 37
Deed Instrument #2012-001986
Tax Index Number: (33) 183-673-5
Assessment: \$ 44,300. (Land)
\$143,330. (Bldg)
Improvement thereon: a residential
dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

May 27 and June 3, 10

SALE NO. 25

Ex. #10012 of 2016
M&T BANK, Plaintiff
v.
MARTIN J. ACKERMAN,
Defendant

DESCRIPTION

All that certain piece or parcel of
land situate in the Sixth Ward of
the City of Erie, County of Erie
and State of Pennsylvania, bounded
and described as follows, to-wit:
Beginning at a point in the East line
of Elmwood Avenue, 117 1/2 feet
South of the South line of Thirtieth
Street; thence Eastwardly and
parallel with the Thirtieth Street,
138 feet more or less to a point;
thence Southwardly and parallel
with Elmwood Avenue, 37 1/2 feet
to a point; thence Westwardly and
parallel with Thirtieth Street, 138
feet more or less to the East line
of Elmwood Avenue; and thence
Northwardly along the East line
of Elmwood Avenue. 37 1/2 feet
to the place of beginning. Said
premises have erected thereon a
dwelling commonly known as
3015 Elmwood Avenue, Erie,
Pennsylvania and bears Erie County
Index No. (19) 6221-210.
APN: 19-062-0210-210-00
PROPERTY ADDRESS: 3015
Elmwood Avenue Erie, PA 16508
KML Law Group, P.C.
Suite 5000 - BNY Independence
Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

May 27 and June 3, 10

SALE NO. 26

Ex. #13039 of 2015

**FIRST NIAGARA BANK, N.A.,
Plaintiff**

v.

JAMES W GIRTS, Defendant

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN NORTH EAST TOWNSHIP, ERIE COUNTY, PENNSYLVANIA AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE CENTER LINE OF REMINGTON OR NEWTON ROAD, SAID POINT BEING NORTH SEVEN DEGREES, FIFTEEN MINUTES (7 DEGREES 45') [sic] EAST, TWO HUNDRED NINETEEN AND SEVEN TENTHS (219.7) FEET FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF THE PEABODY ROAD; THENCE SOUTH EIGHTY NINE DEGREES, FIFTEEN MINUTES (89 DEGREES-15') WEST, ONE HUNDRED SEVENTY-SIX AND TWO TENTHS (176.2) FEET TO A POINT; THENCE NORTH THREE DEGREES, THIRTY EIGHT MINUTES (3 DEGREES-38') EAST, ONE HUNDRED FIFTY FIVE AND SIX TENTHS (155.6) FEET TO A POINT; THENCE SOUTH EIGHTY TWO DEGREES, FORTY FIVE MINUTES (82 DEGREES-45') EAST, ONE HUNDRED EIGHTY FOUR AND SEVEN TENTHS (184.7) FEET TO THE CENTER LINE OF THE REMINGTON ROAD; THENCE BY SAID CENTER LINES SOUTH SEVEN DEGREES, FIFTEEN MINUTES (7 DEGREES-15') WEST, ONE HUNDRED THIRTY AND NO TENTHS (130.0) FEET TO THE PLACE OF BEGINNING, CONTAINING FIFTY NINE HUNDREDTHS (.59) OF AN ACRE, BE THE SAME MORE OR LESS.

BEING THE SAME PREMISES AS CONVEYED IN ERIE COUNTY RECORD BOOK 118 AT PAGE 2107, AND PRESENTLY BEARING ERIE COUNTY

ASSESSMENT INDEX NO. (37) 25-86-5.

PARCEL 37-025-0860-00500
PROPERTY ADDRESS: 8266 REMINGTON ROAD, NORTH EAST, PA 16428
KML Law Group, P.C.
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

May 27 and June 3, 10

SALE NO. 27

Ex. #11389 of 2014

**MTGLQ INVESTORS LP,
Plaintiff**

v.

**TONY E. HERWALD, Defendant
DESCRIPTION**

The following property located in the County of Erie, State of Pennsylvania, described as follows: All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the west line of Powell Avenue (formerly Wayne Avenue), 570 5/6 feet southerly from the intersection of the north line of Reserve Tract No. 10 and the west line of Powell Avenue; thence westerly parallel with the north line of Reserve Tract No. 10 (erroneously described in former deeds as west line of Reserve Tract No. 10), 167 feet to a point; thence southerly parallel with Powell Avenue, 60 feet to a point; thence easterly parallel with the north, line of Reserve Tract No. 10, 167 feet to the west line of Powell Avenue; thence northerly along the west line of Powell Avenue, 60 feet to the place of beginning.

Parcel ID #: 33-005-010.0-004.00
PROPERTY ADDRESS: 520 Powell Avenue Erie, PA 16505
KML Law Group, P.C.
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

May 27 and June 3, 10

SALE NO. 28

Ex. #13458 of 2015

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST
TO BANK OF AMERICA,
NATIONAL ASSOCIATION,
AS TRUSTEE, S/B/M TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR FIRST FRANKLIN
MORTGAGE LOAN TRUST
2007-2, MORTGAGE PASS
THROUGH CERTIFICATES,
SERIES 2007-2, Plaintiff**

v.

**FREDDIE. T. JONES, Defendant
DESCRIPTION**

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

BEGINNING at a point in the south line of Thirty-third Street, 42.4 feet west of the west line of Parade Street Boulevard;
THENCE southwardly at right angles to Thirty-third Street, 135 feet to a point;

THENCE eastwardly parallel with Thirty-third Street, 110 feet, more or less, to the west line of Parade Street Boulevard;

THENCE northwestwardly along the west line of Parade Street Boulevard, 147.73 feet, more or less, to the south line of Thirty-third Street;

THENCE westwardly along the south line of Thirty-third Street, 42.4 feet to the place of beginning.

SAID premises having erected thereon a single family dwelling being commonly known and municipally numbered as 3306 Parade Street Boulevard, Erie, Pennsylvania.

BEARING Erie County Tax Index No. (18) 5364-218.

PROPERTY ADDRESS: 3306 Parade Street a/k/a 3306 Parade Street Boulevard, Erie, PA 16504
KML Law Group, P.C.

Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

May 27 and June 3, 10

SALE NO. 29
Ex. #13606 of 2015
U.S. BANK NATIONAL
ASSOCIATION, AS
INDENTURE TRUSTEE FOR
SPRINGLEAF MORTGAGE
LOAN TRUST 2013-1, Plaintiff

v.
DEBORAH A. MILONE
VINCENT A. MILONE,
Defendants
DESCRIPTION

All that piece or parcel of land situate in the sixth Ward of the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point at the intersection of the north line of Goodrich Street with the west line of Sassafras Street; thence westwardly along the north line of Goodrich Street sixty-five (65) feet to a point; thence northwardly parallel with Sassafras Street ninety (90) feet to a point; thence eastwardly parallel with Goodrich Street sixty-five (65) feet to a point in the west line of Sassafras Street; thence southwardly along the west line of Sassafras Street ninety (90) feet to the place of beginning; being the west 20 feet x 90 feet of Lot No. 36, all the frontage on Goodrich Street by ninety (90) feet of Lot No. 35, and the easterly 5 feet x 90 feet of Lot No. 34 of Goodrich Subdivision as shown on a plot recorded in Erie County Map Book 1, page 213. Having erected thereon a two story single family dwelling and being commonly known as 204 Goodrich Street, Erie, Pennsylvania, and bearing Erie County Tax Index Number 19-69-53-427. PROPERTY ADDRESS: 204 Goodrich Street, Erie, PA 16508 KML Law Group, P.C. Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

May 27 and June 3, 10

SALE NO. 30
Ex. #10941 of 2011
Beal Bank S.S.B.
v.
June M. Peters and

Roy W. Peters
SHERIFF SALE

By virtue of a Writ of Execution filed to No. 2011-10941, Beal Bank S.S.B. vs. June M Peters and Roy W Peters, owners of property situated in Erie City, Erie County, Pennsylvania being 4369 South Cemetery Road a/k/a 4369 South Cemetery Road, North East, PA 16428
 Assessment Map number: (37) 22-92-1-02
 Assessed Value figure:
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

May 27 and June 3, 10

SALE NO. 31
Ex. #12533 of 2014
Wells Fargo Bank National
Association, Successor by Merger
to Wells Fargo Bank Minnesota,
National Association, as Trustee
for the Holders of the Banc of
America Mortgage Securities,
Inc. Mortgage Pass-Through
Certificates, Series 2003-1,
Plaintiff
v.

Joseph W. Koch, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 12533-14, Wells Fargo Bank National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee for the Holders of the Banc of America Mortgage Securities, INC. Mortgage Pass-Through Certificates, Series 2003-1 vs. Joseph W. Koch, owner(s) of property situated in The Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania being 2018 Cook Ave, Erie, PA 16510
 944
 Assessment Map Number: 27-045-147.0-014.00
 Assessed Value figure: \$65,400.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC

P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

May 27 and June 3, 10

SALE NO. 32
Ex. #12478 of 2015
U.S. Bank National Association,
as Trustee, successor in interest
to Bank of America, National
Association, as Trustee, successor
by merger to LaSalle Bank
National Association, as Trustee
for Merrill Lynch Mortgage
Investors Trust, Mortgage Loan
Asset-Backed Certificates, Series
2007-HE1, Plaintiff
v.
Malinda Ann Kuzminsky,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 12478-15 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 vs. Malinda Ann Kuzminsky, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 3022 Holland St., Erie, PA 16504
 0.0884

Assessment Map Number: 18-5086
 Assessed Value figure: \$60,900.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

May 27 and June 3, 10

SALE NO. 33
Ex. #13304 of 2015
LSF8 Master Participation Trust,
Plaintiff
v.
Paul Paver, a/k/a Paul A. Paver,
Jr.; Mary Paver, a/k/a Mary M.
Paver, Defendants
SHERIFF'S SALE
 By virtue of a Writ of Execution file

to No. 2015-13304, LSF8 Master Participation Trust vs. Paul Paver, AKA Paul A. Paver, Jr.; Mary Paver, AKA Mary M. Paver owner(s) of property situated in The Township of Springfield, County of Erie, Commonwealth of Pennsylvania being 13182 Sanford Road, West Springfield, PA 16443
1760 square feet, 5.0560, acres
Assessment Map Number: 39024048000300
Assessed Value figure: \$88,900.00
Improvement thereon: Single Family Dwelling
Scott A. Dietterick, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

May 27 and June 3, 10

SALE NO. 34

Ex. #11652 of 2015

**HSBC Bank USA, N.A., by its
servicer Ocwen Loan Servicing,
LLC, Plaintiff**

v.

**Kevin D. Bennett and Richard D.
Bennett, co Administrators of the
Estate of Melvin E. Bennett,
Sr., Defendant**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lot No. 26 in Block B of C.K. Riblet Subdivision of part of Reserve Tract 53, a plot of which Subdivision is recorded in Erie County Map Book 1, pages 96 and 97. Being further identified as County of Erie Tax Index Number (18) 5121-117.

PROPERTY ADDRESS: 1710 East 28th Street, Erie, PA 16510
PARCEL 18051021011700

BEING the same premises which Melvin E. Bennet Sr. and Mary E. Bennett, his wife, by Deed dated February 8, 1999 and recorded on February 11, 1999 in the office of the recorder of deeds in and for Erie County at book 0617 page 1376 granted and conveyed unto Melvin E. Bennett Sr. Melvin E. Bennett Sr., departed this life on October 1, 2009.

Andrew J. Marley, Esquire

Stern & Eisenberg, PC
1581 Main St., Ste. 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

May 27 and June 3, 10

SALE NO. 35

Ex. #13368 of 2015

**Ocwen Loan Servicing, LLC,
Plaintiff**

v.

**Charles L. Dunlap
Pearl Dunlap, Defendants
LEGAL DESCRIPTION**

PARCEL 1:

All that certain piece or parcel of land situate in the borough of Albion, County of Erie and commonwealth of Pennsylvania, bounded and described As follows, to-wit:

Beginning at a point or stake in the North West corner of the Lot formerly owned by Thos Hurst in the South line of State Street;

Thence, South along the West line of the said Hurst Lot one hundred thirty (130) feet to a point or stake; Thence, North one hundred thirty (130) feet to the South line of West state Street;

Thence, East along the South line of West State Street sixty (60) feet to the place of beginning.

Also, all that certain piece or parcel of land situate in the Borough, County and Commonwealth aforesaid; bounded and described as follows, to-wit:

Commencing at the North West corner of State Street and West avenue;

Thence, southwardly one hundred thirty (130) feet to the land now or formerly of Dora Kennedy;

Thence, eastwardly fifty-five and one-half (55.5) feet to land now or Formerly of J. L. O'Connor;

Thence, northwardly one hundred thirty (130) feet to state street;

Thence, westwardly fifty-five and one-half (55.5) feet to the point of beginning. Having Erected Thereon a two-story frame Dwelling.

Said premises are further identified by Erie County assessment Index

No. (1) 5-47-1 and are commonly known as 94 West State Street, Albion, Pennsylvania.

PARCEL 2:

Also, all that certain piece or parcel of land situate in the Borough of Albion, County of Erie and commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the South side of West state Street, said beginning Point being one hundred fifteen and five tenths (115.5) feet, more or less, From the South line of West state street and East line of West avenue, said Beginning point one hundred fifteen and five tenths (115.5) feet East of the intersecting line of the South side of West State Street and the East side of West avenue;

Thence, eastwardly along the South Side of West State Street one hundred Thirty-two (132) feet to a point; Thence, southerly one hundred forty-eight (148) feet to a point;

Thence, westwardly one hundred thirty-two (132) feet, parallel with West State Street, to a point;

Thence, northwardly one hundred forty-eight (148) feet, parallel with West Avenue, to the place of beginning.

Having erected thereon a two-car garage.

Said premises are further identified by Erie County assessment Index No. (1) 5-47-2.

ALSO KNOWN AS: 94 West State Street, Albion, PA 16401

PARCEL ID 1:01005047000200
PARCEL ID 2: 01005047000100

BEING the same premises which Roland R. Shumate and Sherrie Shumate also known as Sherry L. Shumate, husband and wife by Deed May 15, 2000 and recorded on May 16, 2000 in the office of the recorder of deeds in and for Erie County at book 0703 page 1768 granted and conveyed unto Charles L. Dunlap and Pearl Dunlap, husband and wife, as tenants by the entireties with the right of survivorship.

Jessica N. Manis, Esquire
Stern & Eisenberg, PC

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

May 27 and June 3, 10

SALE NO. 36

Ex. #12719 of 2014

**Deutsche Bank Trust Company
Americas, f/k/a Bankers Trust
Company, as Trustee for Saxon
Asset Securities Trust 2001-2,
Mortgage Loan Asset Backed
Certificates, Series 2001-2, by its
servicer Ocwen Loan Servicing,
LLC, Plaintiff**

v.

**Christine A. Shipley and
Michael P. Shipley, Defendants**

LEGAL DESCRIPTION

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

BEGINNING at a point in the west
line of Chestnut Street, 357 feet
southwardly from the south line
of Twenty-sixth Street; THENCE
westwardly, parallel with Twenty-
sixth Street, 150 feet; THENCE
southwardly, parallel with Chestnut
Street, 40 feet; Thence eastwardly,
parallel with Twenty-sixth Street,
150 feet to the west line of Chestnut
Street; and THENCE northwardly,
along the west line of Chestnut
Street, 40 feet to the place of
beginning

PROPERTY ADDRESS: 2636
Chestnut Street, Erie, PA 16508
PARCEL 19060048011300

BEING the same premises which
Elizabeth Sanderson, single by
Deed dated January 25, 1999, and
recorded February 9, 1999 in the
Office of the Recorder of Deeds in
and for Erie County in Deed Book
0617, Page 0014, granted and
conveyed unto Michael P. Shipley
and Christine A. Shipley, his wife,
as tenants by the entirety with
right of survivorship

Jessica N. Manis, Esq.
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

May 27 and June 3, 10

SALE NO. 37

Ex. #11402 of 2015

**The Huntington National Bank,
Plaintiff**

v.

Trevor P. Berarducci, Defendant
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 11402-15, The
Huntington National Bank v. Trevor
P. Berarducci

Trevor P. Berarducci and Heather
Ann Berarducci, owners of
property situated in the Township
of Millcreek, Erie County,
Pennsylvania being 4579 Tulane
Avenue, Erie, Pennsylvania 16506.

Tax I.D. No. 33062235001000

Assessment: \$ 166,560.66

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

May 27 and June 3, 10

SALE NO. 38

Ex. #12415 of 2015

**The Huntington National Bank,
Plaintiff**

v.

**Thomas Goodwin and Heather
Goodwin, Defendant**
DESCRIPTION

By virtue of a Writ of Execution filed
to No. 12415-15, The Huntington
National Bank v. Thomas Goodwin
and Heather Goodwin

Thomas Goodwin and Heather
Goodwin, owners of property
situated in the Township of City
of Erie, Erie County, Pennsylvania
being 2203 Eastlawn Parkway, Erie,
Pennsylvania 16510.

Tax I.D. No. 18051042021900

Assessment: \$ 86,819.57

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

May 27 and June 3, 10

SALE NO. 39

Ex. #10810 of 2015

**Kondaur Capital Corporation,
as Separate Trustee of Matawin**

**Ventures Trust Series 2015-2,
Plaintiff**

v.

Tracey Harris-Hall, Defendant
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 10810-2015, Kondaur
Capital Corporation, as Separate
Trustee of Matawin Ventures Trust
Series 2015-2 v. Tracey Harris-Hall
Tracey Harris-Hall, owners of
property situated in the Township
of Millcreek, Erie County,
Pennsylvania being 901 Michigan
Boulevard, Erie, Pennsylvania
16505.

Tax I.D. No. 33-29-67-25

Assessment: \$ 121,984.83

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

May 27 and June 3, 10

SALE NO. 40

Ex. #13622 of 2015

**LSF9 Master Participation Trust
c/o Caliber Home Loans, Inc.,
Plaintiff**

v.

**Andrew D. Nowosielski and
Shari L. Nowosielski, Defendant**
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 13622-15, LSF9 Master
Participation Trust c/o Caliber
Home Loans, Inc v. Andrew
D. Nowosielski and Shari L.
Nowosielski

Andrew D. Nowosielski and Shari
L. Nowosielski, owners of property
situated in the Township of City of
Erie, Erie County, Pennsylvania
being 1603 East 42nd Street, Erie,
Pennsylvania 16510.

Tax I.D. No. 18052052012000

Assessment: \$ 131,530.12

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

215-790-1010

May 27 and June 3, 10

SALE NO. 42

Ex. #12296 of 2014

OneWest Bank N.A., Plaintiff

v.

**Wendy L. Boyd, Known
Surviving Heir of Mary Jane
Roy, Howynn Vinita Heidelberg,
Known Surviving Heir of Mary
Jane Roy, Unknown Surviving
Heirs of Mary Jane Roy and
Shawn A. Roy, Known Surviving
Heir of Mary Jane Roy,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12296-14, OneWest Bank N.A. v. Wendy L. Boyd, Known Surviving Heir of Mary Jane Roy, Howynn Vinita Heidelberg, Known Surviving Heir of Mary Jane Roy, Unknown Surviving Heirs of Mary Jane Roy and Shawn A. Roy, Known Surviving Heir of Mary Jane Roy

Wendy L. Boyd, Known Surviving Heir of Mary Jane Roy, Howynn Vinita Heidelberg, Known Surviving Heir of Mary Jane Roy, Unknown Surviving Heirs of Mary Jane Roy, and Shawn A. Roy, Known Surviving Heir of Mary Jane Roy, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 316 Reed Street, Erie, Pennsylvania 16507.

Tax I.D. No. 14010021010200

Assessment: \$ 70,107.08

Improvements: Residential

Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

May 27 and June 3, 10

SALE NO. 43

Ex. #12527 of 2014

**LSF8 Master Participation Trust
c/o Caliber Home Loans, Inc.,
Plaintiff**

v.

Christine Sobolewski, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12527-14, LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. v. Christine Sobolewski

Christine Sobolewski, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2818 Wayne Street, Erie, Pennsylvania 16501.

Tax ID. No. 18-5061-202

Assessment: \$ 107,377.30

Improvements: Residential

Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

May 27 and June 3, 10

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Michael Ocilka, CLTC

Joel Waldman, DMD, CLTC

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Erie, PA 16505

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- Large Claims Management
- Section 125 and 105 Plans

AUDIT LIST
NOTICE BY
KENNETH J. GAMBLE

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **May 31, 2016** and confirmed Nisi.

June 23, 2016 is the last day on which Objections may be filed to any of these accounts.

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

<u>2016</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
115.	William Franklin Julius, Jr.	Gail Waldinger, Administratrix	Kevin W. Barron, Esquire
116.	Margaret E. Myrick	Darlene M. Vlahos, Esq., Executrix	Darlene M. Vlahos, Esquire
117.	Grace R. Hollister	Darlene M. Vlahos, Esq., Executrix	Darlene M. Vlahos, Esquire
118.	Stella G. Mikolajewski	Teresa M. Conaway, Executrix	Richard E. Filippi, Esquire
119.	M. Roberta Heinrich, a/k/a Roberta Heinrich, a/k/a Myrtle Roberta Heinrich	Jeanne L. Scribner, Executrix	Gary H. Nash, Esquire
120.	Janice Grace Mcinchak, a/k/a Janice G. Mcinchak	John Mcinchak, Executor	Melissa L. Larese, Esquire

KENNETH J. GAMBLE
Clerk of Records
Register of Wills &
Orphans' Court Division

May 20, 27

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

**ARTELLO, JAMES M.,
deceased**

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania
Administratrix: Shannon M. Artello
Attorney: Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**CHAFFEE, LAWRENCE B.,
deceased**

Late of the Borough of Union City, County of Erie, Commonwealth of Pennsylvania
Executrix: Cynthia I. Miller, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

**COWHER, HAROLD BARRY,
a/k/a H. BARRY COWHER,
a/k/a HAROLD B. COWHER,
a/k/a HAROLD COWHER, a/k/a
HBCOWHER, a/k/a BARRY
COWHER, a/k/a BARRY H.
COWHER,
deceased**

Late of the Township of West Springfield, County of Erie and Commonwealth of Pennsylvania
Administratrix: Robin Cowher, c/o 3210 West 32nd Street, Erie, PA 16506-2702
Attorney: Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

**CRAIG, ELLA MAE,
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania
Executor: Charles R. Craig, c/o Attorney Elizabeth Brew Walbridge, 1001 State Street, Suite 1400, Erie, PA 16501
Attorney: Elizabeth Brew Walbridge, Esq., 1001 State Street, Suite 1400, Erie, PA 16501

**De MARCO, MARGARET C.,
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania
Executor: Paul R. DeMarco, c/o Howard A. Hain, Esq., 821 State Street, Erie, PA 16501
Attorney: Howard A. Hain, Esquire, 821 State Street, Erie, PA 16501

**GAYDOS, JAMES M., a/k/a
JAMES MICHAEL GAYDOS,
a/k/a JAMES GAYDOS,
deceased**

Late of the Township of Elk Creek, County of Erie and State of Pennsylvania
Executor: Gerald H. Carnes, Jr., c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**HORAN, JOHN E.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Jessica Horan-Kunco, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Darlene M. Vlahos, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**KIGHTLINGER, MARGARETA,
deceased**

Late of Fairview, County of Erie and Commonwealth of Pennsylvania
Executor: Gayle Ann Elmer, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**KULHANEK, ROBERT B.,
deceased**

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania
Executor: Keith R. Kulhanek, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**O'BRIEN, AGNES L.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Joseph P. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Joseph P. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**O'BRIEN, JAMES J.,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Earnest D. Eyles, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Joseph P. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**ORSINI, LEO C.,
deceased**

Late of the City of Erie
Executor: John Orsini, 7502 Blazy Road, Edinboro, PA 16412
Attorney: David J. Mack, Esq., 510 Parade Street, Erie, PA 16507

**STUART HELEN, a/k/a
ELEANOR HELEN STUART,
a/k/a HELEN E. STUART,
deceased**

Late of the City of Erie,
Commonwealth of Pennsylvania
Executor: Kenneth G. Stuart, c/o
Vendetti & Vendetti, 3820 Liberty
Street, Erie, Pennsylvania 16509
Attorney: James J. Bruno, Esquire,
Vendetti & Vendetti, 3820 Liberty
Street, Erie, PA 16509

**SVENTEK, FRANCES M.,
deceased**

Late of the City of Corry, County
of Erie, Commonwealth of
Pennsylvania
Executrix: Mary F. Davis, c/o
Thomas J. Ruth, Esq., 224 Maple
Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq.,
224 Maple Avenue, Corry, PA
16407

**TAYLOR, LAURENCE D.,
deceased**

Late of Cranesville Boro, Erie
County, PA
Administrator: Moya Taylor,
c/o Robert M. Slutsky, Esq., 600
W. Germantown Pike, #400,
Plymouth Meeting, PA 19462
Attorney: Robert M. Slutsky, Esq.,
600 W. Germantown Pike, #400,
Plymouth Meeting, PA 19462

**WILCOX, WINIFRED GRACE,
deceased**

Late of Greene Township, Erie
County, Pennsylvania
Executor: David L. Wilcox, 9197
Heibel Road, Erie, PA 16510
Attorney: None

SECOND PUBLICATION

**BLUMISH, SHIRLEY M., a/k/a
SHIRLEY MAE BLUMISH,
deceased**

Late of the City of Erie, Erie
County, PA
Executor: Paul Blumish, c/o 120
West 10th Street, Erie, PA 16501
Attorney: Jerome C. Wegley,
Esquire, Knox McLaughlin
Gornall & Sennett, P.C., 120 West
Tenth Street, Erie, PA 16501

**CROSS, MARGARET J.,
deceased**

Late of the Township of Millcreek,
County of Erie, Commonwealth of
Pennsylvania
Executrix: Cheryl A. Cross and
Elaine L. Cross
Attorney: Brian M. McGowan,
Esq., 425 West 10th St., Ste. 201,
Erie, PA 16502

**DAUBENSPECK, DAVID
GRANT,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Co-Executors: Nancy L. Dolan
and Gregg A. Daubenspeck, c/o
504 State Street, Suite 300, Erie,
PA 16501
Attorney: Alan Natalie, Esquire,
504 State Street, Suite 300, Erie,
PA 16501

**HACKENBERG, ANNELIESE,
deceased**

Late of Venango Township,
Erie County, Commonwealth of
Pennsylvania
Executor: John P. Hackenberg, c/o
Thomas C. Hoffman II, Esq., 120
West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**HOWELL, SARAH J., a/k/a
SARAH JAQUITH HOWELL,
a/k/a SARAH PAULINE
HOWELL,
deceased**

Late of the City of Corry, Erie
County, Commonwealth of
Pennsylvania
Executor: Carl Jay Howell, c/o
115 West Frederick Street, Corry,
PA 16407
Attorney: None

**KENEHAN, SHIRLEY B.,
deceased**

Late of the City of Erie, County
of Erie, and Commonwealth of
Pennsylvania
Co-Executors: Jean M. Mays and
Deborah J. Anderson
Attorney: Thomas J. Buseck,
Esquire, The McDonald Group,
LLP, 456 West Sixth Street, Erie,
PA 16507-1216

**KENT, JAMES N.,
deceased**

Late of the Borough of Union City,
County of Erie, Commonwealth of
Pennsylvania
Co-Administrators: Regina M.
Kent and Jason E. Kent, c/o Paul
J. Carney, Jr., Esq., 224 Maple
Avenue, Corry, PA 16407
Attorney: Paul J. Carney, Jr.,
Esq., 224 Maple Avenue, Corry,
PA 16407

**KLUTZ, JOSEPH C., SR.,
deceased**

Late of Fairview Township, Erie
County, Pennsylvania
Executor: Camille Klutz, c/o
Martone & Peasley, 150 West Fifth
Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone,
Esquire, Martone & Peasley,
150 West Fifth Street, Erie,
Pennsylvania 16507

McCALEB, HELEN M., a/k/a HELEN MARIE McCALEB, deceased

Late of the City of Erie, County of Erie
Executor: Brian McCaleb, US Airforce Academy, 6454 East Hawthorn Drive, Unit G, Colorado Springs, Colorado 80840
Attorney: Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

McCRAV, PHILLIP C., deceased

Late of the City of Corry, Erie County, Pennsylvania
Executrix: Kimberly Haner Merritt, 18650 Conelway Road, Corry, PA 16407
Attorney: William E. Barney, Esq., 200 North Center Street, Corry, Pennsylvania 16407

MILLER, KUM C., a/k/a KUM CHA MILLER, a/k/a KUM MILLER, a/k/a KUM C. PIERCE, a/k/a KUM CHA PIERCE, deceased

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Gary M. Miller, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

POLANSKI, PATRICIA E., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executors: Frank R. Polanski II, Kathleen J. Noce and Lori L. Polanski, 502 Parade Street, Erie, PA 16507
Attorney: Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

ROPEY, WILLIAM J., deceased

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Diane E. Welch, 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Thomas E. Kuhn, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

SALVATORE, VIOLA A., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Marcia C. Hines and James P. Salvatore, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Darlene M. Vlahos, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

SIMS, FRANK G., JR., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Sandra L. Carney, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16507
Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

SPRAGUE, JERRY A., a/k/a JERRY ALAN SPRAGUE, deceased

Late of the Borough of Platea, County of Erie, State of Pennsylvania
Executrix: Norma Jean Crowley, 8377 Sun Lake Drive, Girard, PA 16417
Attorney: James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

THOMPSON, JULIA M., deceased

Late of Erie County, Commonwealth of Pennsylvania
Administrator: Lois Lyons, 2803 New Street, Erie, PA 16504
Attorney: Matthew J. Parini, Esq., Melaragno, Placidi, Parini & Veitch, 502 West Seventh Street, Erie, Pennsylvania 16502

TRIMBLE, FRED, deceased

Late of the Township of Girard, County of Erie, State of Pennsylvania
Co-Executors: Sherri Dolan, 11684 Hopson Hill Road, Wattsburg, PA 16442 and Jeffrey S. Trimble, 14354 Charter Landing Drive, Midlothian, VA 23114
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

WILLIAMS, BERTHA MAE, deceased

Late of McKean Township, County of Erie
Executor: Carol DeSantis
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16505

WRIGHT, LAWRENCE H., a/k/a LAWRENCE WRIGHT, deceased

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Administratrix: Christanna K. Wright, 503 Rondeau Drive, Fairview, PA 16505
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

THIRD PUBLICATION**BAHRENBURG, KAREN B.,
deceased**

Late of the Township of Fairview,
County of Erie, Commonwealth of
Pennsylvania
Executor: Douglas A. Bahrenburg
Attorney: David J. Rhodes,
Esquire, Elderkin Law Firm, 150
East 8th Street, Erie, PA 16501

**BALCZON, RAEANN, a/k/a
RAEANN M. BALCZON,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executrix: Sarah Balczon, c/o
3210 West 32nd Street, Erie,
Pennsylvania 16506-2702
Attorney: Peter W. Bailey, Esquire,
3210 West 32nd Street, Erie,
Pennsylvania 16506-2702

**COX, LOIS J., a/k/a LOIS JUNE
COX, a/k/a LOIS COX,
deceased**

Late of the Borough of Girard,
County of Erie, State of
Pennsylvania
Executrix: June A. Lesko, 497
Shadybrook Circle, Girard, PA
16417
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., PO Box 87, Girard,
PA 16417

**DeCOURSEY, RONALD F.,
deceased**

Late of Wattsburg Boro, County
of Erie, Commonwealth of
Pennsylvania
Administrator: David Ronald
DeCoursey, 8139 Venshire Rd.,
Wattsburg, PA 16442
Attorney: None

**DeMARCO, SANDRA J., a/k/a
SANDRA JOAN DeMARCO,
deceased**

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

**DESKO, JOANNE,
deceased**

Late of the Township of
Girard, County of Erie, State of
Pennsylvania
Executor: Todd E. Morton,
502 West 31st Street, Erie,
Pennsylvania 16508
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., PO Box 87, Girard,
PA 16417

**HAUCK, DORIS E.,
deceased**

Late of Millcreek Township,
Erie County, Commonwealth of
Pennsylvania
Co-Executrices: Gail J. Barber
& Gloria J. Trapp, c/o Leigh Ann
Orton, Esq., 11 Park Street, North
East, PA 16428
Attorney: Leigh Ann Orton, Esq.,
Knox McLaughlin Gornall &
Sennett, P.C., 11 Park Street, North
East, PA 16428

**MILLER, KAREN J.,
deceased**

Late of the Borough of North East,
Erie County, Commonwealth of
Pennsylvania
Executrix: Karin A. Hill, c/o 11
Park Street, North East, PA 16428
Attorney: Leigh Ann Orton, Esq.,
Knox McLaughlin Gornall &
Sennett, P.C., 11 Park Street, North
East, PA 16428

**PATCHEN, DONALD,
deceased**

Late of the City of Union City, Erie
County, Pennsylvania
Executor: Elizabeth Bellis, 72

South Street, Union City, PA
16438

Attorney: Scales Law Offices,
LLC, 115 South Washington
Street, Room 206, PO Box 346,
Titusville, PA 16354

**PATTERSON, COLLEENA., a/k/a
COLLEEN PATTERSON, a/k/a
COLLEEN ANN PATTERSON,
a/k/a COLLEEN E. PATTERSON,
a/k/a COLLEEN ESTES, a/k/a
COLLEEN MORTON,
deceased**

Late of the Township of
Girard, County of Erie, State of
Pennsylvania
Executrix: Kimberly M.
Dukich, 3415 Fox Ridge Street,
Winterhaven, Florida 33884
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., PO Box 87, Girard,
PA 16417

**PONTILLO, PATRICIA A.,
deceased**

Late of the Township of Fairview,
Commonwealth of Pennsylvania
Executor: Michelle A. Young, c/o
Richard A. Vendetti, Esquire, 3820
Liberty Street, Erie, Pennsylvania
16509
Attorney: Richard A. Vendetti,
Esq., Vendetti & Vendetti, 3820
Liberty Street, Erie, PA 16509

**REITINGER, DONALD J.,
deceased**

Late of Millcreek Township,
Erie County, Commonwealth of
Pennsylvania
Co-Executors: Kenneth Reitingen
and Linda Heim, c/o Jerome C.
Wegley, Esquire, 120 West Tenth
Street, Erie, PA 16501
Attorney: Jerome C. Wegley,
Esq., Knox McLaughlin Gornall
& Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**RUDEN, MARGUERITE M.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Co-Executrices: Marguerite Timko Kinney, Valerie Susan Shaffer and Kimberly Ann Pontillo, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Darlene M. Vlahos, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**SANDERS, MAYNARD G.,
deceased**

Late of the Borough of Girard, Erie County, Pennsylvania
Administratrix: Kimberly Hall, c/o Robert C. Ward, Esq., 307 French Street, Erie, Pennsylvania 16507
Attorney: Robert C. Ward, Esq., 307 French Street, Erie, Pennsylvania 16507

**SHARPE, MARK M., a/k/a
MARK SHARPE,
deceased**

Late of the Township of McKean
Executor: Nicole Hirschmann, 9530 Silverthorn Rd., McKean, PA 16426
Attorney: None

**STOSSMEISTER, CHARLES N.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Cheryl Lynn Kita, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**TRESLER, ROSE MARY,
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania
Executor: John C. Brydon, 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

**WALKER, JOHN L., a/k/a
JOHN WALKER,
deceased**

Late of the Township of Conneaut, County of Erie, State of Pennsylvania
Executor: Jeffrey Klemm, 11919 Cherry Hill Road, Albion, Pennsylvania 16401
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417



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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

CHARLES D. AGRESTI ----- 814-456-5301
Marsh Spaeder, et al. ----- (f) (814) 456-1112
300 State Street. Suite 300
Erie, PA 16507 ----- *cagresti@marshspaeder.com*

MICHAEL A. AGRESTI ----- 814-456-5301
Marsh Spaeder, et al. ----- (f) (814) 456-1112
300 State Street. Suite 300
Erie, PA 16507 ----- *magresti@marshspaeder.com*

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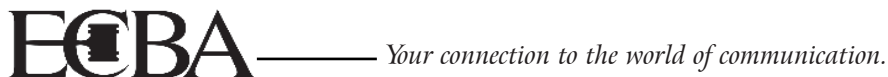
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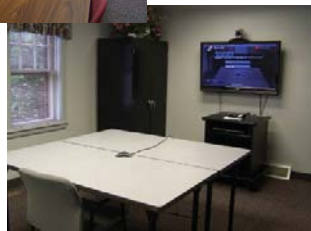
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