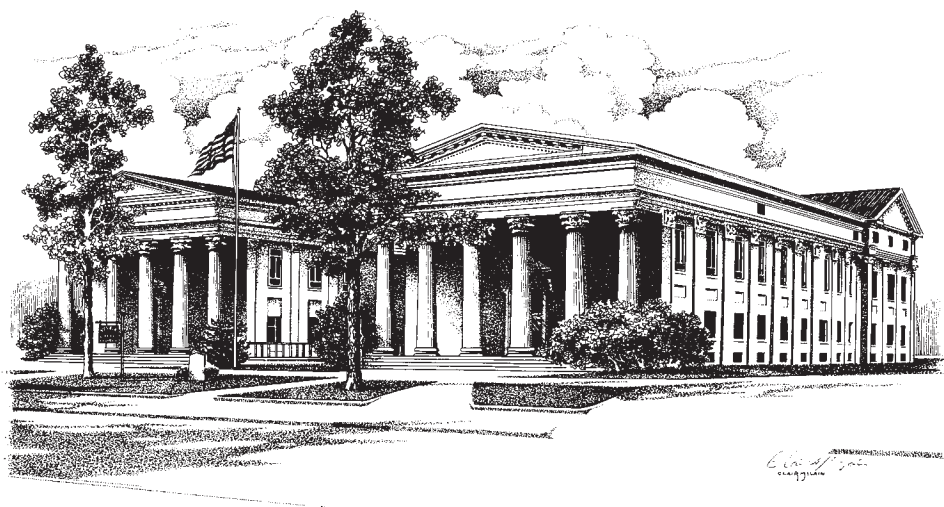


May 1, 2020



103 ERIE



The AKT 5K Run/Walk is going virtual! What is a virtual race? One that can be completed from any location you choose — so step out of your home, lace up, and track your runs, jogs, powerwalks, brisk trots, crab walks, or slow moseys around empty streets and trails alongside your family members and friends!

Who: You! Also create a team with members of your family, co-workers and friends from Erie and across the United States — remember — this race is virtual!

When: Saturday, May 23rd (and during the week following up to May 31st)

Where: Any place you choose!

Time: Whatever fits in your schedule.

Registration Entry Fees: \$25.00 (adults w/shirt)

\$15.00 (adults/no shirt)

\$20.00 (12 and under w/shirt)

\$10.00 (12 and under/no shirt)

Register online at www.eriebar.com/AKT5K by May 23rd!

The event benefits the ECBA's Attorneys & Kids Together Program, supporting the educational needs of local students living in homeless situations.

Submit a time using www.strava.com/apps and help share in the fun by posting a photo of your run/walk on Facebook or at the hashtag #AKT5K2020. Restaurant gift card prizes will be distributed the week of June 1st in the following categories: top three male and female overall participants in the Run/Walk; top three male and female attorneys in the Run/Walk; age group awards to the top three males and females 15 and under, 16-24, 25-40, 41-64, 65 and over; and Top Team Run/Walk participants (min. of 4 team members, average time of all team participants).

Mark your calendar

**Erie County Bar Association
Mid-year Meeting
Thursday, June 18th**

Due to social distancing guidelines, this meeting will be held virtually. Stay tuned as the ECBA works through the technology that will be needed to host this meeting.

Erie County Legal Journal

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

Managing Editor: Megan E. Anthony

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.

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Erie County Bar Association

Calendar of Events and Seminars

FRIDAY, MAY 1, 2020

2020 National Law Day

[https://www.americanbar.org/groups/public_education/
resources/resources_for_judges_lawyers/](https://www.americanbar.org/groups/public_education/resources/resources_for_judges_lawyers/)

TUESDAY, MAY 5, 2020

Bench Bar CLE Committee Meeting
4:00 p.m.

Held by Conference Call

THURSDAY, MAY 7, 2020

Law Day Committee Meeting
Noon

Held via Zoom Conference

TUESDAY, MAY 12, 2020

Lawyer Referral & Information Service
Task Force Meeting
3:00 p.m.

Held via Zoom Conference

TUESDAY, MAY 12, 2020

Family Law Section Meeting
Noon
Judge Walsh's Courtroom

POSTPONED

MONDAY, MAY 18, 2020

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

WEDNESDAY, MAY 20, 2020

Defense Bar Meeting
4:00 p.m.
ECBA Headquarters

SATURDAY, MAY 23, 2020

17th Annual Attorneys & Kids Together
Virtual 5K Run/Walk
www.eriebar.com/AKT5K

MONDAY, MAY 25, 2020

Memorial Day Holiday
ECBA Office Closed
Erie County and Federal Courthouses Closed

THURSDAY, MAY 28, 2020

ECBA Live Seminar
While You Were Out ...
The Will J. Schaaf & Mary B. Schaaf Education Center
10:15 a.m. - Registration
10:30 p.m. - 12:15 p.m. - Seminar
(with 15 minute break)
\$70 (ECBA members/their non-attorney staff)
\$90 (non-members)
1.5 hours substantive



Erie County Bar
Association



@eriepabar

To view PBI seminars visit the events calendar
on the ECBA website

<https://www.eriebar.com/public-calendar>

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

MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI
ERIE AND PITTSBURGH DIVISION CASES

MAY 2020 NOTICE

The following is a list of *May 2020, June 2020, and July 2020* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* and Judge Agresti's *Procedure B(1)-(3)* summarized below and on Judge Agresti's webpage at: www.pawb.uscourts.gov.

The motions will be heard by telephonic hearing in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219. ***All attorneys and Parties may only appear telephonically and must comply with the Notice of Temporary Modification of Appearance Procedures Before Judge Thomas P. Agresti, as updated on April 8, 2020.***

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Bankruptcy Rules* and the Judge's procedures, insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time, *only*, for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

SCHEDULE CHAPTER 13 & 12 MOTIONS ON:

Select the following times, EXCEPT for the specific matters to be scheduled at 11:30 a.m.:

Wednesday, May 27, 2020	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, June 24, 2020	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, July 22, 2020	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
	11:30 a.m.:	Ch. 13 Sale, Financing and Extend/Impose Stay & Ch. 12 matters*

NOTE: Chapter 12 matters are now scheduled on Ch. 13 Motion Court days.

SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:

Select the following times, EXCEPT for Ch. 7 Motions to Extend/Impose Stay scheduled only at 11:00 a.m., and, all sale motions only at 11:30 a.m.:

Thursday, May 7, 2020	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, May 21, 2020	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, June 4, 2020	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Thursday, June 18, 2020	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters, including all Ch. 7 Motions to Extend/Impose Stay

Thursday, July 16, 2020*
Thursday, July 30, 2020

* July 16, 2020, only:

11:30 a.m.:	Ch. 11 and 7 Sale Motions at this time, only
9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters, including all Ch. 7 Motions to Extend/Impose Stay
1:00 p.m.:	Ch. 11 and 7 Sale Motions and all Ch. 12 matters at this time, only

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

Michael R. Rhodes
Clerk of Court

May 1

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May 1

MARK YOUR CALENDAR!

ERIE COUNTY BAR ASSOCIATION



Amy Walter
Keynote Speaker

LAW DAY 2020

RESCHEDULED FOR

THURSDAY, SEPTEMBER 24th

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INCORPORATION NOTICE
NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 22ND day of FEBRUARY 2020, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Sticks and Bricks Home Inspections Inc.

May 1



WILLIAM S. GOODMAN MSL, CSSC
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- Active member of the National Structured Settlement Trade Association (NSSTA).
- NFP is ranked by Business Insurance as the 6th largest global benefits broker by revenue, and the 5th largest US-based privately owned broker.

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

**MAY 22, 2020
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

May 1, 8, 15

SALE NO. 1

Ex. #13092 of 2017

**SMS Financial CH, LLC,
assignee of PNC Bank, National
Association, Plaintiff**

v.

**Moving Entertainment, Inc. and
Brian D. Thornton, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13092-19, Moving Entertainment, Inc., owner of property situated in the Borough of Girard, Erie County, Pennsylvania being 522 Main Street East, Girard, PA 16417.

Parcel No. 23013041001900

Dimension: 115' x 300.44' x 89.83' x 279.42'

Square Footage: 2,328

Acreage: 0.6980

Assessment Map number: 23-013

Assessed Value figure: \$106,130.00

Improvement thereon: One and one-half story dwelling house.

Amar A. Agrawal, Esquire
Eisenberg, Gold & Agrawal, P.C.

1040 North Kings Highway,
Suite 200

Cherry Hill, New Jersey 08034
(856) 330-6200

Attorneys for Plaintiff

May 1, 8, 15

SALE NO. 2

Ex. #12913 of 2019

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

v.

**THOMAS E. HOLLAND,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12913-19, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. THOMAS E. HOLLAND, owner(s) of the property situated in Erie County, Pennsylvania being 842 MECHANIC STREET, GIRARD, PA 16417

Assessment Map Number:

23-004.018.0-001.00

Assessed Value Figure: \$80,140.00

Improvement Thereon:

A Residential Dwelling

KML LAW GROUP, P.C.

ATTORNEY FOR PLAINTIFF

701 MARKET STREET,

SUITE 5000

PHILADELPHIA, PA 19106

(215) 627-1322

May 1, 8, 15

SALE NO. 3

Ex. #10868 of 2019

**BAYVIEW LOAN SERVICING,
LLC, Plaintiff**

v.

**AUGUSTUS ALLEN A/K/A
GUS ALLEN, Solely in His**

Capacity as Heir of Barbara J. Jordan, Deceased, VANESSA ALLEN Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased, The Unknown Heirs of Barbara J. Jordan, Deceased, MONTELLE ROBERTS Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, SHANDRA ROBERTS Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased and DELMAR TATE A/K/A GUS ALLEN, Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10868-19, BAYVIEW LOAN SERVICING, LLC vs. AUGUSTUS ALLEN A/K/A GUS ALLEN, Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, VANESSA ALLEN Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased, MONTELLE ROBERTS Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, SHANDRA ROBERTS Solely in Her Capacity as Heir of Barbara J. Jordan, Deceased and DELMAR TATE A/K/A GUS ALLEN, Solely in His Capacity as Heir of Barbara J. Jordan, Deceased, owner(s) of the property situated in Erie County, Pennsylvania being 1701 PLUM STREET, 1ST FLOOR, ERIE, PA 16502

Assessment Map Number:

16030036041100

Assessed Value Figure: \$26,900.00

Improvement Thereon:

A Residential Dwelling

KML LAW GROUP, P.C.

ATTORNEY FOR PLAINTIFF

701 MARKET STREET,

SUITE 5000

PHILADELPHIA, PA 19106

(215) 627-1322

May 1, 8, 15

SALE NO. 5

Ex. #13117 of 2019

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

v.

**LINDA A. POLICK Solely in
Her Capacity as Heir of James**

F. Spangler Deceased, JAMES D. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased and JOHN F. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13117-19, BANK OF AMERICA, N.A vs. LINDA A. POLICK Solely in Her Capacity as Heir of James F. Spangler Deceased, JAMES D. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased and JOHN F. SPANGLER Solely in His Capacity as Heir of James F. Spangler Deceased, owner(s) of the property situated in Erie County, Pennsylvania being 2124 EAST 41ST STREET, ERIE, PA 16510
Assessment Map Number: 18-052-058.0-314.00
Assessed Value Figure: \$81,270.00
Improvement Thereon:
A Residential Dwelling
KML LAW GROUP, P.C.
ATTORNEY FOR PLAINTIFF
701 MARKET STREET,
SUITE 5000
PHILADELPHIA, PA 19106
(215) 627-1322

May 1, 8, 15

SALE NO. 7

Ex. #12479 of 2016
Finance of America Reverse LLC, Plaintiff
v.

Louis C. Kendrick, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 12479-2016, Finance of America Reverse LLC v. Louis C. Kendrick, owner of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2444 East 26th Street, Erie, Pennsylvania 16510.
Tax I.D. No. 18051068021800
Assessment: \$72,277.95
Improvements: Residential Dwelling
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

May 1, 8, 15

SALE NO. 8

Ex. #12079 of 2015
The Huntington National Bank, Plaintiff
v.
Scott Palermo, Real Owner, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 12079-15, The Huntington National Bank v. Scott Palermo, Real Owner, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 4519 Miller Avenue, Erie, Pennsylvania 16509.
Tax I.D. No. 18053001011900
Assessment: \$16,609.84
Improvements: Residential Dwelling
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

May 1, 8, 15

SALE NO. 9

Ex. #13324 of 2019
U.S. Bank Trust National Association, as Trustee for Cvf III Mortgage Loan Trust II, Plaintiff
v.

Heather L. Filson, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 13324-2019, U.S. Bank Trust National Association, as Trustee for Cvf III Mortgage Loan Trust II vs. Heather L. Filson
Amount Due: \$130,207.03
Heather L. Filson, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1103 Grant Street, a/k/a 1103 Grant Avenue, Erie, PA 16505-1518
Dimensions: 60 X 130.61
Acreage: 0.1791
Assessment Map number: 33019099000700
Assessed Value: \$104,180.00
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 1, 8, 15

SALE NO. 10

Ex. #13347 of 2019
Wells Fargo Bank, N.A., Plaintiff
v.
James A. Fulton, Catherine A. Fulton, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 13347-19, Wells Fargo Bank, N.A. vs. James A. Fulton, Catherine A. Fulton
Amount Due: \$117,375.17
James A. Fulton, Catherine A. Fulton, owner(s) of property situated in GREENE TOWNSHIP, Erie County, Pennsylvania being 4214 Knoyle Road, Erie, PA 16510-4950
Acreage: 1.39
Assessment Map number: 25002011000900
Assessed Value: \$172,300.00
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 1, 8, 15

SALE NO. 11

Ex. #12722 of 2019
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPs MORTGAGE LOAN TRUST 1998-1, Plaintiff
v.
JERAD JOINT, SOLELY IN CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, JERRY JOINT, SOLELY IN HIS CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, MELINDA HIBBLER, SOLELY IN HER CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, MICHELLE JOINT, SOLELY IN HER CAPACITY AS HEIR OF JAMES JOINT A/K/A JAMES J. JOINT, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST

**FROM OR UNDER JAMES
JOINT A/K/A JAMES J. JOINT,
DECEASED, Defendants
DESCRIPTION**

ALL THAT CERTAIN PIECE OR
PARCEL OF LAND SITUATED
IN THE CITY OF ERIE, COUNTY
OF ERIE, AND STATE OF
PENNSYLVANIA
HAVING ERECTED THEREON
A DWELLING HOUSE, KNOWN
AS 1011 WEST 19th STREET,
ERIE, PENNSYLVANIA.
FURTHER IDENTIFIED AS ERIE
COUNTY TAX INDEX NO. (19)
6029-110.

Improvements: Residential
Dwelling.

POWERS KIRN, LLC

Harry B. Reese, Esquire

Id. No. 310501

Attorneys for Plaintiff

Eight Neshaminy Interplex

Suite 215

Trevose, PA 19053

(215) 942-2090

May 1, 8, 15

SALE NO. 12

Ex. #10516 of 2019

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR MERITAGE
MORTGAGE LOAN TRUST
2004-2 ASSET-BACKED
CERTIFICATES, SERIES 2004-2,**

Plaintiff

v.

NICHOLAS DOMINICK,

Defendant(s)

DESCRIPTION

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE
IN THE CITY OF ERIE, ERIE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 435 EAST
28TH STREET, ERIE, PA 16504
BEING PARCEL NUMBER:
18-050076-10500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

RAS CITRON, LLC

Attorneys for Plaintiff

Robert Flacco, Esq.

Id No. 325024

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

May 1, 8, 15

SALE NO. 13

Ex. #13031 of 2019

**LAKEVIEW LOAN
SERVICING, LLC., Plaintiff**

v.

**DAVID M. SCOTCH A/K/A
DAVID SCOTCH, Defendant(s)**

DESCRIPTION

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE
IN THE NORTH EAST, ERIE
COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 138
CULVER COURT NORTH EAST,
PA 16428

BEING PARCEL NUMBER:
36009059102900

IMPROVEMENTS:

RESIDENTIAL PROPERTY

RAS CITRON, LLC

Attorneys for Plaintiff

Robert Flacco, Esquire

Id No. 325024

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

May 1, 8, 15

SALE NO. 15

Ex. #13302 of 2019

**Vanderbilt Mortgage and
Finance, Inc., Plaintiff**

v.

**Timothy L. Hartman and Tara L.
Hartman, Defendants**

DESCRIPTION

By virtue of a Writ of Execution
filed to No. 13302-19, Vanderbilt
Mortgage and Finance, Inc.
vs. Timothy L. Hartman and
Tara L. Hartman owner(s) of
property situated in Erie County,
Pennsylvania being 9710 Lake
Pleasant Rd., Erie, PA 16509

Assessment Map Number:
25014056000300

Assessed Value Figure: \$87,940.00

Improvement thereon: Single
Family Dwelling and Out
building(s)

Date: February 14, 2020

Richard M. Squire & Associates, LLC

M. Troy Freedman, Esq.

(PA I.D. #85165)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

May 1, 8, 15

SALE NO. 16

Ex. #13375 of 2017

MTGLO Investors, LP, Plaintiff

v.

**John C. Thorrr and Karla K.
Thorrr, Defendants**

DESCRIPTION

By virtue of a Writ of Execution
filed to No. 2017-13375, MTGLO
Investors, LP, Plaintiff vs. John C.
Thorrr and Karla K. Thorrr, owner(s)
of property situated in Erie County,
Pennsylvania being 6137 Meridian
Drive, Erie, PA 16509

Assessment Map Number:
33188590000900

Assessed Value Figure: \$103,600.00

Improvement thereon: Single
Family Home - 1910 sqft

Date: Janunry 13, 2020

Richard M. Squire & Associates, LLC

M. Troy Freedman, Esq.

(PA I.D. #85165)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

May 1, 8, 15

SALE NO. 17

Ex. #11176 of 2019

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

v.

**Brenda L. Brown a/k/a Brenda L.
Shott, Defendant**

DESCRIPTION

By virtue of a Writ of Execution
filed to No. 11176-19, Bayview
Loan Servicing, LLC, a Delaware
Limited Liability Company v.
Brenda L. Brown a/k/a Brenda L.
Shott, owner(s) of property situated
in Township of Millcreek, Erie
County, Pennsylvania being 3503
Court Avenue, Erie, PA 16506
3503 COURT AYE 50 X 130 0.1492
Acres SINGLE FAMILY

Assessment Map number:
33074311000500

Assessed Value figure: \$72,200

Improvement thereon: N/A

STERN & EISENBERG, PC

EDWARD J. MCKEE, ESQUIRE

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

May 1, 8, 15

SALE NO. 18

Ex. #12745 of 2019

**Wilmington Savings Fund
Society, FSB, d/b/a Christiana
Trust, not individually but
as Trustee for Hilldale Trust,
Plaintiff**

v.

**Brigitta A. Francoeur and Daniel
Francoeur, Defendants**

DESCRIPTION

By virtue of Writ of Execution No. 12745-2019, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Hilldale Trust v. Brigitta A. Francoeur and Daniel Francoeur All that certain piece or Parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, more fully bounded and described as follows, to-wit:

Lot #59 of the Southland Village Subdivision-Phase II as per survey prepared by Henry T. Welka Associates, dated March 21, 1996 and recorded in Erie County Records Office at Map No. 1996-262 on the 4th day of September, 1996.

ALSO KNOWN AS: 529 Megan Court, Erie, PA 16509

PARCEL NUMBER:

33-192-628.5-028.00

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

May 1, 8, 15

SALE NO. 19

Ex. #12099 of 2019

**Lakeview Loan Servicing, LLC,
Plaintiff**

v.

Brennan M. Smith, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12099-19, Lakeview Loan Servicing, LLC vs. Brennan M. Smith, owner(s) of property situated in Borough of Edinboro, Erie County, Pennsylvania being 103 Brookview Drive, Edinboro, PA 16412

103 BROOKVIEW DR LOT 17

120 X 117.9 IRR

Assessment Map number:
11014048001600

Assessed Value figure: \$117,540.00
Improvement thereon: Residential
Real Estate

EDWARD J. MCKEE, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
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May 1, 8, 15

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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.

SECOND PUBLICATION

**PRZEPIERSKI, RITA,
deceased**

Late of 1411 Wana Drive, Erie,
PA 16505

Administratrix: Marie Przepierski,
9451 Lake Pleasant Rd., Erie,
PA 16509

Attorney: Matthew J. Parini,
Esquire, 502 West Seventh Street,
Erie, Pennsylvania 16502

THIRD PUBLICATION

**CRAIG, CONSTANCE L., a/k/a
CONSTANCE CRAIG,
deceased**

Late of the Township of Millcreek,
Commonwealth of Pennsylvania

Executrix: Rebecca Irish, c/o
Vendetti & Vendetti, 3820 Liberty
Street, Erie, Pennsylvania 16509

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

**MUCCINO, MARY E.,
deceased**

Late of the Township of
Millcreek, County of Erie, and
Commonwealth of Pennsylvania
Executrix: Susan A. Buzzanco,
c/o Gary D. Bax, Attorney at
Law, 2525 West 26th Street, Erie,
PA 16506

Attorney: Gary D. Bax, Esquire,
2525 West 26th Street, Erie, PA
16506

ATTENTION ALL ATTORNEYS

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Check out the LCL website www.lclpa.org for free CLE videos, extensive resources and educational information.

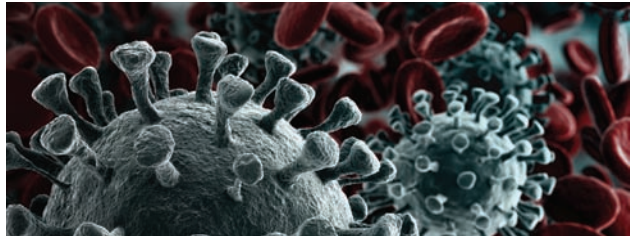


COVID-19: RISK MANAGEMENT STRATEGIES FOR SMALL AND MID-SIZED LAW FIRMS

The COVID-19 crisis has changed the way law is practiced. Small and mid-sized law firms need to prepare and transform in these uncertain times. There are four key areas that small firms and practitioners should focus on from a risk management perspective. The benefits of effective risk management procedures include: the avoidance of surprises, improved planning, improved information for decision making, and the enhanced reputational/personal well-being for lawyers.

Legal Malpractice

Bad things can happen to good lawyers. With that said, a legal malpractice policy protects your assets and your billable hours and provides a safety net if you make a mistake. Since a legal malpractice policy is written on a claims made and reported basis, meaning that you have to have coverage in place when the alleged act occurred and the act is reported. It's very important to not cancel or make changes to your policy limits during this time. It may be tempting to cancel your policy in order to save money, but this decision is fraught with issues related to risking the exposure of past acts that will go uncovered.



Also, it is even more important to be insured with a strong carrier and have a robust policy form.

Legal malpractice claims have a direct correlation to the economy. When the economy is good, claims frequencies are down. When the economy is bad, claims frequencies go up. While we don't know what lies ahead, we do know that the current situation is unstable at best and could increase claims.

RISK MANAGEMENT TIP:

Do not touch your malpractice insurance during this time!

Virtual Notary Work

The way we practice law is evolving almost daily during this current crisis. One new is the acceptance of virtual notary work. Essentially, notary work has moved away from needing to be done in-person, allowing the work to be done electronically on platforms

such as Facetime, Zoom, Skype, etc. Typically, in-person notary work is excluded from your professional liability policy to prevent coverage for a notary that made no effort to confirm the identity of the signor. Since this is new and is in somewhat uncharted waters, some carriers are taking the position that, if the notary is in compliance with state requirements for remote notarization, the policy would respond.

RISK MANAGEMENT TIP:

Contact your Insurance Broker to see what position your carrier is taking. Get this opinion in writing!

Suing for Fees

With the current economic climate providing some unexpected challenges, attorneys may find themselves faced with clients who may not be willing and/or able to pay their outstanding bills. This is where



you need to decide what to do with regards to suing your client for unpaid legal bills.

Here are some things to think about as you evaluate this option:

1. 40%-50% of the time, a fee suit results in a counter claim for malpractice.
2. It is important to re-evaluate the reasonableness of the fees you are seeking to recover. You cannot recover excess fees and therefore you may need to reduce the amount of your fees accordingly.

RISK MANAGEMENT TIP:

Contact your Insurance Broker to see if a counterclaim for malpractice is excluded on your policy. Also, check with your broker regarding your deductible. If you are seeking to recover \$5k, but your deductible is \$5k, is it worth it if you are sued for malpractice?

Cyber Liability

Cyber Criminals will try to turn this crisis to their advantage. We have already seen some sophisticated malware and phishing scams come through recently.

Below are some tips for both employers and employees to prevent such scams from being successful:

EMPLOYERS

1. Require 2-factor authentication
2. Engage in regular security updates
3. Back up systems and data regularly
4. Advise employees to be wary of everything they click on
5. Use call back verification for vendor or client account changes and fund transfers for any amount above a predetermined threshold (i.e. \$25K)

EMPLOYEES

1. Keep computers and other devices in a secure place
2. Log out when you are not using your computer or system
3. Have strong passwords
4. Back up/save data and change passwords regularly
5. Access corporate information with a VPN especially if you are accessing on a public network.

Mike Mooney

USI Affinity

*Senior Vice President and
Professional Liability
Practice Leader*

Mike.Mooney@USI.com

(610) 297-0061

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