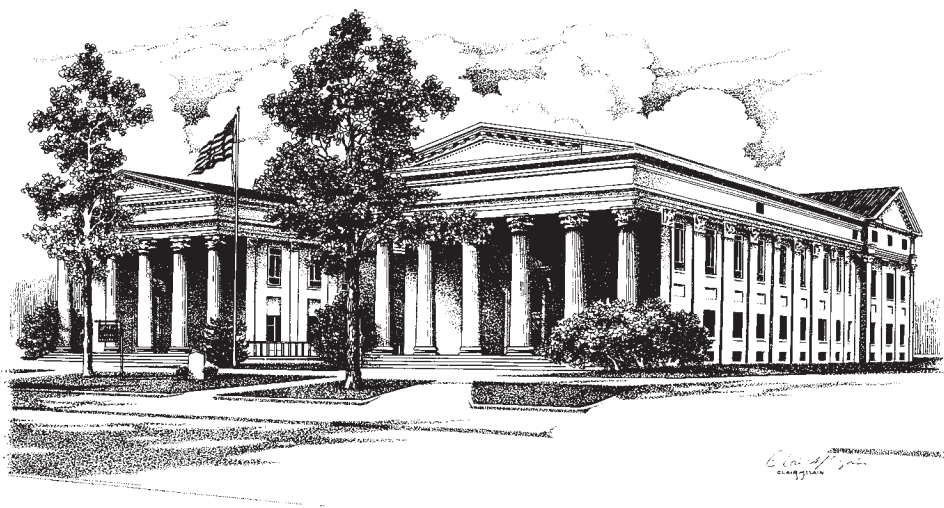


Erie
County
Legal
Journal

August 10, 2018

Vol. 101 No. 32



101 ERIE 117 - 124

Galleur v. A. O. Smith Corporation, et al.

Erie County Legal Journal

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

Managing Editor: Megan E. Black

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Erie County Bar Association

Calendar of Events and Seminars

THURSDAY, AUGUST 16, 2018

AKT Kid Konection Event
Wrap Up Picnic
5:30 p.m. - 7:00 p.m.
SafeNet's Big Back Yard

MONDAY, AUGUST 20, 2018

ECBA Live Seminar
Faultlines & Eruptions! Legal Ethics in Perilous Times
Manufacturers & Business
Association Conference Center
8:30 a.m. - Noon
(8:00 a.m. registration/breakfast)
\$140 (ECBA members/their non-attorney staff)
\$180 (non-members)
3 hour ethics CLE/CJE credits

MONDAY, AUGUST 20, 2018

Bankruptcy Section Meeting
Noon
The Will J. & Mary B. Schaaf Education Center

TUESDAY, AUGUST 21, 2018

Family Law Section Meeting
Noon
Judge Walsh's courtroom

WEDNESDAY, AUGUST 22, 2018

Senior Lawyer Division Event
1.5 hour Day Sail - 2:00 p.m. - 3:30 p.m.
\$25/person; \$20/Flagship Niagara League members

THURSDAY, AUGUST 23, 2018

Young Lawyers Division Lunch with Judge Baxter
Noon
The Erie Club

MONDAY, AUGUST 27, 2018

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

WEDNESDAY, AUGUST 29, 2018

*Recognizing and Responding to Possible Elder
Investment Fraud and Financial Exploitation*
The Will J. & Mary B. Schaaf Education Center
9:00 a.m. - 10:30 a.m.
(8:30 a.m. registration)
\$70 (ECBA members/their non-attorney staff)
\$90 (non-members)
1.5 hours substantive CLE/CJE credits

WEDNESDAY, AUGUST 29, 2018

In-House Counsel Meeting
Noon
ECBA Headquarters

FRIDAY, AUGUST 30, 2018

Judicial Committee Meeting
Noon
ECBA Headquarters

MONDAY, SEPTEMBER 3, 2018

Labor Day
ECBA Office Closed
Erie County and Federal Courthouses Closed



Erie County Bar
Association



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on the ECBA website
<http://www.eriebar.com/public-calendar>

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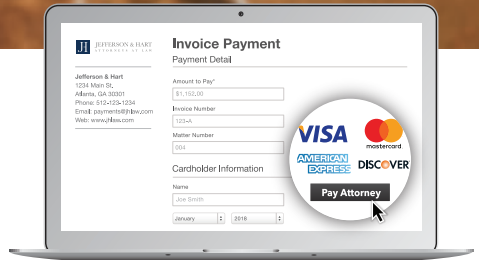
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WILLIAM GALLEUR, an individual, Plaintiff

v.

A. O. SMITH CORPORATION, et al., Defendants*CIVIL PROCEDURE / PLEADINGS / PRELIMINARY OBJECTIONS*

The test on preliminary objections is whether it is clear and free of doubt from all the facts pled that the pleader will be unable to prove facts legally sufficient to establish his right to relief. Where a doubt exists as to whether a demurrer should be sustained, this doubt should be resolved in favor of overruling the demurrer.

*CIVIL PROCEDURE / PLEADINGS / PRELIMINARY OBJECTIONS /
SUBJECT MATTER JURISDICTION*

A defendant may challenge subject matter jurisdiction by filing a preliminary objection. When a party raises preliminary objections challenging subject matter jurisdiction, the trial court must determine whether the law will preclude recovery based on the lack of such jurisdiction. The court of common pleas has subject matter jurisdiction if said court is competent to hear or determine controversies of the general nature of the matter involved sub judice.

*CIVIL PROCEDURE / PLEADINGS / PRELIMINARY OBJECTIONS /
SUBJECT MATTER JURISDICTION / WORKMAN'S COMPENSATION*

The Worker's Compensation Act deprives the common pleas courts of jurisdiction of common law actions in tort for negligence against employers and is not an affirmative defense which may be waived if not timely pled.

*CIVIL PROCEDURE / PLEADINGS / PRELIMINARY OBJECTIONS /
SUBJECT MATTER JURISDICTION*

Where a preliminary objection raising lack of subject matter jurisdiction clearly raised an issue of fact, the court must take evidence by deposition or otherwise.

LABOR AND EMPLOYMENT / WORKMAN'S COMPENSATION

Generally, the Workers Compensation Act is the exclusive means of recovery against employers for all injuries arising out of accidents occurring within the course of employment. 77 P.S. § 481(a). Thus, a common law action is barred where the "exclusivity" provision of the Workers Compensation Act limits the claimant's recovery to those administrative remedies set forth in the Workers Compensation Act.

LABOR AND EMPLOYMENT / WORKMAN'S COMPENSATION

In occupational disease claims, the employer has statutory immunity from suit for claims where claimant's diagnosis occurred within 300 weeks from her or his last exposure date. 77 P.S. § 411(2).

LABOR AND EMPLOYMENT / WORKMAN'S COMPENSATION

Where the injury complained of is not compensable under the Workers Compensation Act, a plaintiff is not barred from maintaining a common law action against an employer. *See Tooley v. AK Steel Corp.*, 81 A.3d 851, 857 (Pa. 2013).

LABOR AND EMPLOYMENT / WORKMAN'S COMPENSATION

The exclusivity provision of the Workers Compensation Act does not bar plaintiffs from seeking compensation for their injuries under a common law cause of action against employers where the disease manifests more than 300 weeks after the last occupational exposure to hazards of the disease. *See Tooley v. AK Steel Corp.*, 81 A.3d 851, 857 (Pa. 2013).

TORTS / ASBESTOS

Pennsylvania courts ordinarily apply in asbestos cases the “frequency, regularity, proximity” standard established in *Eckenrod v. GAF Corp.*, 544 A.2d 50, 52 (Pa. Super. 1988).

TORTS / ASBESTOS

Courts should make a reasoned assessment concerning whether, in light of the evidence concerning frequency, regularity, and proximity of a plaintiff’s asserted exposure, a jury would be entitled to make the necessary inference of a sufficient causal connection between the defendant’s product and the asserted injury.

TORTS / ASBESTOS

The “frequency, regularity, proximity” criteria should be applied in an evaluative fashion as an aid in distinguishing cases in which the plaintiff can adduce evidence that there is a sufficiently significant likelihood that the defendant’s product caused his harm, from those in which such likelihood is absent on account of only casual or minimal exposure to the defendant’s product.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 NO. 11620 – 2017

Appearances: Michael J.R. Schalk, Esq., on behalf of Defendant Lord Corporation
 Simone Dejarnett, Esq., on behalf of Defendant Lord Corporation
 Jason T. Shipp, Esq., on behalf of Plaintiff William Galleur
 Jennifer E. Watson, Esq., Defense counsel liaison, on behalf of all Defendants

OPINION

Domitrovich, J.

February 15, 2018

This matter is before this Trial Court on Defendant Lord Corporation’s (hereinafter “Defendant Lord”) Preliminary Objection filed under Pa.R.C.P. 1028(1) wherein Defendant raises the issue of whether this Court of Common Pleas has subject matter jurisdiction over Plaintiff William Galleur’s (hereinafter “Plaintiff”) claims arising from his alleged injurious exposure to asbestos during his employment at Defendant Lord. Defendant Lord asserts the “exclusivity” provision under 77 P.S. § 481(a) of the Worker’s Compensation Act precludes Plaintiff’s common law cause of action. The Workers Compensation Act applies “only to disability or death resulting from [an occupational] disease and occurring within three hundred weeks after the last date of employment in an occupation or industry to which [the employee] was exposed to hazards of such disease” 77 P.S. 411(2). Plaintiff counters by contending his last exposure to asbestos at Defendant Lord’s facility occurred more than 300 weeks before his mesothelioma diagnosis and, therefore, Plaintiff’s common law action against Defendant Lord is not barred by 77 P.S. § 481(a).

This Trial Court hereby provides the following analysis with findings and conclusions of law:

On June 7, 2017, Plaintiff in this action, William Galleur, now deceased, filed his Complaint against Defendant Lord and numerous Defendants, alleging, *inter alia*, negligence due to injury arising from his injurious exposure to asbestos during his employment with Defendant Lord.

In particular, Plaintiff's Complaint asserts he worked for Defendant Lord in Erie, Pennsylvania "from approximately 1969 to 2012 as a Production Worker in various capacities." (Complaint at ¶ 183). This Trial Court notes Plaintiff and Defendant Lord, at the hearing on Defendant Lord's Preliminary Objection, agreed Plaintiff's last date of employment at Defendant Lord was in May of 2011. According to Plaintiff's Complaint, Plaintiff was diagnosed with mesothelioma on November 18, 2016. (Complaint at ¶ 183). Furthermore, Plaintiff's Complaint expressly alleges: "Plaintiff's last injurious exposure to asbestos occurred more than 300 weeks prior to his diagnosis of mesothelioma." (Complaint at ¶ 214).

Defendant Lord filed its Preliminary Objection on December 8, 2017. On December 21, 2017, Plaintiff filed his Response to Defendant Lord's Preliminary Objection. In support of Plaintiff's position as to subject matter jurisdiction, Plaintiff proffered evidence in the form of Plaintiff's cross-examination deposition testimony regarding Plaintiff's lack of exposure to asbestos at Defendant Lord's facility within 300 weeks of Plaintiff's mesothelioma diagnosis. Defendant Lord thereafter filed its Brief in Support of its Preliminary Objection on January 24, 2018. Defendant Lord presented evidence in the form of Plaintiff's Affidavit, Plaintiff's cross-examination deposition testimony, and a "Materials Baseline Asbestos-Containing Materials Survey" (hereinafter "Survey") authored by AMEC Environment & Infrastructure, Inc., and commissioned by Defendant Lord to identify asbestos-containing materials in Defendant Lord's facility.

This Trial Court heard oral argument on Defendant Lord's Preliminary Objection from both counsel for Plaintiff and counsel for Defendant Lord on January 29, 2018. Simone Dejarnett, Esq., and Michael J.R. Schalk, Esq., appeared on behalf of Defendant Lord, and Jason T. Shipp, Esq., appeared on behalf of Plaintiff.

The law is well settled in Pennsylvania regarding Preliminary Objections. Specifically, 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 and free of 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 in the nature of a demurrer, a court must overrule the objections if the complaint has averred sufficient facts which, if believed, would entitle the petitioner to relief under any theory of law. *Gabel v. Cambruzzi*, 616 A.2d 1364, 1367 (Pa. 1992). All material facts set forth in the complaint as well as all inferences reasonably deducible therefrom are admitted as true for the purpose of this review. *Clevenstein v. Rizzuto*, 266 A.2d 623, 624 (Pa. 1970). Where a doubt exists as to whether a demurrer should be sustained, this doubt should be resolved in favor of overruling the demurrer. *Gabel*, 616 A.2d at 1367 (Pa. 1992).

Moreover, a defendant may challenge subject matter jurisdiction by filing a preliminary objection. Pa.R.C.P. 1028(a)(1); see also *Aronson v. Sprint Spectrum, L.P.*, 767 A.2d 564, 568 (Pa.Super.2001). When a party raises preliminary objections challenging subject matter jurisdiction, the trial court must determine whether the law will preclude recovery based on the lack of such jurisdiction. *Philadelphia Hous. Auth. v. Barbour*, 592 A.2d 47, 48 (Pa. Super.1991), *aff'd*, 615 A.2d 339 (Pa. 1992). The court of common pleas has subject matter jurisdiction if said court is competent to hear or determine controversies of the general nature of the matter involved sub judice. *Bernhard v. Bernhard*, 668 A.2d 546, 548 (Pa.Super.

1995). “Jurisdiction lies if the court had power to enter upon the inquiry, not whether it might ultimately decide that it could not give relief in the particular case.” *Id.* The Worker’s Compensation Act “deprives the common pleas courts of jurisdiction of common law actions in tort for negligence against employers and is not an affirmative defense which may be waived if not timely pled.” *LeFlar v. Gulf Creek Indus. Park No. 2*, 515 A.2d 875, 879 (Pa. 1986). Finally, pursuant to Pa.R.C.P. 1028(c), where a “preliminary objection raising lack of subject matter jurisdiction clearly raised an issue of fact, the court must take evidence by deposition or otherwise.” *Gateway Coal Co. v. Kelly*, 449 A.2d 625, 627 (Pa.Super.1982).

Generally, the Workers Compensation Act is the exclusive means of recovery against employers for all injuries arising out of accidents occurring within the course of employment. 77 P.S. § 481(a) (“[L]iability of an employer under [the Workers Compensation Act] shall be exclusive and in place of any and all other liability to such employe[e]s.”); *see also Dunn v. United Ins. Co. of Am.*, 482 A.2d 1055, 1058 (Pa.Super.1984). Thus, a common law action is barred where the “exclusivity” provision of the Workers Compensation Act limits the claimant’s recovery to those administrative remedies set forth in the Workers Compensation Act. *See Kline v. Arden H. Verner Co.*, 469 A.2d 158, 256-57 (Pa. 1983). In occupational disease claims, the employer has statutory immunity from suit for claims where claimant’s diagnosis occurred within 300 weeks from her or his last exposure date. 77 P.S. § 411(2); *see Tooley v. AK Steel Corp.*, 81 A.3d 851, 857 (Pa. 2013); *see also Cable v. W.C.A.B. (Gulf Oil/Chevron USA, Inc.)*, 664 A.2d 1349, 1350 (Pa. 1995) (holding the three hundred week provision runs from last date of exposure to occupational hazard rather than last date of employment).

However, where the injury complained of is not compensable under the Workers Compensation Act, a plaintiff is not barred from maintaining a common law action against an employer. *Tooley at 865*; *see also Pollard v. Lord Corp.*, 664 A.2d 1032, 1033 (Pa.Super.1995) (permitting plaintiff to maintain an employer-related injury since plaintiff’s compensability under the Workers Compensation Act could not be resolved from the pleadings). Specifically, the Pennsylvania Supreme Court held in *Tooley* that the exclusivity provision of the Workers Compensation Act does not bar plaintiffs from seeking compensation for their injuries under a common law cause of action against employers where the disease manifests more than 300 weeks after the last occupational exposure to hazards of the disease. *Tooley at 855*.

Although no standard has been developed to determine whether the evidence proffered is sufficient to establish a plaintiff’s last asbestos exposure for the purposes of subject matter jurisdiction under the Workers Compensation Act, Pennsylvania courts ordinarily apply in asbestos cases the “frequency, regularity, proximity” standard established in *Eckenrod v. GAF Corp.*, 544 A.2d 50, 52 (Pa.Super. 1988). *See Sterling v. P & H Mining Equip., Inc.*, 113 A.3d 1277, 1281 (Pa.Super.2015) (applying the *Eckenrod* standard to the summary judgment stage of the litigation). In particular, courts should “make a reasoned assessment concerning whether, in light of the evidence concerning frequency, regularity, and proximity of a plaintiff’s/decendent’s asserted exposure, a jury would be entitled to make the necessary inference of a sufficient causal connection between the defendant’s product and the asserted injury.” *Gregg v. V-J Auto Parts, Co.*, 943 A.2d 216, 227 (Pa. 2007). However, the “frequency, regularity, proximity” criteria “do[es] not establish a rigid standard with an absolute threshold necessary to support liability.” *Id.* at 225. Rather, it should “be applied in an evaluative fashion as an aid in distinguishing cases in which the plaintiff can adduce evidence that there

is a sufficiently significant likelihood that the defendant's product caused his harm, from those in which such likelihood is absent on account of only casual or minimal exposure to the defendant's product." *Id.*

In this instant case, according to Plaintiff's Complaint, Plaintiff was diagnosed with mesothelioma on November 18, 2016. (*See* Complaint at ¶ 188). For a Court of Common Pleas to exercise subject matter jurisdiction over Plaintiff's claims against Defendant Lord, Plaintiff's last actionable exposure to asbestos at Defendant Lord's facility must not have been after March of 2011, the date agreed to and cited by both Plaintiff and Defendant Lord as being 300 weeks prior to November 18, 2016. *See* 77 P.S. § 411(2). Although Plaintiff and Defendant agreed Plaintiff was last employed with Defendant Lord in May of 2011, the parties disagree as to when Plaintiff's last asbestos exposure occurred at Defendant Lord's facility. Specifically, while Plaintiff contends Plaintiff's last exposure to asbestos was before March of 2011, outside of the 300-week period, Defendant Lord asserts Plaintiff was last exposed to asbestos at Defendant Lord's facility during or after March of 2011. Since Defendant Lord's Preliminary Objection clearly raises an issue of fact as to the date of Plaintiff's last asbestos exposure, this Trial Court must consider additional evidence submitted by the parties. *See* Pa.R.C.P. 1028(c)(2).

In Plaintiff's deposition testimony under cross-examination by counsel for Defendant Lord, Plaintiff indicated he believed Defendant Lord removed asbestos-containing products and materials, including insulation, from Defendant Lord's facility in the late 1990s to early 2000s and he believed Defendant Lord took proper precautions to protect employees from asbestos exposure after that time. (Plaintiff Depo. Vol I, pg. 128-129; Vol IV, pg. 147-149). Furthermore, Plaintiff specifically indicated he did not believe he was exposed to asbestos-containing materials after Defendant Lord cleaned its facility in the late 1990s to early 2000s due to Defendant Lord's efforts to prevent employees' exposure to asbestos:

Q. You were asked some questions today about an event that you witnessed when some asbestos pipe covering was removed from the LORD facility.

A. Right

Q. Do you recall that testimony?

A. Yes.

Q. And I believe you said that occurred in the late '90s or the early 2000s, correct?

A. Correct.

Q. Okay. Do you believe after that time period that you were exposed to any asbestos at LORD?

A. No.

Q. I think you said this earlier, but do you believe when – when that event occurred that LORD at that point knew of the hazards of asbestos?

A. Yes

Q. Do you believe from that point forward they did everything that they could to prevent exposure to asbestos by the plant employees, including yourself?

A. Pretty much.

(Plaintiff Depo. Vol IV, pg. 147-148). Thus, Plaintiff's deposition testimony indicates Plaintiff did not believe he was exposed to asbestos at Defendant Lord's facility after the late 1990s to the early 2000s, which is a time period well before March of 2011.

Defendant Lord's position that Plaintiff's last exposure to asbestos occurred during and/or after March of 2011 is largely premised on a survey entitled "Baseline Asbestos-Containing Materials Survey," which Defendant Lord commissioned in 2011 and which was completed in early 2012. This Survey was prepared by a third party, AMEC Environment & Infrastructure, Inc. However, this Survey does not establish an actual predicate to support a finding Plaintiff was actionably, causally, or quantifiably exposed to asbestos at Defendant Lord's facility within 300 weeks of his mesothelioma diagnosis. To begin with, the face of the Survey cautioned this Survey should not be relied upon for purposes beyond "general planning and order-of-magnitude cost estimating." (*See* Survey at pg. 2). This is because a Baseline Asbestos-Containing Materials Survey is only the first of two main categories of asbestos surveys, the second of which being a "Project Design Survey," which is typically completed as a final step before abatement projects are commenced. (*Id.* at 2). Indeed, in this case, the "purpose of this survey was to identify asbestos-containing material in areas of the facility for general informational purposes" and was "not complete enough to be the final survey prior to a demolition project." (*Id.* at 2, 9). Also significant is this Survey plainly states "the report does not warranty, guarantee, or represent that the inspections completely define the degree or extent of [asbestos-containing materials.]" (*See* Survey at pg. 3). In other words, this Survey was not intended or commissioned to be used for the purpose of showing an employee's exposure to asbestos in the workplace.

The limited scope of the Survey further calls into question this Survey's ability to establish Plaintiff's last exposure necessarily occurred during or after March 2011. Generally, the scope of the Survey was:

[L]imited only to those building materials suspected to be [asbestos-containing materials]. Although the survey was intended to be as inclusive as possible, operating manufacturing and building equipment (e.g., cooling towers, active boilers, laboratory hoods, ovens and associated heat vents, electric wire wrap, pipe and equipment gaskets, etc.) was unable to be safely assessed at the time of the sampling activities.

(*Id.* at 2). Notably, this Survey specifically did not include "intrusive or destructive testing of building finishing materials to view normally inaccessible areas, such as wall cavities, areas above fixed or enclosed plaster ceilings, inside mechanical systems, equipment, and/or process/manufacturing equipment, and locked/secured rooms." (*Id.* at 6). Additionally, other equipment, such as gaskets and vibration dampeners on operating equipment, as well as production equipment, were not sampled or quantified during the Survey. (*Id.* at 7). Further, since Defendant Lord's facility at the time operated 24 hours a day, suspect friable materials in areas frequently occupied were not sampled as to prevent potential airborne fibers in occupied work areas. (*Id.* at 7). In such instances, this Survey may have assumed the presence of asbestos containing materials, such as in a pipe fitting above a worker's desk. (*Id.* at 7).

In fact, in many instances, this Survey heavily relied on various assumptions to establish the presence of asbestos-containing materials in a given area. In particular, if a sample

contained “more than one percent of asbestos, the analyst would not analyze any additional representative samples from that homogenous area and would designate that homogenous area as asbestos-containing material.” (*Id.* at 4) (noting that this procedure is called “stop on first positive practice”). This Survey also “presumed” certain materials to be asbestos containing that are commonly known to be asbestos containing, such as corrugated paper board insulation, compressed paper pipe insulation, and muddled joint packings in thermal system insulation systems. (*Id.* at 7). Moreover, this Survey focused mostly on “suspect” asbestos-containing materials in large quantities and friable materials, thus, small quantity non-friable intact suspect materials were only sampled on a limited basis and “assumed positive once a positive result was obtained via ‘positive stop’ option during laboratory testing.” (*Id.* at 7-8).

Moreover, at the hearing on Defendant Lord’s Preliminary Objection, Defendant Lord did not offer expert testimony as to the methodology used in preparing the Survey, the underlying reliability of the Survey’s results, or quantification as to Plaintiff’s exposure or likely inhalation of asbestos. Similarly, Defendant Lord did not submit an expert report on the issue to demonstrate actionable exposure by the Plaintiff after March of 2011. Nevertheless, even assuming asbestos was present in Plaintiff’s workplaces at Defendant Lord’s facility after March of 2011, as Defendant Lord purports this Survey demonstrates, mere proof of presence of asbestos is insufficient to demonstrate Plaintiff was *exposed* to asbestos. *See Eckenrod v. GAF Corp.*, 544 A.2d 50, 52 (Pa.Super. 1988) (noting that mere presence of asbestos is insufficient to establish exposure to asbestos).

In short, Defendants have not offered adequate evidence that Plaintiff was frequently and regularly within the proximity of asbestos to warrant a finding Plaintiff was exposed to asbestos at Defendant Lord’s facility within 300 weeks of his mesothelioma diagnosis. Since insufficient evidence exists as to whether Plaintiff’s last exposure to asbestos at Defendant Lord’s facility occurred within 300 weeks of his mesothelioma diagnosis, doubt exists as to whether Defendant Lord’s Preliminary Objection should be sustained. Therefore, this Trial Court overrules Defendant Lord’s Preliminary Objection challenging the Court of Common Pleas’ subject matter jurisdiction over Plaintiff’s common law claims against Defendant Lord.

Accordingly, consistent with the reasons set forth above, this Trial Court enters the following Order:

ORDER

AND NOW, to wit, this 15th day of February, 2018, upon consideration of “Defendant Lord Corporation’s Preliminary Objection to Plaintiff’s Complaint Based on Lack of Subject Matter Jurisdiction Pursuant to Pennsylvania’s Workers’ Compensation Act” and accompanying Brief in Support, filed by Defendant Lord Corporation, by and through its counsel, Michael J.R. Schalk, Esq., and Benjamin J. Risacher, Esq.; and after a thorough review of the entire record, including, but not limited to, “Defendant Lord Corporation’s Preliminary Objection to Plaintiff’s Complaint Based on Lack of Subject Matter Jurisdiction Pursuant to Pennsylvania’s Workers’ Compensation Act” and the accompanying Brief in Support as well as “Plaintiff’s Response to Defendant Lord Corporations’ Preliminary Objection to Plaintiff’s Complaint Based on Lack of Subject Matter Jurisdiction Pursuant to Pennsylvania’s Workers’ Compensation Act,” having heard oral arguments presented by both

counsel on January 29th, 2018, and having reviewed relevant statutory and case law, and in accordance with the analysis in the foregoing Opinion, it is hereby **ORDERED, ADJUDGED AND DECREED** that “Defendant Lord Corporation’s Preliminary Objection to Plaintiff’s Complaint Based on Lack of Subject Matter Jurisdiction Pursuant to Pennsylvania’s Workers’ Compensation Act” is **OVERRULED**.

BY THE COURT

/s/ **Stephanie Domitrovich, Judge**

LORD CORPORATION, Petitioner

v.

**ANDREA GALLEUR-WALDO, EXECUTRIX OF THE
ESTATE OF WILLIAM GALLEUR, DECEASED**

IN THE SUPERIOR COURT OF PENNSYLVANIA

No. 47 WDM 2018

ORDER

The Court hereby **DENIES** the petition for review.

PER CURIAM



Faultlines & Eruptions! Legal Ethics in Perilous Times

Monday, August 20, 2018

Manufacturers & Business Association Conference Center, 2171 West 38th Street, Erie, PA 16508

Cost: \$140 - ECBA Members (Judges/Attorneys)
and their non-attorney staff
\$180 - nonmembers

8:00 a.m.: Registration/Breakfast
8:30 a.m. - Noon: Seminar
(including breaks)

This seminar has been approved for 3 hours Ethics CLE/CJE credits

Ethics credits can be used to satisfy substantive credit requirements. If you have enough substantive credits already, some or all of these ethics credits will carry forward for your next compliance period requirements.

The Program: *Faultlines and Eruptions! Legal Ethics in Perilous Times* is a challenging, interactive three-hour CLE seminar which explores the many difficult issues that have arisen for lawyers in the past 12 months, important developments, and looming perils that every lawyer should be ready to face. Employing interactive hypotheticals, the session will cover:

- Legal ethics for “fixers”
- Direct adversity vs. “general adversity,” and whether it matters
- Sexual harassment as a legal ethics problem, and the profession’s vulnerability to “The King’s Pass”
- Defying a client for the client’s own good...
- Fees, referrals and gaming the rules for fun and profit
- Professional responsibility vs. legal ethics: when you can get away with something unethical but shouldn’t
- The increasing threat to law firm independence and integrity
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- Important new developments in legal ethics
- ...and more.

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Jack Marshall, Esquire, is the president and founder of ProEthics, Ltd., and the primary writer and editor of the ethics commentary blog, Ethics Alarms (www.ethicsalarms.com). He has taken the experience gleaned from a diverse career in law, public policy, academia and theater and applied it to the field of legal, business and organizational ethics. Over 20 years he has developed more than 200 programs for bar associations, law firms, Fortune 500 companies, non-profit organizations, trade associations and local and national government agencies. In addition, he has worked to develop rules of professional responsibility for attorneys in emerging African democracies through the International Bar Association, for the new judiciary of the Republic of Mongolia through USAID, and as ethics counsel to US law firms. With Pulitzer Prize-winning historian Edward Larson, he compiled and edited *The Essential Words and Writing of Clarence Darrow* (Random House, 2007).

A member of the Massachusetts and D.C. Bars, Mr. Marshall has been on the adjunct faculty of the Washington College of Law at the American University in Washington, DC. Marshall is a graduate of Harvard College and Georgetown University Law Center. His articles and essays on topics ranging from leadership and ethics to popular culture have appeared in numerous national and regional publications, and he has appeared on a variety of talk shows to discuss ethics and public policy, from Neil Cavuto’s “Your World” to NPR’s “Tell Me More” and “Religion and Ethics Weekly.” In 2014 Marshall was named to the “Top 100 Thought Leaders in Trustworthy Business” (www.trustacrossamerica.com).

He is also an award-winning stage director. He founded and for 20 years was the artistic director of The American Century Theater, a professional non-profit theater company dedicated to producing classic American plays. He lives in Alexandria, Virginia with his wife and business partner, Grace Marshall, their son Grant, and their Jack Russell Terrier, Rugby. Like many who are interested in the nature of good, evil, justice, and chaos, Marshall is a lifetime fan of the Boston Red Sox.

Comments from local attorneys who attended last year’s program:

“Good CLE for ethics. Informational and engaging.” “First Rate”
“The instructor was excellent! The program was very interesting
and thought provoking.” “Great seminar. Really held interest.”

“Very engaging for an ethics CLE. Kept us paying attention
the whole time.” “Very good.” “Bring Jack Marshall back again.”
“Great presentation.”

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11953-18 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Leah Renea Gantz to Leah Renea Myers.

The Court has fixed the 20th day of September, 2018 at 8:45 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Aug. 10

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11790-18 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Jalayia Marie Gee to Jalayia Marie Saad.

The Court has fixed the 16th day of August, 2018 at 2:30 p.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Aug. 10

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11948-18 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Sophie Leann Lipinski to Annie Elizabeth Lipinski.

The Court has fixed the 19th day of September, 2018 at 8:45 a.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why

the prayer of the Petitioner should not be granted.

Aug. 10

DISSOLUTION NOTICE TO ALL CREDITORS OF THE NEW LIFE CHURCH OF WATTSBURG:

This is to notify you that NEW LIFE CHURCH OF WATTSBURG, a Pennsylvania non-profit corporation with its registered office located at 8413 Smith Road, North East, PA 16428, is dissolving and winding up business under the provisions of the Nonprofit Corporation Law, as amended.

Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, PA 16501-1461

Aug. 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

An application for registration of the fictitious name Levi James Coaching, 1146 West 33rd Street, Erie, PA 16508 has been filed in the Department of State at Harrisburg, PA, File Date 06/07/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Levi Giancotti, 1146 West 33rd Street, Erie, PA 16508.

Aug. 10

INCORPORATION NOTICE

Erie County Land Bank has been incorporated under the provisions of The Pennsylvania Land Bank Act 153 of 2012.

Adam J. Williams, Esq.
Williams & Jorden
425 West Tenth Street
Erie, PA 16502

Aug. 10

INCORPORATION NOTICE NOTICE IS HEREBY GIVEN

that Articles of Incorporation-NonProfit were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania on July 19, 2018 for the purpose of obtaining a Certificate of Incorporation for a domestic nonprofit corporation organized under the Business Corporation Law of 1988 (15 P.C.S.A. Section 1301, et seq.). The name of the corporation is FIRE AND IRON FIRE FIGHTERS MOTORCYCLE CLUB, STATION 280, ERIE, PA, INC., with its principal office at 17 Horton Street, Erie, Pennsylvania 16508. The purpose for which the corporation is organized is to supply charitable organizations through motorcycle related rides and activities, and any other lawful purpose.

Scott A. Walker, Esq.
Carolann A. Young and Associates
530 North Center Avenue
P.O. Box 344
Somerset, Pennsylvania 15501

Aug. 10

LEGAL NOTICE

ATTENTION: MICHAEL MESZAROS
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD E.M.G. DOB: 12/06/2016
BORN TO: SANDRA LANITH MCHENRY
64A IN ADOPTION, 2018

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Senior Judge Shad Connelly, Court Room No. B-208, City of Erie on September 7, 2018 at 1:30 p.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents

can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's Court Administrator Room 204 - 205

Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Aug. 10

LEGAL NOTICE

ATTENTION: SANDRA LANITH MCHENRY
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD P.L.G., JR.

DOB: 04/01/2014
MINOR FEMALE CHILD E.M.G.
DOB: 12/06/2016

64 and 64A IN ADOPTION, 2018
If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Senior Judge Shad Connelly, Court Room No. B-208, City of Erie on September 7, 2018 at 1:30 p.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

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an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Aug. 10

LEGAL NOTICE

ATTENTION: SIDNEY SPARKS
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD P.L.G., JR.
DOB: 04/01/2014
BORN TO: SANDRA LANITH MCHENRY
64 IN ADOPTION, 2018

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Senior Judge Shad Connelly, Court Room No. B-208, City of Erie on September 7, 2018 at 1:30 p.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your

being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's Court Administrator
Room 204 - 205

Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

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Aug. 10

LEGAL NOTICE

**COURT OF COMMON PLEAS
ERIE COUNTY**

No.: 12676-13

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
PURSUANT TO PA.R.C.P.3129**

**Bayview Loan Servicing, LLC,
a Delaware Limited Liability
Company, Plaintiff**

vs.

**Regis P. Mabie, Rita E. Mabie,
Defendants**

TAKE NOTICE:

Your house (real estate) at 806 E Grandview Blvd, Erie, PA 16504, is scheduled to be sold at sheriff's sale on **September 21, 2018 at 10:00 AM** in the County Council Chambers, Erie County Courthouse, 1st Floor, 140 West 6th Street, Erie, PA 16501 to enforce the Court Judgment of \$106,187.21 obtained by Bayview

Loan Servicing, LLC, a Delaware Limited Liability Company.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE
TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.

2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates, LLC at (856) 482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates, LLC at (856) 482-1400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal

proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER
TO YOU LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER
OR CANNOT AFFORD ONE, GO
TO OR TELEPHONE THE OFFICE
LISTED BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.**

Erie County Notice to Defend

PO Box 1792

Erie, PA 16507

814-459-4411

Milstead & Associates, LLC

BY: Roger Fay, Esquire

ID No. 315987

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorneys for Plaintiff

File No. 203886-1

Aug. 10

LEGAL NOTICE

**IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,**

PENNSYLVANIA

CIVIL DIVISION

NO.: 11837-18

IN RE: George Rovny

PETITION FOR

**INVOLUNTARY TRANSFER
OF VEHICLE OWNERSHIP**

This is a Petition for Involuntary Transfer of Vehicle Ownership. Petitioner is seeking an involuntary transfer of eight (8) mobile home trailers identified as follows:

(a) A 1971 Mark IV Mobile Home, Manufacturer's Serial No.: 1260FK31211671 with a Title No.

Of A22208635;
 (b) An ABC Mobile Home, Manufacturer's Serial No.: 10548 with a Title No.: H00377993, original date of issue of April 7, 1970;
 (c) An Active Mobile Home, with a Title No. E00588484 and VIN of SM55722C01894 with a date of issue of March 11, 1975;
 (d) A 1967 Brookwood ABC with Title No. of B00650729 and VIN of FFBJZMC02911;
 (e) An Atlantic Mobile Home, Manufacturer's Serial No.: 0709643377 with Title No. A21241615 with a date of issue of December 23, 1969;
 (f) A Skyline Mobile Home what is believed to be a VIN of 541407612E;
 (g) A Richardson Mobile Home, Title No. E00580116 with a VIN of 150G20036, date of issue July 25, 1974; and
 (h) A Richardson Mobile Home, Manufacturer's Serial No.: 145AFKC8966 with Title No. A00689317

You may or may not have an interest in the property.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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, 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, PA 16507
 Telephone (814) 459-4411
 RICHARD E. FILIPPI
 & ASSOCIATES, P.C.
 504 State Street, Suite 200
 Erie, Pa. 16501
 (814) 874-0558
 Attorney for Petitioner

Aug. 10

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A recent survey suggests that lawyers in small firms spend an average of 31% of their time on administrative tasks. That's at least 600 hrs/yr. If you or your assistants are struggling to keep up, isn't it about time you called T2?

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SHERIFF SALES

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**AUGUST 17, 2018
AT 10 A.M.**

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

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

John T. Loomis
Sheriff of Erie County
Jul. 27 and Aug. 3, 10

SALE NO. 1

**Ex. #11043 of 2018
MARQUETTE SAVINGS
BANK, Plaintiff
v.
DAMON T. WATSON, SR.
and ANGELLA M. WATSON,
Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-11043, Marquette Savings Bank vs. Damon T. Watson, Sr. and Angella M. Watson, owners of property situate in the Township of Greene, Erie County, Pennsylvania being: 7437 Maplewood Drive, Erie, Pennsylvania.
Approx. 11.9320 Acres
Assessment Map Number: (25)
6-18-3.20

Assessed Value Figure: \$340,200.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Jul. 27 and Aug. 3, 10

SALE NO. 3

**Ex. #10774 of 2018
Northwest Bank f/k/a Northwest
Savings Bank, Plaintiff
v.
B.R. Berlin Enterprises, LLC,
a Pennsylvania limited liability
company, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-10774, Northwest Bank f/k/a Northwest Savings Bank v. B.R. Berlin Enterprises, LLC, a Pennsylvania limited liability company, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 644 West 8th Street, Erie, PA 16502 with 0.1326 acreage.
Assessment Map No. (17) 4019-132
Assessed Value Figure: \$12,180
Improvement thereon: Residential Vacant
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Jul. 27 and Aug. 3, 10

SALE NO. 4

**Ex. #10890 of 2018
ERIEBANK, a division of CNB
Bank, Plaintiff
v.
Terrence P. O'Laughlin,
Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2018-10890, ERIEBANK, a division of CNB Bank v. Terrence P. O'Laughlin, owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 2521 Bird Drive, Erie, PA 16510 with 1,584 square footage and 0.1377 acreage.
Assessment Map No. 50-4-53-11

Assessed Value Figure: \$102,679.50
Improvement thereon: Single Family Dwelling
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Jul. 27 and Aug. 3, 10

SALE NO. 5

**Ex. #13258 of 2017
Northwest Bank f/k/a Northwest
Savings Bank, Plaintiff
v.
Mary Helen Wentzell a/k/a Mary
Helen Russell, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 13258-2017, Northwest Bank f/k/a Northwest Savings Bank v. Mary Helen Wentzell a/k/a Mary Helen Russell, owner of property situated in the Township of Millcreek, Erie County, Pennsylvania being commonly known as 2582 West 25th Street, Erie, PA 16506 with 1,800 square footage and 0.3723 acreage.
Assessment Map No. 33051195003500
Assessed Value Figure: \$122,262
Improvement thereon: Single family dwelling
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Jul. 27 and Aug. 3, 10

SALE NO. 6

**Ex. #10159 of 2018
ERIE T.P.E. FEDERAL CREDIT
UNION, Plaintiff
v.
KAREN ANN SZUCHMANSKI,
Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 10159-2018, ERIE T.P.E. FEDERAL CREDIT UNION, Plaintiff v. KAREN ANN SZUCHMANSKI, Defendant, owner(s) of property situated in Erie, Erie County, Pennsylvania being 222 Averlon Avenue, Erie, PA

16509
 Residence and detached garage on Lot 50 ft. x 92 ft.
 Assessment Map Number: (19) 6111-109
 Assessed Value Figure: \$75,050.00
 Improvement thereon: Residence, detached garage
 Gary V. Skiba, Esq.
 345 West Sixth Street
 Erie, PA 16507
 814/454-6345

Jul. 27 and Aug. 3, 10

SALE NO. 7

Ex. #10338 of 2018
CITIZENS BANK, N.A. F/K/A
RBS CITIZENS, N.A., Plaintiff
v.

Eric M. McGraw, Defendant
DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the 5th Ward, City of Erie, and Commonwealth of Pennsylvania.
 BEING KNOWN AS: 969 East 34th Street, Erie, PA 16504
 PARCEL #18-053-095.0-203.00
 Improvements: Residential Dwelling.
 Gregory Javardian, Esquire
 Id. No. 55669
 Attorneys for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690

Jul. 27 and Aug. 3, 10

SALE NO. 8

Ex. #11112 of 2017
U.S. BANK NATIONAL
ASSOCIATION AS
INDENTURE TRUSTEE FOR
SPRINGLEAF MORTGAGE
LOAN TRUST 2013-2,
MORTGAGE-BACKED
NOTES, SERIES 2013-2,
Plaintiff
v.

KATHY L. ANDERSON a/k/a
KATHLEEN L. ANDERSON
a/k/a KATHLEEN L. SOCIE,
Defendant(s)
DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND COMMONWEALTH

OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT A POINT IN THE SOUTH LINE OF TWENTY-THIRD STREET, ONE HUNDRED FIFTY (150) FEET WEST OF THE WEST LINE OF WALLACE STREET; THENCE SOUTHWARDLY PARALLEL WITH WALLACE STREET, ONE HUNDRED THIRTY-FIVE (135) FEET; THENCE WESTWARDLY PARALLEL WITH TWENTY-THIRD STREET, THIRTY (30) FEET; THENCE NORTHWARDLY PARALLEL WITH WALLACE STREET, ONE HUNDRED THIRTY-FIVE (135) FEET TO THE SOUTH LINE OF TWENTY-THIRD STREET; THENCE EASTWARDLY ALONG THE SOUTH LINE OF TWENTY-THIRD STREET, THIRTY (30) FEET TO THE PLACE OF BEGINNING. SAID PREMISES HAVING ERECTED THEREON A TWO-STORY DWELLING HOUSE.
 PROPERTY ADDRESS: 447 EAST 23RD ST., ERIE, PA 16503
 PARCEL IDENTIFICATION NUMBER: 18050018010900
 PROPERTY ADDRESS: 447 East 23rd Street, Erie, PA 16503
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Jul. 27 and Aug. 3, 10

SALE NO. 9

Ex. #12368 of 2017
QUICKEN LOANS INC.,
Plaintiff
v.

AMANDA J. FEICK AKA
AMANDA FEICK, Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
 Beginning at a point of intersection of the South line of Twenty-Ninth Street with the west line of Cochran

Street; thence Westwardly along the south line of Twenty-Ninth Street fifty (50) feet to a point; thence Southwardly and parallel with the west line of Cochran Street, fifty (50) feet to a point; thence Eastwardly and parallel with the South line of Twenty-Ninth Street, fifty (50) feet to a point; thence Northwardly, along the west line of Cochran Street, fifty (50) feet to the place of beginning, and having erected thereon a frame one (1) family dwelling house and a frame one (1) car garage.
 Parcel#: 19-060-051.0-215.00
 PROPERTY ADDRESS: 335 West 29th Street, Erie, PA 16508
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

Jul. 27 and Aug. 3, 10

SALE NO. 10

Ex. #10869 of 2018
NATIONSTAR MORTGAGE
LLC D/B/A CHAMPION
MORTGAGE COMPANY,
Plaintiff
v.

JOANN M. MARINELLI,
Defendant(s)
DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:
 BEING Lot No. 156 of Calico Fields Subdivision No. XIV a plot of which is recorded in Erie County Map Book 31 at page 104.
 SAID premises commonly known as 3056 Marcella Drive, Erie, Pennsylvania, 16506 and are further identified by Erie County Assessment Index Number (33) 82-414.4-44.
 BEING the same premises conveyed to Mortgagor(s) by deed intended to be filed herewith.
 PROPERTY ADDRESS: 3056 Marcella Drive, Erie, PA 16506
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence

Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Jul. 27 and Aug. 3, 10

SALE NO. 11

Ex. #13571 of 2017

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA, Plaintiff

v.

The Unknown Heirs of Ronald W. Teribery, Deceased, CHARLES TERIBERY, Solely in His Capacity as Heir of Ronald W. Teribery, Deceased, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Sixth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lot No. 8 of Out Lot No. 167, as per partial plot of subdivision of the Conrad Brown Farm as recorded in Erie County Map Book No. 1, pages 4 and 5. More commonly known as 938 Brown Avenue, Erie, Pennsylvania and bearing Erie County Tax Index No. (19) 6026-115.

Parcel No. - 19060026011500
PROPERTY ADDRESS: 938 Brown Avenue, Erie, PA 16502
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Jul. 27 and Aug. 3, 10

SALE NO. 12

Ex. #10986 of 2018

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

GREGORY B. CONFER AND JILLIAN R. CONFER, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2018-10986, PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff vs. GREGORY B. CONFER AND JILLIAN R. CONFER, Defendants
Real Estate: 12099 MIDDLE ROAD, (aka East Middle Road), NORTH EAST, PA 16428
Municipality: Township of North East

Erie County, Pennsylvania
Dimensions: 115 x 1RR
See Deed Book 1525, page 875
Tax I.D. (37) 38-35-3
Assessment: \$36,300 (Land)
\$76,200 (Bldg)

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

Jul. 27 and Aug. 3, 10

SALE NO. 13

Ex. #10927 of 2018

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

v.

ALEX J. DUDAS, Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2018-10927, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALEX J. DUDAS, Defendant
Real Estate: 1025 NORTHGATE DRIVE, ERIE, PA 16505
Municipality: Millcreek Township
Erie County, Pennsylvania
Dimensions: 60 x 197
See Deed Book 1408 / 0832
Tax I.D. (33) 19-105-24
Assessment: \$23,900 (Land)
\$72,520 (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

Jul. 27 and Aug. 3, 10

SALE NO. 14

Ex. #13522 of 2017

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

MARLIE A. EASTMAN, Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2017-13522, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MARLIE A. EASTMAN, Defendant
Real Estate: 1920 CASCADE STREET, ERIE, PA 16502
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 30 x 0130
See Instrument No: 2012-027138
Tax I.D. (19) 6029-104
Assessment: \$10,700 (Land)
\$52,100 (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

Jul. 27 and Aug. 3, 10

SALE NO. 16

Ex. #12827 of 2017

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

v.

MICHAEL L. HERMAN AND JENNIFER A. PATTERSON, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12827, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MICHAEL L. HERMAN AND JENNIFER A. PATTERSON, Defendants
Real Estate: 1230 WEST 22ND STREET, ERIE, PA 16502
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 35 x 135
See Deed Book 2010-015947
Tax I.D. (19) 6201-228

Assessment: \$11,000 (Land)
 \$51,490 (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
 Jul. 27 and Aug. 3, 10

SALE NO. 17

Ex. #10829 of 2018
PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

JACOB J. OLMSTEAD, Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2018-10829, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JACOB J. OLMSTEAD, Defendant
 Real Estate: 22 PARADE STREET, UNION CITY, PA 16438
 Municipality: Union City Borough Erie County, Pennsylvania
 Dimensions: 52X160
 See Instrument No. 2010-014886
 Tax I.D. (42) 15-73-2
 Assessment: \$12,800.00
 \$21,660.00
 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

Jul. 27 and Aug. 3, 10

SALE NO. 18

Ex. #12111 of 2017
PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

ALBERT C. TAYLOR, V, Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12111, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALBERT C. TAYLOR, V, Defendant
 Real Estate: 2345 WOODLAWN AVENUE, ERIE, PA 16510
 Municipality: City of Erie Erie County, Pennsylvania

Dimensions: Lot 12, Homeowners Subdivision
 See Deed Book 1546, Page 1975
 Tax I.D. (18) 5138-210
 Assessment: \$18,000 (Land)
 \$56,020 (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
 Jul. 27 and Aug. 3, 10

SALE NO. 20

Ex. #10759 of 2018
Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2004-1, Plaintiff

v.

ELOISE WOODSBEY A/K/A ELOISE A. WOODSBEY, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 618 E. 9th Street, Erie, PA 16503
 PARCEL NUMBER: 15020031022400
 IMPROVEMENTS: Residential Property
 J. Eric Kishbaugh, Esquire
 PA ID 33078
 Attorney for Plaintiff
 Udren Law Offices, P.C.
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jul. 27 and Aug. 3, 10

SALE NO. 21

Ex. #10245 of 2018
KeyBank, N.A. successor by merger to First Niagara Bank, Plaintiff

v.

THERESA LASKY, BETTY L. LUKE, RICK LUKE, KNOWN HEIR OF HERBERT J. LUKE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST FROM OR UNDER HERBERT J. LUKE, VICKY ALFORD, KNOWN HEIR OF HERBERT J. LUKE, YVONNE REED, KNOWN HEIR OF HERBERT J. LUKE, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 671 Hess Avenue, Erie, PA 16503
 PARCEL NUMBER: 14-1101-237
 IMPROVEMENTS: Residential Property
 Walter W. Gouldsbury, III, Esquire
 PA ID 318181
 Attorney for Plaintiff
 Udren Law Offices, P.C.
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jul. 27 and Aug. 3, 10

SALE NO. 23

Ex. #10823 of 2018
Pennymac Loan Services, LLC, Plaintiff

v.

Donald B. Balzer, Jr, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10823-18, Pennymac Loan Services, LLC vs. Donald B. Balzer, Jr
 Amount Due: \$229,923.75
 Donald B. Balzer, Jr, owner(s) of property situated in GREENFIELD TOWNSHIP, Erie County, Pennsylvania being 8675 Williams Road, North East, PA 16428-5519
 Acreage: 16.47
 Assessment Map number: 26-002-009.1-010.00
 Assessed Value: \$261,900.00
 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

Jul. 27 and Aug. 3, 10

SALE NO. 24

Ex. #10403 of 2014
Ditech Financial LLC, Plaintiff
 v.
Robert M. Bauer, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10403-14, Ditech Financial LLC vs. Robert M. Bauer Amount Due: \$329,536.90 Robert M. Bauer, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1026 Wilkins Road, Erie, PA 16505-1235 Acreage: 1.45 Assessment Map number: 33022001003500 Assessed Value: \$287,490.00 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

Jul. 27 and Aug. 3, 10

SALE NO. 25

Ex. #10970 of 2018
Wells Fargo Bank, N.A., Plaintiff
 v.
Corinne R. Coletta a/k/a
Corinne R. Mccracken, Adam J. Mccracken, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10970-18, Wells Fargo Bank, N.A. vs. Corinne R. Coletta a/k/a Corinne R. Mccracken, Adam J. Mccracken Amount Due: \$122,964.18 Corinne R. Coletta a/k/a Corinne R. Mccracken, Adam J. Mccracken, owner(s) of property situated in NORTH EAST TOWNSHIP, Erie County, Pennsylvania being 12512 Stinson Road, a/k/a 12512 Gay Road, North East, PA 16428-3652 Assessment Map number: 37-016-029.0-008.01 Assessed Value: \$104,100.00 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

Jul. 27 and Aug. 3, 10

SALE NO. 27

Ex. #10253 of 2018
Home Point Financial Corporation, Plaintiff
 v.
William Koehle a/k/a Williams J. Koehle, in His Capacity as CO-Administrator and Heir of The Estate of Andrew Koehle a/k/a Andrew W. Koehle, Patricia Koehle, in Her Capacity as CO-Administrator and Heir of The Estate of Andrew Koehle a/k/a Andrew W. Koehle, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Andrew Koehle a/k/a Andrew W. Koehle, Deceased, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10253-18, Home Point Financial Corporation vs. William Koehle a/k/a Williams J. Koehle, in His Capacity as CO-Administrator and Heir of The Estate of Andrew Koehle a/k/a Andrew W. Koehle, Patricia Koehle, in Her Capacity as CO-Administrator and Heir of The Estate of Andrew Koehle a/k/a Andrew W. Koehle, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Andrew Koehle a/k/a Andrew W. Koehle, Deceased Amount Due: \$64,203.56 William Koehle a/k/a Williams J. Koehle, in His Capacity as CO-Administrator and Heir of The Estate of Andrew Koehle a/k/a Andrew W. Koehle, Patricia Koehle, in Her Capacity as CO-Administrator and Heir of The Estate of Andrew Koehle a/k/a Andrew W. Koehle, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Andrew Koehle a/k/a Andrew W. Koehle, Deceased, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1525 East 19th Street a/k/a, Schaal Ave a/k/a E 19th ST, Erie, PA 16510-1056 Assessment Map number: 15-

021-010.0-208.00, 15-021-010.0-209.00, 15-021-010.0-211.00 Assessed Value: \$45,200.00 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

Jul. 27 and Aug. 3, 10

SALE NO. 28

Ex. #13480 of 2017
Wells Fargo Bank, NA, Plaintiff
 v.
Dennis Lee Montroy, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 13480-17, Wells Fargo Bank, NA vs. Dennis Lee Montroy Amount Due: \$138,467.57 Dennis Lee Montroy, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 4717 Upland Drive, Erie, PA 16509-2247 Dimensions: 85 X 99.85 Acres: 0.1873 Assessment Map number: 18-053-019.0-115.00 Assessed Value: \$160,300.00 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

Jul. 27 and Aug. 3, 10

SALE NO. 29

Ex. #10844 of 2018
Ditech Financial LLC f/k/a Green Tree Servicing LLC, Plaintiff
 v.
Tina M. Swope, Daniel B. Swope, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10844-18, Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Tina M. Swope, Daniel B. Swope Amount Due: \$52,973.68 Tina M. Swope, Daniel B. Swope, owner(s) of property situated in ERIE CITY, Erie County,

Pennsylvania being 508-510 W 9th ST, A/K/A 508 10 W 9 ST, Erie, PA 16502
 Dimensions: 33.75X70
 Assessment Map number: 16030030022800
 Assessed Value: \$51,310.00
 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

Jul. 27 and Aug. 3, 10

SALE NO. 30

Ex. #10377 of 2018
Wells Fargo Bank, NA, Plaintiff
v.

Debbie Perez, in Her Capacity as Heir of Janice P. Weber, Deceased, Jon Weber, in His Capacity as Heir of Janice P. Weber, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice P. Weber, Deceased, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10377-18, Wells Fargo Bank, NA vs. Debbie Perez, in Her Capacity as Heir of Janice P. Weber, Deceased, Jon Weber, in His Capacity as Heir of Janice P. Weber, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice P. Weber, Deceased

Amount Due: \$72,404.86
 Debbie Perez, in Her Capacity as Heir of Janice P. Weber, Deceased, Jon Weber, in His Capacity as Heir of Janice P. Weber, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice P. Weber, Deceased, owner(s) of property situated in ERIE CITY Erie County, Pennsylvania being 3619 Old French Road, Erie, PA 16504-1628
 Assessment Map number:

18053065020500
 Assessed Value: \$78,100.00
 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

Jul. 27 and Aug. 3, 10

SALE NO. 31

Ex. #13430 of 2017
Siwell, Inc. d/b/a Capital Mortgage Services of Texas, Plaintiff
v.

Thomas E. Burton and Carrie A. Burton, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 13430-2017, Siwell, Inc. d/b/a Capital Mortgage Services of Texas vs. Thomas E. Burton and Carrie A. Burton, owner(s) of property situated in Township of Amity, Erie County, Pennsylvania being 8100 Welch Road, Union City, PA 16438
 3.69

Assessment Map number: 02001013000502
 Assessed Value figure: \$128,390.00
 Improvement thereon: a residential dwelling
 Katherine M. Wolf, Esquire Shapiro & DeNardo, LLC Attorney for Movant/Applicant 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406
 (610) 278-6800

Jul. 27 and Aug. 3, 10

SALE NO. 32

Ex. #10702 of 2018
Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-2 Asset Backed Pass-Through Certificates, Plaintiff
v.

Joe W. Bush a/k/a Joe Bush, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-10702, Deutsche Bank National Trust Company, as Trustee for New Century Home

Equity Loan Trust, Series 2003-2 Asset Backed Pass-Through Certificates vs. Joe W. Bush a/k/a Joe Bush, owner(s) of property situated in 5th Ward of the City of Erie, Erie County, Pennsylvania being 2125 Glendale Avenue, Erie, PA 16510
 0.2590

Assessment Map number: 18051035022200
 Assessed Value figure: \$78,870.00
 Improvement thereon: a residential dwelling
 Samantha Gable, Esquire Shapiro & DeNardo, LLC Attorney for Movant/Applicant 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406
 (610) 278-6800

Jul. 27 and Aug. 3, 10

SALE NO. 35

Ex. #10137 of 2018
Bayview Loan Servicing, LLC a Delaware Limited Liability Company, Plaintiff
v.

Samantha Ann Slater and Donald Raymond Slater, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10137-18, Bayview Loan Servicing, LLC a Delaware Limited Liability Company vs. Samantha Ann Slater and Donald Raymond Slater, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 606 Elm Court, Erie, PA 16503
 0.0545

Assessment Map number: 14011002030200
 Assessed Value figure: \$46,320.00
 Improvement thereon: a residential dwelling
 Katherine M. Wolf, Esquire Shapiro & DeNardo, LLC Attorney for Movant/Applicant 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406
 (610) 278-6800

Jul. 27 and Aug. 3, 10

SALE NO. 36

Ex. #13333 of 2017
JPMorgan Chase Bank, National Association, Plaintiff
v.

Nicholas A. Thompson and Kari A. Thompson, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-13333, JPMorgan Chase Bank, National Association vs. Nicholas A. Thompson and Kari A. Thompson, owner(s) of property situated in Borough of Union City, Erie County, Pennsylvania being 55 Waterford Street, Union City, PA 16438

0.2917
Assessment Map number: 42002002003000

Assessed Value figure: \$77,930.00
Improvement thereon: a residential dwelling

Katherine M. Wolf, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jul. 27 and Aug. 3, 10

SALE NO. 37

Ex. #10656 of 2018

Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates c/o Ocwen Loan Servicing, LLC, Plaintiff

v.

Deborah J. Barone and John V. Barone a/k/a John Barone, Defendants

DESCRIPTION

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

BEGINNING at a point in the north line of West 25th Street, three hundred twenty-three (323) feet west of the west line of Raspberry Street; thence north parallel with Raspberry Street, one hundred thirty-five (135) feet to a point; thence west parallel with West 25th Street, thirty-three (33) feet to a point; thence south parallel with Raspberry Street, one hundred thirty-five (135) feet to a point in the north line of West 25th Street; thence east along the north line of

West 25th Street, thirty-three (33) feet to the place of beginning.

PROPERTY ADDRESS: 1134 West 25th Street, Erie, PA 16502
PARCEL 19060036024000

BEING the same premises which John A Leone and Darlene M. Leone, his wife by Deed dated June 3, 1988, and recorded June 3, 1988, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 52, Page 1273, granted and conveyed unto John V. Barone and Deborah J. Barone, his wife, as tenants by the entireties with the right of survivorship in either of them.

EDWARD J. MCKEE, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Jul. 27 and Aug. 3, 10

SALE NO. 38

Ex. #13443 of 2016

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-4 c/o Ocwen Loan Servicing, LLC, Plaintiff

v.

Scott M. Bone and Michele R. Bone, Defendants

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek (Tract 77), County of Erie and State of Pennsylvania, being all of Lot No. Sixteen (16) of Brentwood Hills Subdivision No. 1, as appears upon a map of said subdivision recorded in Erie County Map Book 6, page 84, and rerecorded in Erie County Map Book 6, page 117 on February 12, 1963. Said lot having a frontage of Eighty-two and Two hundredths (82.02) feet on the easterly line of Lansing Way, with a depth of One Hundred Twenty (120) feet extending eastwardly therefrom.

PROPERTY ADDRESS: 3619 Lansing Way, Erie, PA 16506
PARCEL 33079325002200

BEING the same premises which Howard N. Kemp and Nancy Ann

Kemp, his wife by Deed dated December 27, 1993, and recorded December 28, 1993, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 0311, Page 1632, granted and conveyed unto Scott M. Bone and Michele R. Bone, his 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

Jul. 27 and Aug. 3, 10

SALE NO. 39

Ex. #10896 of 2018

Lakeview Loan Servicing, LLC, Plaintiff

v.

Tracy A. Hurlbert, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. Thirty-Three (33) in what is known as Sunset Gardens, part of Reserve Tract 280 as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania in Map Book No. 2, page 456.

Also, 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: Being the south thirty-two and one-half (32 1/2) feet of Lot Number Thirty-One (31) of the Sunset Gardens Subdivision, plot of which is recorded in Erie County Map Book No. 2, Page 456; said lot having frontage on Grace Street of thirty-two and one-half (32 1/2) feet; More commonly known as 1125 Grace Street, Erie, Pennsylvania and bearing Erie County Tax Parcel Index No. (33) 20-108-3.

Fee Simple Title Vested in Tracy A. Hurlbert by deed from, Mildred F. Dedionisio, Widowed and Unmarried, by and through Mary Ann Alecci, her agent, dated

04/17/2014, recorded 04/22/2014, in the Erie County Recorder of deeds in Deed Instrument No. 2014-007371.

PROPERTY ADDRESS: 1125 Grace Street, Erie, PA 16505
 PARCEL NUMBER: 33020108000300

Attorney for Plaintiff:
 JESSICA N. MANIS, ESQUIRE
 STERN & EISENBERG, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

Jul. 27 and Aug. 3, 10

SALE NO. 40

Ex. #13208 of 2017
Finance of America Reverse LLC, Plaintiff

v.

Vicki L. Gorniak, Executrix of the Estate of Edward J. Gorniak, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13208-17, Finance of America Reverse LLC v. Vicki L. Gorniak, Executrix of the Estate of Edward J. Gorniak, owners of property situated in the Township of Greene, Erie County, Pennsylvania being 9275 Tate Road, Erie, Pennsylvania 16509.

Tax I.D. No. 25-011-041.0-001-00
 Assessment: \$118,276.48
 Improvements: Residential Dwelling

McCabe, Weisberg and Conway, LLC
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 215-790-1010

Jul. 27 and Aug. 3, 10

SALE NO. 42

Ex. #12706 of 2015
U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff

v.

Richard C. Myers, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2015-12706, U.S. Bank National Association, (Trustee

for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982) vs. Richard C. Myers, owners of property situate in the 3rd Ward, City of Corry, PA, HET a dwg k/a 451 Worth St., Corry PA 16407. Tax Index No. (7) 24-47-12.

Dimensions: Square Footage- 1088 Acreage- 0.2925
 Assessment Map Number: 07024047001200

Assess Value figure: \$51,430
 Improvement thereon: Single Family Bungalow Style Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 333 Allegheny Avenue, Suite 303
 Oakmont, PA 15139
 (412) 281-1725

Jul. 27 and Aug. 3, 10

SALE NO. 43

Ex. #10247 of 2018
LSF10 Master Participation Trust, Plaintiff

v.

Estate of Shirley Willis Frazier, et al., Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10247-18, LSF10 Master Participation Trust vs. Estate of Shirley Willis Frazier, et al. Shirley Willis Frazier (deceased), owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1244 East 22nd Street, Erie, PA 16503

Square feet 1,414; acreage 0.0964, 1900 Conventional Old Style Frame, 40 X 105
 Assessment Map number: 18051001013900

Assessed Value figure: \$30,490.00
 Improvement thereon: single family dwelling
 Kevin J. Cummings, Esquire
 PA ID#209660
 Weltman, Weinberg & Reis
 436 7th Avenue, Suite 2500
 Pittsburgh, PA 15219
 (412) 434-7955

Jul. 27 and Aug. 3, 10

SALE NO. 44

Ex. #10259 of 2018
Caliber Home Loans, Inc., Plaintiff

v.

Elijah James Gamble, Jr., Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10259-18, Caliber Home Loans, Inc. vs. Elijah James Gamble, Jr., owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 245 East 34th Street, Erie, PA 16504

Square feet 1,769; acreage 0.1033, 1947 Cape Cod Aluminum/Vinyl
 Assessment Map number: 18053063010900

Assessed Value figure: \$105,710.00
 Improvement thereon: single family dwelling
 Kevin J. Cummings, Esquire
 PA ID#209660

Weltman, Weinberg & Reis
 436 7th Avenue, Suite 2500
 Pittsburgh, PA 15219
 (412) 434-7955

Jul. 27 and Aug. 3, 10



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ESTATE NOTICES

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

FIRST PUBLICATION**BERADUCCI, ANGELINE C.,
deceased**

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

Executrix: Paula Ann Tipton, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: Kevin M. Monahan, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**BISHOP, RACHELLE M.,
deceased**

Late of Fairview, County of Erie and Commonwealth of Pennsylvania

Executrix: Julie Bishop Nolan, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: Kevin M. Monahan, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**BRISSEY, YVONNE RUTH, a/k/a
YVONNE R. BRISSEY,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania

Co-Executors: Debra DeSantis and Brian Brissey, 1074 Hobbs Lane, Waterford, PA 16441

Attorney: James P. Shields, Esq., Elder Law Offices of Shields & Boris, 109 VIP Drive, Suite 102, Wexford, PA 15090

**DAWLEY, SHAWN M., a/k/a
SHAWN MICHAEL DAWLEY,
a/k/a SHAWN DAWLEY,
deceased**

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

Co-Executrixes: Kaitlynn A. Dawley & Kerrin B. Dawley, c/o 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

Attorney: Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

**GUNKEL, ARLENE A., a/k/a
ARLENE ANN GUNKEL,
deceased**

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

Administrator C.T.A.: Harrison Stackpole, 831 East Street, Waterford, PA 16441

Attorney: None

**KARLE, WILLIAM J., a/k/a
WILLIAM KARLE,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Administrator: Richard A. Vendetti, Esquire, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**LEWIS, JEANN,
deceased**

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

Executor: Sidney P. Lewis, c/o 78 East Main Street, North East, PA 16428

Attorney: BRYDON LAW OFFICE, Attorney John C. Brydon, 78 East Main Street, North East, PA 16428

**MESSENKOPF, PHILIP C.,
deceased**

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

Executor: Michael J. Ducato, c/o 300 State Street, Suite 300, Erie, PA 16507

Attorney: Thomas V. Myers, Esquire, Marsh Spaeder Baur Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**MOZUR, EVELYN M.,
deceased**

Late of Township of Millcreek

Executrix: Dorothy J. Mozur, 624 Mallard Dr., Elyria, OH 44035

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

**NICHOLSON, LINDA A.,
deceased**

Late of the City of Erie

Executor: James D. Nicholson, 2021 East 12th Street, Erie, PA 16511

Attorney: David B. Cercone, Esquire, Cercone, Erlain & Associates, 564 Forbes Avenue, Suite 1100, Pittsburgh, PA 15219

**NIEBAUER, MARGARET M.,
a/k/a MARGARET NIEBAUER,
deceased**

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

Executor: Carl Austin Niebauer, 1114 W. 26th Street, Erie, PA 16508

Attorney: Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**ZALEWSKI, RAYMOND G.,
deceased**

Late of Summit Township, Erie County, Commonwealth of Pennsylvania

Executor: James R. Zalewski, c/o Thomas C. Hoffman, II, Esq., 120 West Tenth Street, Erie, PA 16501

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

SECOND PUBLICATION

**DALESKI, ANDREW F., JR.,
deceased**

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

**DORMAN, MICHAEL ALLEN,
a/k/a MICHAEL A. DORMAN,
deceased**

Late of Greene Township
Executor: Barbara Ann Harman
Attorney: Steven E. George, Esquire, George Estate and Family Law, 305 West 6th Street, Erie, PA 16507

**GOTT, JAMES L.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Tracy Ann Ozimek, 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

**KENNEDY, GEORGE T., a/k/a
GEORGE KENNEDY,
deceased**

Late of the City of Erie
Administrator: John Kennedy, 4517 Castleberry Hill, Charleston, WV 25309
Attorney: None

**LEIBIG, JAMES E., a/k/a JAMES
ELMER LEIBIG, a/k/a JAMES
LEIBIG,
deceased**

Late of Erie, Erie County, Pennsylvania
Executrix: Karen S. Malone, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

**NIENTEMP, SHIRLEY,
deceased**

Late of City of Erie
Executor: James Brucato, 8156 NW 68th Ave., Tamarac, FL 33321
Attorney: David J. Mack, Esquire, 510 Parade Street, Erie, PA 16507

**RAJECKI, SHIRLEY E., a/k/a
SHIRLEY RAJECKI,
deceased**

Late of the Township of McKean, County of Erie and State of Pennsylvania
Executor: David R. Devine, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**RICHERT, DAVID LEE, a/k/a
DAVID L. RICHERT, a/k/a
DAVID RICHERT,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Administratrix: Carol J. Hudick, 224 Pheasant Drive, Girard, Pennsylvania 16417
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SIMON, CECYL M., a/k/a
CECYL MARIE SIMON,
deceased**

Late of Millcreek Township
Executrix: Kristina M. Bennett, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**SPILKO, CHRISTINE A.,
deceased**

Late of City of Erie
Executor: David J. Mack, 510 Parade Street, Erie, PA 16507
Attorney: David J. Mack, Esquire, 510 Parade Street, Erie, PA 16507

**STEVENS, DR. ELMER J., a/k/a
ELMER J. STEVENS,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executor: Todd Andrew Stevens, c/o Frances A. McCormick, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Frances A. McCormick, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

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:

**MONTGOMERY, M. JEAN,
a/k/a MARJORIE JEAN
MONTGOMERY,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Trustee: Philip E. Montgomery
Attorney: H. Valentine Holz II, Esquire, The Holz Law Firm, 8331 Edinboro Road, Erie, PA 16509

THIRD PUBLICATION

BRIGAMAN, NANCY GRACE, a/k/a NANCY G. BRIGAMAN, a/k/a NANCY BRIGAMAN, deceased

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

Executor: Glenn K. Brigaman, c/o 210 West Sixth Street, Erie, PA 16507

Attorney: Joseph T. Messina, Esquire, 210 West Sixth Street, Erie, PA 16507

CARPENTER, CHARLES R., SR., deceased

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

Administrator D.B.N.: Donald Carpenter, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

ELY, VIRGINIA D., deceased

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

Executor: Nancie Meeker, 122 Sycamore Drive, Norwalk, OH 44857

Attorney: Gary K. Schonhaler, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

MELIUS, WILLIAM I., JR., deceased

Late of Erie, Erie County, Pennsylvania

Administratrix: Joan A. Green, c/o Peter F. Smith, Esquire, 30 South Second Street, P.O. Box 130, Clearfield, PA 16830

Attorney: Peter F. Smith, Esquire, 30 South Second Street, P.O. Box 130, Clearfield, PA 16830

PATTEN, JOHN L., a/k/a JOHN LEE PATTEN, a/k/a JOHN PATTEN, deceased

Late of Albion, Erie County, Pennsylvania

Executrix: Janice E. Patten, c/o Shafer Law Firm, 890 Market Street, Meadville, PA 16335

Attorney: Jeffrey K. Millin, Esquire, Shafer Law Firm, 890 Market St., Meadville, PA 16335

ROSS, THOMAS P., deceased

Late of Conneaut, County of Erie and Commonwealth of Pennsylvania

Co-Aministrators: Sean P. Newman, Sr. and Janice F. Ross, c/o James E. Marsh, Jr., Esquire, Suite 300, 300 State Street, Erie, PA 16507

Attorney: James E. Marsh, Jr., Esquire, MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

RZEPECKI, LOUIS R., JR., deceased

Late of the City of Erie, Erie County, Pennsylvania

Executor: Stephen G. Rzepecki, c/o Mary Alfieri Richmond, Esquire, 150 East 8th Street, Floor 1, Erie, PA 16501

Attorney: Mary Alfieri Richmond, Esquire, 150 East 8th Street, Floor 1, Erie, PA 16501

WOLOZANSKI, THOMAS D., a/k/a THOMAS DAVID WOLOZANSKI, deceased

Late of the City of Erie, Commonwealth of Pennsylvania

Administrator: Donald R. Wolozanski, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

Attorney: James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509

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