

*Erie
County
Legal
Journal*

June 10, 2016

Vol. 99 No. 24



99 ERIE 104 - 111
Stubits v. Golden Gate National Senior Care et al.

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Erie County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

The *Erie County Legal Journal* makes no representation as to the quality of services offered by an advertiser in this publication. Advertisements in the *Erie County Legal Journal* do not constitute endorsements by the Erie County Bar Association of the parties placing the advertisements or of any product or service being advertised.

INDEX

OPINION	5
COURT OF COMMON PLEAS	
Change of Name Notice	17
Fictitious Name Notice	17
Legal Notice	17
Sheriff Sales	19
ORPHANS' COURT	
Estate Notices	29
CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	33

ERIE COUNTY LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2016©) 302 West 9th St., Erie, PA 16502 (814/459-3111). POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association Calendar of Events and Seminars

THURSDAY, JUNE 23, 2016

ECBA Annual Golf Tournament
Lawrence Park Golf Club
1:00 p.m. shotgun start

WEDNESDAY, JUNE 29, 2016

ECBA Live Lunch-n-Learn Seminar
Navigating Casemaker (a Free PBA Member Benefit!) and Ethics Guidance
Bayfront Convention Center
12:15 p.m. - 1:45 p.m. (registration/lunch - 11:45 a.m.)
\$67 (ECBA member) \$87 (nonmember) \$47 (member judge not needing CLE)
1.5 hours ethics

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>



Erie County Bar
Association



@eriepabar

2016 BOARD OF DIRECTORS

————— Melissa H. Shirey, President

Craig Murphey, First Vice President
Eric J. Purchase, Second Vice President
Richard A. Lanzillo, Past President
Valerie H. Kuntz, Treasurer
Steven E. George, Secretary

Tina M. Fryling
Erica L. Jenkins
Hon. John J. Mead

Thomas J. Minarcik
Michael G. Nelson
Nicholas R. Pagliari
Mary Alfieri Richmond

Gary V. Skiba
Matthew B. Wachter
Mark T. Wassell

Navigating Casemaker (a Free PBA Member Benefit!) and Ethics Guidance

Wednesday, June 29, 2016

Bayfront Convention Center

Time: Lunch/Registration - 11:45 a.m.
Seminar - 12:15 - 1:45 p.m.

Cost: \$67 (ECBA member/non-attorney staff)
\$87 (non-member)
\$47 (member Judge not needing CLE)

*This seminar has been approved
by the PA CLE Board for 1.5 hours
Ethics credit.*

Topics and Speakers:

Casemaker is the powerful legal research tool provided exclusively to PBA members. Learn how to use this free, innovative service to conduct effective searches for cases and statutes. This training session will provide practice tips on navigating through Casemaker and will highlight the free CasemakerPro features including the CaseCheck+ and CiteCheck programs.



Presented by **Elizabeth Swivel**,
PBA Director of Member Services

Attendees will be provided with clear guidance on how to avoid making mistakes that could result in violations to the Rules of Professional Conduct. In addition to emphasizing what constitutes unethical conduct, the session will include discussion on how to utilize the PBA ethics hotline and gain access to formal and informal ethics opinions.



Presented by **Victoria White, Esquire**,
PBA Ethics Counsel

Reservations due to the ECBA office by June 22, 2016

DEBORA A. STUBITS, Administratrix of The Estate of RICHARD F. DOMBROWSKI, Appellee

v.

GOLDEN GATE NATIONAL SENIOR CARE, LLC; GGNSC ERIE WESTERN RESERVE, LP, d/b/a GOLDEN LIVING CENTER-WESTERN RESERVE; GGNSC HOLDINGS, LLC; GGNSC EQUITY HOLDINGS, LLC; GGNSC ADMINISTRATIVE SERVICES, LLC; GGNSC CLINICAL SERVICES, LLC; GOLDEN GATE ANCILLARY, LLC; GPH ERIE WESTERN RESERVE LLC; GGNSC ERIE WESTERN RESERVE GP LLC; ELIZABETH KACHEL, NHA; DENISE CURRY, RVP; MILLCREEK COMMUNITY HOSPITAL; MILLCREEK HEALTH SYSTEM, Appellants¹

CIVIL PROCEDURE / APPEAL / STANDARDS OF REVIEW / SUFFICIENCY OF EVIDENCE

The Pennsylvania Superior Court’s review of a claim that a trial court improperly denied Preliminary Objections in the nature of a Petition to Compel Arbitration is limited to determining whether the trial court’s findings are supported by substantial evidence and whether the trial court abused its discretion in denying the Petition.

CIVIL PROCEDURE / PLEADINGS / PRELIMINARY OBJECTIONS

Preliminary Objections, the end result of which would be dismissal of a cause of action, should be sustained only in cases that are clear and free from doubt. The test on Preliminary Objections is whether it is clear and free from doubt from all the facts pled that the pleader will be unable to prove facts legally sufficient to establish his right to relief. When ruling on Preliminary Objections, a trial court must overrule the Objections if the complaint pleads sufficient facts which, if believed, would entitle a petitioner to relief under any theory of law.

TORTS / WRONGFUL DEATH & SURVIVAL ACTIONS

Rule 213(e) of the Pennsylvania Rules of Civil Procedure states “a cause of action for the wrongful death of a decedent and a cause of action for the injuries of the decedent which survives his or her death may be enforced in one action, but if independent actions are commenced they shall be consolidated for trial.”

TORTS / WRONGFUL DEATH & SURVIVAL ACTIONS

Wrongful death actions are derivative of decedents’ injuries but are not derivative of decedents’ rights.

TORTS / WRONGFUL DEATH & SURVIVAL ACTIONS

Pennsylvania has a well-established public policy that favors arbitration, and this policy aligns with the federal approach expressed in the Federal Arbitration Act (“FAA”). However, compelling arbitration upon individuals who did not waive their right to a jury trial would infringe upon wrongful death claimants’ constitutional rights.

TORTS / WRONGFUL DEATH & SURVIVAL ACTIONS

Neither Pa. R. Civ. P. 213 nor the Wrongful Death Statute (42 Pa. Civ. S. § 8301) prohibits

¹ Although the caption identifies all the above-named defendants as “Appellants,” this Trial Court notes Defendants Millcreek Community Hospital and Millcreek Health System, currently represented by Francis J. Klemensic, Esq., are not appealing from this Trial Court’s Order dated July 8th, 2015.

the arbitration of wrongful death and survival claims, and thus, Pennsylvania state law did not mirror the categorical prohibition of arbitration of wrongful death and survival actions that the United States Supreme Court viewed as a clear conflict between federal and state law.

TORTS / WRONGFUL DEATH & SURVIVAL ACTIONS

The purpose of the Wrongful Death Statute (42 Pa. Civ. S. § 8301) and Pa. R. Civ. P. 213(e) was to avoid inconsistent verdicts and duplicative damages in overlapping claims and that neither the statute or rule precluded wrongful death and survival actions from proceeding together in arbitration when all of the parties, including the wrongful death beneficiaries, agreed to arbitrate.

CONSTITUTIONAL LAW / SUPREMACY CLAUSE / PREEMPTION

Preemption stems from the Supremacy Clause of the United States Constitution, Article VI, cl. 2, which provides that federal law is paramount, and that laws in conflict with federal law are without effect.

CONSTITUTIONAL LAW / SUPREMACY CLAUSE / PREEMPTION

When state law prohibits outright the arbitration of a particular type of claim, the analysis is straightforward: the conflicting rule is displaced by the Federal Arbitration Act (“FAA”).

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
 CIVIL DIVISION NO. 12386-2014

Appearances: Michael T. Collis, Esq., and Stephen Trzcinski, Esq., on behalf of Debora A. Stubits (Appellee)
 Patrick L. Mechas, Esq.; Ira L. Podheiser, Esq.; and Benjamin Sorisio, Esq., on behalf of Golden Gate National Senior Care, LLC; GGNSC Erie Western Reserve, LP, d/b/a Golden Living Center -Western Reserve; GGNSC Holdings, LLC, GGNSC Equity Holdings; GGNSC Administrative Services, LLC; GGNSC Clinical Services, LLC; Golden Gate Ancillary, LLC; GPH Erie Western Reserve, LLC; GGNSC Erie Western Reserve GP, LLC; Elizabeth Kachel, NHA; and Denise Curry, RVP (Appellants)

OPINION

Domitrovich, J., September 24th, 2015

The instant matter is before the Pennsylvania Superior Court on the appeal of Golden Gate National Senior Care *et al* (hereafter referred to as “Appellants”) from this Trial Court’s Order dated July 8th, 2015, whereby this Trial Court overruled Appellants’ Preliminary Objections and declined to sever Debora A. Stubits’ (hereafter referred to as “Appellee”) wrongful death and survival actions and submit Appellee’s survival action to arbitration, pursuant to the Alternative Dispute Resolution (“hereafter referred to as ADR”) signed by the Decedent, Richard F. Dombrowski, as (1) the Pennsylvania Wrongful Death Statute, 42 Pa. C. S. §8301(a), and Rule 213(e) of the Pennsylvania Rules of Civil Procedure precludes severance of wrongful death and survival claims where individual claims are brought in the same action; (2) the Decedent’s wrongful death and survival action beneficiaries, including Appellee, were not parties to the ADR signed by the Decedent and cannot be compelled to arbitrate, pursuant to the Pennsylvania Superior Court’s holdings in *Pisano v. Extendicare*

Homes, Inc., Taylor v. Extendicare Homes, Inc., and Tuomi v. Extendicare, Inc.; and (3) Pennsylvania law does not violate the Federal Arbitration Act (hereafter referred to as “FAA”) as Pennsylvania law does not categorically prohibit arbitration of wrongful death and survival actions, but instead seeks to prevent inconsistent verdicts and duplicative damages.

I. Procedural History

On August 27th, 2014, Appellee Debora A. Stubits, Administratrix of the Estate of Richard F. Dombrowski, by and through her counsel, Michael T. Collis, Esq., filed a Praecipe for Writ of Summons against Appellants Golden Gate National Senior Care, LLC; GGNSC Erie Western Reserve, LP, d/b/a Golden Living Center – Western Reserve; GGNSC Holdings, LLC; GGNSC Equity Holdings, LLC; GGNSC Administrative Services, LLC; GGNSC Clinical Services, LLC; Golden Gate Ancillary, LLC; GPH Erie Western Reserve, LLC; GGNSC Erie Western Reserve GP, LLC; Elizabeth Kachel; Denise Curry, RVP. Appellee filed her Complaint in Civil Action on January 7th, 2015. Appellee also filed Certificates of Merit for all thirteen (13) Defendants on January 7th, 2015.

Appellants filed their Preliminary Objections to Appellee’s Complaint in Civil Action on February 17th, 2015. Appellee filed her Response in Opposition to Appellants’ Preliminary Objections on March 6th, 2015. Appellants filed their Brief in Support of Preliminary Objections on March 9th, 2015. Appellee filed her Brief in Opposition to Appellants’ Preliminary Objections on April 6th, 2015. Appellee filed a Motion for Argument Date on Appellants’ Preliminary Objections on May 22nd, 2015. A hearing on Appellants’ Preliminary Objections was held on July 1st, 2015, at which this Trial Court heard argument from both counsel.² Following said hearing and by Order dated July 8th, 2015, this Trial Court accepted the withdrawal of Appellants’ Preliminary Objections B, C, D, E, F, and G, based upon a Stipulation between the parties, and overruled Appellants’ Preliminary Objection A regarding dismissing Appellee’s Complaint and directing Appellee’s claims to arbitration.

Appellants filed a Notice of Appeal to the Pennsylvania Superior Court on July 28th, 2015.³ This Trial Court filed its 1925(b) Order on August 3rd, 2015. Appellants filed their Concise Statement of Errors Complained of on Appeal on August 21st, 2015.

II. Legal Discussion

The Pennsylvania Superior Court’s review of a claim that a trial court improperly denied Preliminary Objections in the nature of a Petition to Compel Arbitration is limited to determining whether the trial court’s findings are supported by substantial evidence and whether the trial court abused its discretion in denying the Petition. *See Pisano v. Extendicare Homes, Inc.*, 77 A.3d 651, 654 (Pa. Super. 2013).

Preliminary Objections, the end result of which would be dismissal of a cause of action, should be sustained only in cases that are clear and free from doubt. *Bourke v. Kazaras*, 746 A.2d 642, 643 (Pa. Super. 2000). The test on Preliminary Objections is whether it is clear

² At the time of the hearing on July 1st, 2015, counsel agreed to the Stipulation to withdraw Preliminary Objections B, C, D, E, F and G. *See Appellants’ Preliminary Objections*. Therefore, this Court only heard argument on Appellants’ Preliminary Objection A, regarding dismissal of Plaintiff’s Complaint in Civil Action due to an arbitration agreement.

³ Appellants also filed a “Stipulation Regarding Withdrawal of the Appellants’ Preliminary Objections B through G to Plaintiff’s Complaint” on July 28th, 2015, in support of the agreement between the parties at oral argument on July 1st, 2015.

and free from doubt from all the facts pled that the pleader will be unable to prove facts legally sufficient to establish his right to relief. *Id.* When ruling on Preliminary Objections, a trial court must overrule the objections if the complaint pleads sufficient facts which, if believed, would entitle a petitioner to relief under any theory of law. *Gabel v. Cambruzzi*, 616 A.2d 1364, 1367 (Pa. 1992).

a. This Trial Court properly overruled Appellants' Preliminary Objection A, regarding severance of Appellee's wrongful death and survival claim and submitting Appellee's survival claim to arbitration, in light of the Pennsylvania Superior Court's holdings in *Pisano*, *Taylor*, and *Tuomi*.

Appellants first argue this Trial Court erred by refusing to sever Appellee's survival action from her wrongful death action and compel Appellee's survival action to arbitration. After a thorough review of relevant statutory and case law, this Trial Court finds Appellants' first argument is without merit.

First and foremost, Pennsylvania law supports consolidation of a wrongful death claim and a survival claim when both claims are brought in a single action. Rule 213(e) of the Pennsylvania Rules of Civil Procedure states "a cause of action for the wrongful death of a decedent and a cause of action for the injuries of the decedent which survives his or her death may be enforced in one action, but if independent actions are commenced they shall be consolidated for trial." *Pa. R. Civ. P. 213(e)*.

Furthermore, a recent series of Pennsylvania Superior Court cases has enforced and expanded upon the language of Rule 213(e) and supports consolidation, rather than severance, of independent wrongful death and survival claims. The first case is that of *Pisano v. Extencicare Homes, Inc.*, 77 A.3d 651 (Pa. Super. 2013). In *Pisano*, the Decedent, Vincent F. Pisano, was admitted into the Belair Health and Rehabilitative Center, a long-care nursing home operated by Extencicare Homes, Inc. *Id.* at 653. Decedent's daughter, who had Power-of-Attorney, executed an ADR prior to Decedent's admission. *Id.* Decedent died survived by two daughters and two sons, who filed a wrongful death action against Extencicare Homes, Inc. *Id.* Extencicare filed Preliminary Objections seeking dismissal of the wrongful death action for lack of jurisdiction and to compel the wrongful death action to arbitration, pursuant to the ADR. *Id.* The trial court overruled the Preliminary Objections and Extencicare timely appealed. *Id.* The Pennsylvania Superior Court affirmed the trial court's decision, first concluding a wrongful death action is not a decedent's cause of action; rather, a wrongful death action may be brought only by specified relatives of the decedent to recover damages in their own behalf, and not as beneficiaries of the estate, and is designed only to deal with the economic effect of the decedent's death upon the specified family members. *See id.* at 659. Therefore, the Pennsylvania Superior Court held wrongful death actions are independent of survival actions, as wrongful death actions are derivative of decedents' injuries but are not derivative of decedents' rights. *See id.* at 660. Finally, the Pennsylvania Superior Court held that compelling arbitration upon individuals who did not waive their right to a jury trial would infringe upon wrongful death claimants' constitutional rights and would amount to the Pennsylvania Superior Court placing contract law above that of both the United States and Pennsylvania Constitutions. *See id.* at 662-663.

The holding in *Pisano* was bolstered by the Pennsylvania Superior Court's holding in *Taylor v. Extencicare Health Facilities, Inc.*, 113 A.3d 317 (Pa. Super. 2015). In *Taylor*, the

Decedent, Anna Marie Taylor, was residing at Havencrest Nursing Center, a skilled nursing facility operated by Extendicare Homes, Inc. *Id.* at 319. Decedent passed away and her co-Executors, Daniel E. Taylor and William Taylor, filed a Complaint asserting wrongful death and survival claims due to Extendicare's negligence which caused or contributed to Decedent's injuries and death. *Id.* Extendicare filed Preliminary Objections asserting the co-Executors' claims should be submitted to arbitration, pursuant to the arbitration agreement executed by William Taylor, Decedent's co-Executor and Power-of-Attorney. *Id.* at 319-320. The trial court overruled Extendicare's Preliminary Objections pursuant to the Pennsylvania Superior Court's holding in *Pisano v. Extendicare, Inc.*, and Extendicare timely appealed. *Id.* at 320. The Pennsylvania Superior Court affirmed the trial court's decision, first citing its holding in *Pisano* (i.e. a wrongful death action is a separate action belonging to the beneficiaries and, while it is derivative of the same tortious act, it is not derivative of the decedent's rights; thus, an arbitration agreement signed by the decedent or his or her authorized representative is not binding upon non-signatory wrongful death beneficiaries, and they cannot be compelled to litigate their claims in arbitration). *See id.* at 320-321 (citing *Pisano v. Extendicare Homes, Inc.*, 77 A.3d 651 (Pa. Super. 2013)). The Pennsylvania Superior Court also stated Pa. R. Civ. P. 213(e) is not the only Pennsylvania statute which supports consolidation of separate wrongful death and survival claims brought in the same action, as 42 Pa. C. S. §8301(a), also known as the "Pennsylvania Wrongful Death Statute," supports consolidation of wrongful death claims with prior actions for the same injuries in order to avoid duplicative recovery.⁴ *See id.* at 322. Finally, although the Pennsylvania Superior Court noted Pennsylvania has a well-established public policy favoring arbitration, a policy which aligns with the federal approach expressed in the FAA, the Pennsylvania Superior Court concluded compelling arbitration upon individuals who did not waive their right to a jury trial infringes upon a constitutional right conferred in Pa. Const. art. 1, § 6. *See id.* at 324.

Most recently, the holdings of *Pisano* and *Taylor* were applied by the Pennsylvania Superior Court in *Tuomi v. Extendicare, Inc.*, 2015 Pa. Super. 142 (Pa. Super. 2015). In *Tuomi*, the Decedent, Margaret C. Tuomi, was admitted to Havencrest Nursing Center, operated by Extendicare Health Facilities, Inc. *Id.* at 2. Decedent passed away and Donald Tuomi, Decedent's husband and Administrator of her Estate, commenced a wrongful death claim and a survival claim based upon Extendicare's negligence which caused or contributed to Decedent's injuries and death. *Id.* at 2-3. Extendicare filed Preliminary Objections asserting the Administrator's claims should be submitted to arbitration, pursuant to the Voluntary Arbitration Agreement signed by the Administrator upon Decedent's admission to Havencrest. *Id.* at 3. The trial court overruled Extendicare's Preliminary Objections pursuant to the Pennsylvania Superior Court's holding in *Pisano v. Extendicare, Inc.*, and Extendicare timely appealed. *Id.* at 3-4. The Pennsylvania Superior Court affirmed the trial court's decision, first acknowledging the holdings in *Pisano* and *Taylor* are controlling and

⁴ Specifically, 42 Pa. C. S. §8301(a) states: "An action may be brought, under procedures prescribed by general rules, to recover damages for the death of an individual caused by the wrongful act or neglect or unlawful violence or negligence of another if no recovery for the same damages claimed in the wrongful death action was obtained by the injured individual during his lifetime and **any prior actions for the same injuries are consolidated with the wrongful death claim so as to avoid a duplicate recovery.**"

ultimately sustained the proposition that Pa. R. Civ. P. 213(e) and 42 Pa. C. S. §8301(a), also known as the “Pennsylvania Wrongful Death Statute,” precluded severance of independent wrongful death and survival claims arising out of the same injuries and brought within the same action. *See id* at 5. Furthermore, the Pennsylvania Superior Court, again relying on the holding in *Taylor*, maintained neither Pa. R. Civ. P. 213(e) nor 42 Pa. C. S. §8301(a) prohibits the arbitration of wrongful death and survival claims, and thus, Pennsylvania law does not mirror the categorical prohibition of arbitration of wrongful death and survival actions the United States Supreme Court has viewed as a clear conflict between federal and state law. *See id* at 6. Rather, the Pennsylvania Superior Court recognized the purpose of Pa. R. Civ. P. 213(e) and 42 Pa. C. S. §8301(a) is to avoid inconsistent verdicts and duplicative damages in overlapping claims, and neither statute precludes wrongful death and survival actions from proceeding together in arbitration when all of the parties, including the wrongful death beneficiaries, agreed to arbitrate. *See id* at 6-7.

After a thorough review of relevant statutory and case law, this Trial Court properly refused to sever Appellee’s wrongful death claim from her survival claim and compel the survival claim to arbitration. Appellee, as Executrix of the Estate of Richard F. Dombrowski, has commenced a wrongful death claim, pursuant to the Wrongful Death Statute, 42 Pa. C. S. §8301, and survival action, pursuant to the Survival Statute, 42 Pa. C. S. §8302, against a number of entities, including Appellants, its subsidiaries and its agents. Although Appellants argue Appellee’s survival claim is subject to arbitration, pursuant to the ADR Agreement executed by Decedent Richard F. Dombrowski, the provisions of Rule 213(e) of the Pennsylvania Rules of Civil Procedure, 42 Pa. C. S. §8301(a) and the holding in *Pisano* are very clear – a wrongful death claim is independent of a survival claim, and where independent claims of wrongful death and survival are raised in the same civil action, as they are here, the independent claims of wrongful death and survival must be consolidated for trial before this Trial Court. *See Pa. R. Civ. P. 213(e); see also 42 Pa. C. S. §8103(a); see also Pisano, 77 A.3d 651*. Furthermore, although Appellants argue, by Decedent’s execution of the ADR Agreement, the parties unmistakably evidenced their intent to be bound by the ADR Agreement and to resolve any claims in an arbitration forum, the holdings of *Taylor* and *Tuomi* are also very clear – in an effort to avoid inconsistent verdicts and duplicative damages, this Trial Court may properly refuse to sever independent claims of wrongful death and survival where the Decedent’s beneficiaries did not independently sign, or otherwise become a party to, the ADR Agreement signed by the Decedent. *See Taylor, 113 A.3d 317; see also Tuomi, 2015 Pa. Super. 142*. In the instant action, although the ADR Agreement was signed by the Decedent, Richard F. Dombrowski, neither Appellee, as Executrix of the Estate of Decedent Richard F. Dombrowski, nor any other beneficiary of Decedent’s Estate signed the ADR Agreement. As the beneficiaries of Decedent’s Estate did not sign the ADR Agreement or otherwise agree to refer the instant action to arbitration, the beneficiaries have retained their constitutional right to a trial by jury regarding the independent wrongful death and survival claims arising from the same injuries and brought within the same civil action. Therefore, pursuant to the Pennsylvania Superior Court’s holdings in *Pisano, Taylor* and *Tuomi*, this Trial Court properly refused to sever Appellee’s survival claim from her wrongful death claim and compel arbitration of Appellee’s survival action, and Appellants’ first argument is without merit.

b. This Trial Court’s holding in refusing to compel arbitration of Appellee’s survival claim and concluding it has jurisdiction to hear said survival claim does not violate the FAA.

Furthermore, Appellants argue this Trial Court erred by refusing to compel arbitration of Appellee’s survival claim and finding this Trial Court has jurisdiction to hear the survival claim as this Trial Court’s holding violates the FAA. After thorough review of relevant statutory and case law, this Trial Court finds Appellants’ second argument is also without merit.

Preemption stems from the Supremacy Clause of the United States Constitution, Article VI, cl. 2, which provides that federal law is paramount, and that laws in conflict with federal law are without effect. *See U.S. Const., article IV, clause 2* (“this Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby. . .”)

Recently, the United States Supreme Court, in *Marmet Health Care Center, Inc. v. Brown*, 132 S. Ct. 1201 (2012), held when state law outright prohibits the arbitration of a particular type of claim, the analysis is straightforward: the conflicting rule is displaced by the FAA. *See id* at 1203. Furthermore, the United States Supreme Court held a prohibition against pre-dispute agreements to arbitration personal injury or wrongful death claims against nursing homes is a categorical rule prohibiting arbitration of a particular type of claim, and said rule is contrary to the FAA. *See id* at 1204.

Although Appellants, relying on the United States Supreme Court’s holding in *Marmet*, argue this Trial Court’s refusal to sever Appellee’s wrongful death and survival claims and finding of jurisdiction to hear Appellee’s claims violates the FAA, this Trial Court, relying on the Pennsylvania Superior Court’s holdings in *Taylor* and *Tuomi*, concludes Pennsylvania law clearly does not run afoul of the FAA. Pennsylvania has a well-established public policy favoring arbitration, and Pennsylvania policy aligns with the federal approach expressed in the FAA; however, compelling arbitration upon individuals who did not waive their right to a jury trial infringes upon their constitutional rights conferred in Article 1, section 6 of the Pennsylvania Constitution. *See Taylor*, 113 A.3d at 325. In these situations, denying wrongful death beneficiaries their right to a jury trial would have the effect of the Pennsylvania Superior Court placing contract law above that of both the United States and Pennsylvania Constitutions. *See id*. Furthermore, neither Pa. R. Civ. P. 213(e) nor 42 Pa. C. S. §8301, also known as the “Pennsylvania Wrongful Death Statute,” prohibits the arbitration of wrongful death and survival claims, and as such, Pennsylvania law does not mirror the categorical prohibition of arbitration of wrongful death and survival actions the United States Supreme Court has viewed as a conflict between federal and state law. *See id; see also Tuomi*, 2015 Pa. Super. 142. The primary concern in severing independent wrongful death and survival claims and submitting either claim to arbitration is the possibility of inconsistent verdicts and duplicative damages. As the beneficiaries of Decedent’s Estate did not submit themselves to the ADR Agreement, and in order to avoid the possibility of inconsistent verdicts and duplicative damages, this Trial Court properly refused to sever the independent claims of wrongful death and survival, and properly exercised subject matter jurisdiction over the

instant civil action, consistent with the Pennsylvania Rules of Civil Procedure and relevant case law. Therefore, this Trial Court finds Appellants' second argument is without merit.

III. Conclusion

Therefore, for all of the reasons set forth above, this Trial Court concludes the instant appeal is without merit and respectfully requests the Pennsylvania Superior Court affirm its Order dated July 8th, 2015.

BY THE COURT:
/s/ Stephanie Domitrovich, Judge

NON-PRECEDENTIAL DECISION - SEE SUPERIOR COURT I.O.P. 65.37

DEBORA A. STUBITS, ADMINISTRATRIX OF THE ESTATE OF RICHARD F. DOMBROWSKI

v.

GOLDEN GATE NATIONAL SENIOR CARE, LLC; GGNSC ERIE WESTERN RESERVE, LP, D/B/A GOLDEN LIVING CENTER-WESTERN RESERVE; GGNSC HOLDINGS, LLC; GGNSC EQUITY HOLDINGS, LLC; GGNSC ADMINISTRATIVE SERVICES, LLC; GGNSC CLINICAL SERVICES, LLC; GOLDEN GATE ANCILLARY LLC; GPH ERIE WESTERN RESERVE LLC; GGNSC ERIE WESTERN RESERVE GP LLC; ELIZABETH KACHEL, NHA; DENISE CURRY, RVP; MILLCREEK COMMUNITY HOSPITAL; MILLCREEK HEALTHY SYSTEM
APPEAL OF: GOLDEN GATE NATIONAL SENIOR CARE, LLC; GGNSC ERIE WESTERN RESERVE, LP, D/B/A GOLDEN LIVING CENTER-WESTERN RESERVE; GGNSC HOLDINGS, LLC; GGNSC EQUITY HOLDINGS, LLC; GGNSC ADMINISTRATIVE SERVICES, LLC; GGNSC CLINICAL SERVICES, LLC; GOLDEN GATE ANCILLARY, LLC; GPH ERIE WESTERN RESERVE, LLC; GGNSC ERIE WESTERN RESERVE GP, LLC; ELIZABETH KACHEL, NHA; DENISE CURRY, RVP

IN THE SUPERIOR COURT OF PENNSYLVANIA

No. 1160 WDA 2015

Appeal from the Order Entered July 8, 2015
in the Court of Common Pleas of Erie County Civil Division
at No(s): 12386 of 2014

BEFORE: GANTMAN, P.J., OLSON, J., and FITZGERALD,* J.

JUDGMENT ORDER BY FITZGERALD, J.:

FILED MAY 26, 2016

Appellants, Golden Gate National Senior Care, LLC, et al. (collectively “Golden Gate”), appeal from the order entered in the Erie County Court of Common Pleas overruling their preliminary objections seeking to compel arbitration of their wrongful death and survival actions.¹ The claims arise from the death of Richard F. Dombrowski (“Decedent”), a resident at Golden Living Center-Western Reserve.

The trial court found the arbitration agreement signed by Decedent was not binding upon the non-signatory wrongful death beneficiaries, relying upon this Court’s decisions in *Pisano v. Extendicare Homes, Inc.*, 77 A.3d 651 (Pa. Super. 2015), *Taylor v. Extendicare Health Facilities, Inc.*, 113 A.3d 317 (Pa. Super. 2015), appeal granted, 122 A.3d 1036 (Pa. 2015), and *Tuomi v. Extendicare, Inc.*, 119 A.3d 1030 (Pa. Super. 2015).²

* Former Justice specially assigned to the Superior Court.

¹ See R.R. at 429a. For the parties’ convenience, we refer to the reproduced record. The order further stated: “Based upon the Stipulation agreed upon by both counsel at the time of the hearing on July 1st, 2015 to withdraw [Appellants’] Preliminary Objections B, C, D, E, F and G, said Preliminary Objections B, C, D, E, F and G are hereby WITHDRAWN.” *Id.* at 430a.

² “Appellants acknowledge that the *Taylor* and *Tuomi* decisions are binding precedent on the trial court.” Appellants’ Brief at 5 n.1.

Additionally, the trial court declined to bifurcate the wrongful death and survival claims, citing Pa.R.C.P. 213(e).³

This matter is controlled by *Pisano, Taylor, and Tuomi*. See *Marks v. Nationwide Ins. Co.*, 762 A.2d 1098, 1101 (Pa. Super. 2000) (“[W]e have long held that as long as the decision has not been overturned by our Supreme Court, a decision by our Court remains binding precedent.” (citation omitted)). Accordingly, we affirm the trial court’s order overruling Golden Gate’s preliminary objections based upon *Pisano, Taylor, and Tuomi*.

Order affirmed.

Judgment Entered.

Joseph D. Seletyn, Esq.

Prothonotary

Date: 5/26/2016

³ Rule 213 provides:

A cause of action for the wrongful death of a decedent and a cause of action for the injuries of the decedent which survives his or her death may be enforced in one action, but if independent actions are commenced they shall be consolidated for trial.

Pa.R.C.P. 213(e).



Bishop & Company

Investment Management, LLC

Michael W. Bishop, CFA

814-314-0344

1250 Tower Lane, Suite 101, Erie, PA 16505

www.bishopinvestmentmanagement.com

Fee Only Registered Investment Advisor

Structured Settlements.

Financial Planning.

Special Needs Trusts.

Settlement Preservation
Trusts.

Medicare Set-Aside Trusts.

Settlement Consulting.

Qualified Settlement
Funds.

800-229-2228

www.NFPStructures.com



WILLIAM S. GOODMAN

Certified Structured Settlement Consultant

- 25 Years of Experience in Structured Settlements, Insurance and Financial Services
- One of the Nation's Top Structured Settlement Producers Annually for the Past 20 Years
- Nationally Prominent and a Leading Authority in the Field
- Highly Creative, Responsive and Professional Industry Leader
- NFP is ranked by *Business Insurance* as the 5th largest global benefits broker by revenue, and the 4th largest US-based privately owned broker



Forensic Accounting Specialists

fraud detection, prevention and investigation

3703 West 26th St.
Erie, PA 16506
814/833-8545

113 Meadville St.
Edinboro, PA 16412
814/734-3787

MALONEY, REED, SCARPITTI & COMPANY, LLP

Certified Public Accountants and Business Advisors

www.mrs-co.com



Certified Fraud Examiner

Joseph P. Maloney, CPA, CFE, CFF

Joseph P. Maloney, CPA, CFE, CFF • Michael J. Reed, CPA • James R. Scarpitti, CPA
Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

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



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.

QUINN LAW FIRM

A Tradition of Trust
www.quinnfirm.com

2222 West Grandview
Erie 16506

833.2222



0000-194326

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 11461-16

In re: Morgan Marie Woodin
Notice is hereby given that a Petition has been filed in the above named Court, requesting an order to change the name of Morgan Marie Woodin to Morgan Anthony Woodin.

The Court has fixed the 1st day of August, 2016 at 11:00 a.m. in Courtroom G, Room 222 of the Erie County Courthouse, 140 West 6th St., Erie, PA 16501 as the time and place for the hearing on said Petition, when and where all interested persons may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jun. 10

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

Pursuant to Act 295 et seq. of December 16, 1982 notice is hereby given of the filing with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name". Said Certificate contained the following information:

1. Fictitious Name: Tile Specialties
2. Address of principal place of business, including street and number: 111 West 20th Street, Erie, PA 16502
3. The real names and addresses, including street and number of the persons who are parties to the registration: Mark E. Tompkins, 111 West 20th Street, Erie, PA 16502
4. An application for registration of a fictitious name was filed on May 6, 2016.

Howard A. Hain, Esq.
821 State Street
Erie, PA 16501

Jun. 10

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Brett A. Solomon, Esquire
Pa. I.D. #83746
Michael C. Mazack, Esquire
Pa. I.D. #205742
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
412-566-1212

Attorneys for PNC Bank, National Association, Plaintiff

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

No. 2015 - 12151

PNC BANK, NATIONAL
ASSOCIATION, Plaintiff,

vs.

ANGELA C. COLLINS, AARON
B. COLLINS, and

THE UNITED STATES OF
AMERICA, Defendants

TO: AARON B. COLLINS:

You are hereby notified that on July 23, 2015, PNC Bank, National Association filed a Complaint in Action of Mortgage Foreclosure, endorsed with a Notice to Defend, against the above Defendants at the above number.

Property Subject to Foreclosure: 501 Cascade Street, Erie, Erie County, Pennsylvania 16507

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 this 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 or 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.

Lawyer Referral & Information Service

P. O. Box 1792
Erie, Pennsylvania 16507
Telephone: 814-459-4411

Jun. 10

The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

- Lawyers Professional Liability
- Business Insurance
- Medical & Dental
- Life Insurance
- Disability Insurance



AFFINITY

www.usiaffinity.com

Call 1.800.327.1550 for your FREE quote.

We provide Financial Balance.

Our Commercial Bankers are experienced, dedicated, and committed to providing exceptional service. Working in partnership with legal professionals, we provide financial insight and flexible solutions to fulfill your needs and the needs of your clients.

ERIEBANK offers an array of financial products and services. We pride ourselves on consistent customer satisfaction and are driven by the relationships we continually build. Contact us today, to learn more.

ERIEBANK[®]
A division of CNB Bank

The way banking should be.

Commercial Banking Division

Main Office • 2035 Edinboro Road • Erie, PA 16509

Phone (814) 868-7523 • Fax (814) 868-7524

www.ERIEBANK.net



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
 Cheren 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 Freeport 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 PAST 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) 222-92-1-02
 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, West sixty (60) feet to a 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 entireties 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 Heft 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

Who's helping you build your financial future?

Wealth Management Advisor

John M. Bongiovanni
CFP®, CLU®, ChFC®
john.bongiovanni@nm.com



*Providing expert guidance for a
lifetime of financial security.*

100 State St., Ste 300
Erie, PA 16507-1452

814-455-2718
johnbongiovanni.com

We call it working together.

Citizens Bank is pleased to support
The Erie County Bar Association.

 Citizens Bank

Member FDIC. Citizens Bank is a brand name of Citizens Bank, N.A. and Citizens Bank of Pennsylvania. 652756

World Class Service for World Class Clients

**Schaffner
& Knight
Minnaugh
Company, P.C.**

 McGladrey

Erie Headquarters
1545 West 38th Street
Erie, PA 16509
814-454-1997
www.skmco.com

Erie's largest locally owned CPA firm specializing in providing services to privately held, for-profit, owner-operated businesses

- ★ Accounting & Auditing
- ★ Tax Consulting
- ★ Estate & Succession Planning
- ★ Business Consulting
- ★ Business Valuation
- ★ Litigation Support
- ★ Small Business Services

Jamestown Office
716-483-0071

Warren Office
814-728-8509

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

ALT, PATRICIA A., a/k/a PATRICIA ANN ALT, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: R.C. Chase, 712 Maryland Ave., Erie, PA 16505
Attorney: John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

BOGACKI, RAYMOND H., deceased

Late of Franklin Township, County of Erie and Commonwealth of Pennsylvania
Administrator: Karen E. Bogacki, c/o Brenc Law, 9630 Moses Road, Springboro, PA 16435
Attorney: Andrew S. Brenc, Esq., 9630 Moses Road, Springboro, PA 16435

BRIGGS, RONALD A., deceased

Late of the Township of Waterford, County of Erie and State of Pennsylvania
Administratrix: Margaret L. Briggs, c/o Howard A. Hain, Esq., 821 State Street, Erie, PA 16501
Attorney: Howard A. Hain, Esquire, 821 State Street, Erie, PA 16501

DION, SHIRLEY A., deceased

Late of the Township of Millcreek
Executor: Peter C. Dion
Attorney: Steven E. George, Esq., Shapira, Hutzelman and Smith, 305 West 6th Street, Erie, PA 16507

FRANKOWSKI, PATRICIA A., a/k/a PATRICIA ANN FRANKOWSKI, a/k/a PATRICIA A. HART, deceased

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Elizabeth A. Frankowski, 3422 Emerson Ave., Erie, PA 16508
Attorney: Aaron E. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

GROSS, MARGARET J., deceased

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania
Executor: William J. Gross, 630 East Grandview Blvd., Erie, PA 16504
Attorney: None

HAMMERS, THOMAS G., deceased

Late of Erie County, Pennsylvania
Executrix: Jennifer M. Cain, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

McLALLEN, VELMA JUNE, a/k/a VELMA J. McLALLEN, deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Bonnie G. Hess and Todd M. McLallen, c/o William J. SchAAF, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & SchAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

MITCHELL, DONALD A., deceased

Late of the City of Erie, County of Erie, Pennsylvania
Administratrix: Patricia G. Mitchell, 2416 Perry Street, Erie, PA 16503
Attorney: Robert C. Brabender, Esquire, 2741 West 8th Street, Suite 16, Erie, PA 16505

POLANCY, JOHN T., deceased

Late of the Township of Millcreek, County of Erie and State of Pennsylvania
Co-Executors: Karen Lloyd, 6359 Red Pine Ln., Erie, PA 16506 and Mario John Loreti, 3748 Gable Court, Erie, PA 16506
Attorney: Richard T. Ruth, Esq., 1026 West 26th St., Erie, PA 16508

POLCHLOPEK, HARRIETEM., a/k/a HARRIET POLCHLOPEK, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Rose Nouri, 808 Pasadena Dr., Erie, PA 16505
Attorney: John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

SMYKOWSKI, JULIA, deceased

Late of the Township of Girard, Erie County, Pennsylvania
Executor: Karen Snodgrass, 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

THOMPSON, MARLYN EDNA, a/k/a MARLYN E. THOMPSON, a/k/a MARILYN E. THOMPSON, deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Donald J. Brown
Attorney: Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**TOMCZAK, JAMIE A., a/k/a
JAMIE ANN TOMCZAK,
deceased**

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

Administratrix C.T.A.: Glenda Bond-Masters, 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

TRUST NOTICES

Notice is hereby given of the administration of the Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are required to make payment without delay to the trustees or attorneys named below:

**SWAGER, DONNA M.,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

Trustee: PNC Bank, N.A., c/o Trust Division, 901 State Street, Erie, PA 16501

Attorney: Frances A. McCormick, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

SECOND PUBLICATION

**CAVICCHIO, ROSE D.,
deceased**

Late of the City of Erie, County of Erie

Executor: Christine A. Schloss, 2627 Oakwood Street, Erie, Pennsylvania 16508

Attorney: Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**FEENEY, GERALD DENNIS
a/k/a FEENEY, GERALD D.
deceased**

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

Administratrix: Suzanne M. Flowers, 2101 E. Lumsden Road, Valrico, FL 33594

Attorney: none

**FOLEY, MICHAEL P., SR.,
deceased**

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

Executrix: Michelle P. Snyder
Attorney: Gerald J. Villella, Esquire, Dailey, Karle & Villella, 150 East Eighth Street, 2nd Floor, Erie, PA 16501

**GAVIO, JOSEPH J.,
deceased**

Late of Summit Township, County of Erie, Commonwealth of Pennsylvania

Executor: Joseph A. Gavio, 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

**GREENER, ALAN E.,
deceased**

Late of the Township of Millcreek
Executor: BNY Mellon - National Association, Attn: Connie L. Wollenweber, 500 Grant St., Ste. 3740, Pittsburgh, PA 15258

Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KOSIENSKI, GEORGEANNE,
deceased**

Late of the City of Erie
Administratrix: Tracie Drzewiecki, c/o 731 French Street, Erie, PA 16501

Attorney: Angelo P. Arduini, Esquire, Arduini, Jewell and Karn, 731 French Street, Erie, PA 16501

**LYDEN, MATTHEW P.,
deceased**

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

Executrix: Patricia A. Slomski, 4726 Shellbark Court, Erie, PA 16506-4364

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

**MELZER, FLORENCE E.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Sharon L. Lanich

Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**MITCHELL, THOMAS H.,
deceased**

Late of the Township of Greenfield, County of Erie and Commonwealth of Pennsylvania
Administrator: Charles D. Mitchell, c/o 504 State Street, Suite 300, Erie, PA 16501

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

**POTTER, GEOFFREY E.,
deceased**

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

Executor: Geoffrey E. Potter, Jr., 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

**STEINMAN, KAREN L.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Administrator: Timothy R. Steinman, 2821 E. 30th Street, Erie, PA 16510-2833

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

**URMANN, PEGGY L.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Anita Klein, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**VARGO, JOHN W.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Theresa Paluh, 714 E. 4th St., #2, Erie, PA 16507
Attorney: Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**VOLTZ, HELEN F.,
deceased**

Late of the City of Erie
Co-Executors: Jeffrey A. Ferraro and Karen L. Case, c/o 731 French Street, Erie, PA 16501
Attorney: Angelo P. Arduini, Esquire, Arduini, Jewell and Karn, 731 French Street, Erie, PA 16501

**YORK, HELEN M.,
deceased**

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

THIRD 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

Paying for Long-Term Care is Just Another Expense in Life.

*The only questions are...
What the impact on the family will be?
Where the money will come from?*

LTCEPP®

Long-Term Care Education and Planning Program

Policy discounts available to ECBA members, their employees, and families

LS LOESEL-SCHAAF
INSURANCE AGENCY, INC.

Edward C. Althof, CLU, CEBS, CLTC
Michael Ocilka, CLTC
Joel Waldman, DMD, CLTC

3537 West 12th Street
Erie, PA 16505

Phone: (814) 833-5433
Fax: (814) 838-6172
Email: ealthof@LSinsure.com

Is new *technology*
a blur to you?

**CMIT WILL
BRING IT INTO FOCUS
FOR YOUR PRACTICE**

- Backups & Disaster Recovery
- Flat Rate Support Programs
- Security & Compliance Services
- Cloud computing & Mobile Device Management

cmIT Solutions®
Your Technology Team

**SCHEDULE A
CONSULTATION TODAY!**

814.806.2637 www.CMITsolutions.com/erie



Hubbard-Bert provides a total array of employee benefit services including Group Health, Dental and Vision Plans, Individual Health, Group and Individual Life and Disability Insurance, Dental and Vision Claims Administration, Flexible Spending Plans, Payroll Life and Disability, 401(k) Plans, Retirement Planning Services and Corporate Owned Life Insurance (COLI)

HUBBARD-BERT, INC.

1250 Tower Lane
Erie, PA 16505
Phone: 814-453-3633
Fax: 814-461-9402
Toll Free: 800-777-2524
www.hubbardbert.net



Benefit Administrators, Inc.

Our Third-Party Administration company, BAI, provides complete management services for:

- Medical
- Dental
- Vision
- Customer Service
- Disability
- COBRA and Mini COBRA
- Large Claims Management
- Section 125 and 105 Plans

Erie County Bar Association

Videoconferencing Services

ECBA ——— *Your connection to the world of communication.*

WHAT IS VIDEOCONFERENCING?

Videoconferencing, sometimes called teleconferencing, brings together people at different locations around the country and around the world. Our videoconferencing site can connect with one location or with multiple locations, providing an instantaneous connection to facilitate meetings, interviews, depositions and much more.

WHY USE VIDEOCONFERENCING?

Business can be conducted without the expense and inconvenience of travel, overnight accommodations and time out of the office.

WHAT ARE SOME OF THE COMMON USES OF VIDEOCONFERENCING?

Depositions, employment interviews, seminars, training sessions - the list of possibilities is endless.

I'M NOT FAMILIAR WITH VIDEOCONFERENCING.

CAN I SEE HOW IT WORKS?

Certainly. Call us for a free demonstration.

HOW DO I SCHEDULE THE USE OF THE ECBA'S VIDEOCONFERENCING SERVICES?

It's very easy. Just call the ECBA at 814-459-3111 or email sbsmith@eriebar.com. We will check availability of our space and handle all of the details for you, including locating convenient sites in the other location(s) you wish to connect with - all included in our hourly rate.

WHAT DOES IT COST?

RATES:

Non-ECBA Members:

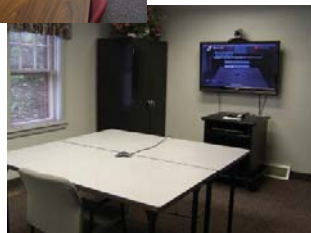
\$185/hour - M-F, 8:30 a.m. - 5:00 p.m.

\$235/hour - M-F, All other times; weekends

ECBA Members:

\$150/hour - M-F, 8:30 a.m. - 5:00 p.m.

\$200/hour - M-F, all other times, weekends



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*

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF PENNSYLVANIA'S LEGAL JOURNALS?



- ▶ Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.
- ▶ It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

ATTENTION ALL ATTORNEYS

Are you or an attorney you know dealing with personal issues related to drug or alcohol dependency, depression, anxiety, gambling, eating disorders, sexual addiction, other process addictions or other emotional and mental health issues?

— **YOU ARE FAR FROM BEING ALONE!** —

*You are invited and encouraged to join a small group of fellow attorneys who meet informally in Erie on a monthly basis. Please feel free to contact ECBA Executive Director Sandra Brydon Smith at 814/459-3111 for additional information. Your interest and involvement will be kept **strictly confidential**.*

A NETWORK BUILT FOR ERIE.

Velocity Network is building tomorrow's network today. As Northwestern Pennsylvania's largest local provider of Fiber-Optic Internet, Voice, and Managed IT Services – organizations of all sizes rely on Velocity to help grow their operations.

VNET fiber

814.240.2492 || www.vnetfiber.com



Your financial world is changing...

Good thing you have choices.

N NORTHWEST

20 offices to serve you in Erie County

Northwest Direct: 1-877-672-5678 • www.northwest.com

Member FDIC