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DECEMBER 30  
2022



# ERIE COUNTY LEGAL JOURNAL

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**SPECIAL EVENT, ECBA**  
Annual Membership 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  
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## ERIE COUNTY BAR ASSOCIATION CALENDAR OF EVENTS AND SEMINARS

### MONDAY, JANUARY 2, 2023

New Year's Day Holiday  
ECBA Office Closed

### TUESDAY, JANUARY 10, 2023

New ECBA Board Member Orientation  
Noon  
ECBA Headquarters in-person

### TUESDAY, JANUARY 17, 2023

AKT 5K Run/Walk Committee Meeting  
Noon  
ECBA Headquarters in-person or via Zoom

### WEDNESDAY, JANUARY 18, 2023

Defense Bar Section Meeting  
Noon  
ECBA Headquarters in-person or via Zoom

### THURSDAY, JANUARY 19, 2023

Solo/Small Firms Division Meeting  
Noon  
ECBA Headquarters in-person or via Zoom

### FRIDAY, JANUARY 20, 2023

Wellness Wednesday Series  
*Lunchtime Yoga*  
Noon  
via Zoom  
*Click link for details*  
[https://www.eriebar.com/events/public-  
registration/1776](https://www.eriebar.com/events/public-registration/1776)

### MONDAY, JANUARY 23, 2023

ECBA Board of Directors Meeting  
Noon  
ECBA Headquarters in-person

### TUESDAY, JANUARY 24, 2023

Live ECBA Lunch-n-Learn Seminar  
*Common Filing Mistakes and an Update from  
the Bureau of Corporations and Charitable  
Organizations*  
12:00 - 1:00 p.m.  
The Will J. Schaaf & Mary B. Schaaf  
Education Center  
*Click link for details*  
[https://www.eriebar.com/events/public-  
registration/1774](https://www.eriebar.com/events/public-registration/1774)

### WEDNESDAY, JANUARY 25, 2023

Young Lawyers Division Meeting  
Noon  
ECBA Headquarters in-person or via Zoom

### THURSDAY, JANUARY 26, 2023

In-house Counsel Division Meeting  
Noon  
ECBA Headquarters in-person or via Zoom

### FRIDAY, JANUARY 27, 2023

Diversity & Inclusion Section Meeting  
Noon  
ECBA Headquarters in-person or via Zoom

### FRIDAY, FEBRUARY 3, 2023

Wellness Wednesday Series  
*Lunchtime Yoga*  
Noon  
via Zoom  
*Click link for details*  
[https://www.eriebar.com/events/public-  
registration/1776](https://www.eriebar.com/events/public-registration/1776)

### 2022 BOARD OF DIRECTORS

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### CHANCELLOR OF THE BAR NOMINATIONS

The Erie County Bar Association is accepting nominations for Chancellor of the Bar. All nominees must have practiced at the Erie County Bar for more than 30 years. Each nomination must be endorsed by at least five members (in good standing) of the ECBA. Chancellor of the Bar is an honorary position, although the Chancellor does serve on the Association's Nominating Committee. The ECBA's Law Day Committee will review each nomination and make its recommendation to the Board of Directors, considering the nominee's positive contributions to the practice of law in Erie County, ethics, attitude toward the Courts and fellow lawyers, participation in civic affairs, community life and ECBA activities. Retired lawyers or judges are eligible.

The member promoting their nominee may be asked to attend the Law Day Committee meeting at which this award is discussed. Nominations should be sent to the ECBA office and received/postmarked no later than Friday, January 27, 2023.

Dec. 30 and Jan. 6, 13

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



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

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**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania 12906-22. Notice is hereby given that, on December 16, 2022, a Petition was filed in the Erie County Court of Common Pleas, requesting an order to change the name of Desmond Anthony Collier to Desmond Anthony Stefurak. The Court has fixed the day of February 3, 2023 at 1:45 PM in Courtroom F, Room 220, of the Erie County Courthouse, Erie, Pennsylvania as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Dec. 30

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania 12966-22. Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Adam Zachary Simon to Evelyn Loren Simon.

The Court has fixed the 27th day of February, 2023 at 11:30 a.m. in Courtroom F, Room 220 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said petition, when and where all parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Dec. 30

**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**

1. Fictitious Name: Wine Diamonds
2. Address of the principal place of business, including street and number: 8537 Gulf Rd., North East, PA 16428
3. The real names and addresses,

including street and number, of the persons who are parties to the registration: David M. Roman, 8537 Gulf Rd., North East, PA 16428  
4. An application for registration of fictitious name under the Fictitious Names Act was filed on or about December 19, 2022 with the Pennsylvania Department of State  
David M. Roman  
8537 Gulf Rd., North East, PA 16428  
IAW 54 Pa.C.S. §311(g).

Dec. 30

**INCORPORATION NOTICE**

Multi-Municipal Emergency Services Commission has been incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

NIETUPSKI ANGELONE, LLC  
3204 State Street  
Erie, PA 16508

Dec. 30

**ORGANIZATION NOTICE**

Notice has been here given that Joe's Rentals, LLC has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.  
Thomas J. Ruth, Esquire  
Carney and Ruth Law Office  
224 Maple Avenue  
Corry, Pennsylvania 16407

Dec. 30

**LEGAL NOTICE**

ATTENTION: UNKNOWN BIOLOGICAL FATHER

INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD M.A.M.M. DOB: 08/13/2018  
BORN TO: TIFFANY ANN BOND  
79 IN ADOPTION, 2022

If you could be the parent of the above-mentioned children, 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, Courtroom 214-D, City of Erie on January 10, 2023 at 1:30 p.m. and there show cause,

if any you have, why your parental rights to the above children 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 children. 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 children 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) 451-6688, or contact your adoption attorney, if you have one.

Dec. 30

**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

**JANUARY 20, 2023  
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.

Chris Campanelli  
Sheriff of Erie County

Dec. 30 and Jan. 6, 13

**SALE NO. 1**

**Ex. #30651 of 2022  
NORTHWEST BANK, f/k/a  
NORTHWEST SAVINGS BANK,  
Plaintiff**

v.

**DONALD J. PLONSKI and  
MARY E. PLONSKI, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 30651-2022, Northwest Bank, f/k/a Northwest Savings Bank vs. Donald J. Plonski and Mary E. Plonski, owners of property situated in the City of Erie, Erie County, Pennsylvania being:

**1) 2802 Old French Road,  
Erie, PA 16504**

Dimensions: 0.2144 acres  
Assessment Map Number:  
(18) 5079-204

Assessed Value: \$171,000.00  
Improvement Thereon:

Restaurant/Bar  
**2) 2812 Old French Road,  
Erie, PA 16504**

Dimensions: 0.1709 acres  
Assessment Map Number:  
(18) 5079-203

Assessed Value: \$25,100.00  
Improvement Thereon: Parking Lot

**3) 2816 Old French Road,  
Erie, PA 16504**

Dimensions: 0.0973 acres  
Assessment Map Number:  
(18) 5079-202

Assessed Value: \$13,300.00  
Improvement Thereon: Vacant  
Nicholas R. Pagliari  
Pa. Supreme Court ID No. 87877  
MacDONALD, ILLIG, JONES &  
BRITTON LLP

100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
Tel: (814) 870-7754

Fax: (814) 454-4647  
Email: npagliari@mijb.com

Attorneys for Plaintiff  
Northwest Bank, f/k/a  
Northwest Savings Bank

Dec. 30 and Jan. 6, 13

**SALE NO. 2**

**Ex. #10622 of 2022  
THE ANDOVER BANK, Plaintiff**

v.

**AMANDA J. VANDERVORT  
n/k/a AMANDA J. WEARY,  
Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2022-10622, Andover Bank vs. Amanda J. Vandervort n/k/a Amanda J. Weary, owner of property situated in the Borough of Albion, Erie County, Pennsylvania being: 110 North Main Street, Albion, Pennsylvania.

Approx. 0.1722 acres  
Assessment Map Number: (1) 1-1-7

Assessed Value Figure: \$77,160.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esquire  
MARSH SCHAAF, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 30 and Jan. 6, 13

**SALE NO. 3**

**Ex. #11742 of 2022  
ERIE FEDERAL CREDIT  
UNION, Plaintiff  
v.  
ARMAND ROCCO, JR. and  
LAURIE ROCCO, Defendants  
DESCRIPTION**

By virtue of Writ of Execution filed at No. 11742-2022, Erie Federal Credit Union vs. Armand Rocco, Jr. and Laurie Rocco, owners of the following property identified below:  
**1) Situated in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 2307 Greengarden Blvd., Erie, Pennsylvania 16502:**  
Assessment Map No.: (19) 6247-117  
Assessed Value Figure: \$70,800.00  
Improvement Thereon:  
Single Family Dwelling  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880  
The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

Dec. 30 and Jan. 6, 13

**SALE NO. 4**

**Ex. #11704 of 2022  
ERIE FEDERAL CREDIT  
UNION, Plaintiff  
v.  
LETTITIA HAYES, Defendant  
DESCRIPTION**

By virtue of Writ of Execution filed at No. 11704-2022, Erie Federal Credit Union vs. Letitia Hayes, owner of the following property identified below:

**1) Situated in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 408 East Avenue, Erie, Pennsylvania 16507:**  
Assessment Map No.: (14) 1032-105  
Assessed Value Figure: \$52,100.00  
Improvement Thereon:  
Single Family Dwelling  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880  
The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

Dec. 30 and Jan. 6, 13



**SALE NO. 5**  
**Ex. #11703 of 2022**  
**ERIE FEDERAL CREDIT**  
**UNION, Plaintiff**  
**v.**  
**SHAVONNA THIGPEN,**  
**Defendant**  
**DESCRIPTION**

By virtue of Writ of Execution filed at No. 11703-2022, Erie Federal Credit Union vs. Shavonna Thigpen, owner of the following property identified below:

1) Situated in the City of Erie, County of Erie, and Commonwealth of Pennsylvania located at 1352 East 20th Street, Erie, Pennsylvania 16503:  
Assessment Map No.: (15) 2107-229  
Assessed Value Figure: \$34,860.00  
Improvement Thereon:  
Single Family Dwelling  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880  
The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

Dec. 30 and Jan. 6, 13

**SALE NO. 6**  
**Ex. #11986 of 2022**  
**ERIEBANK, a division of**  
**CNB BANK, Plaintiff**  
**v.**  
**RODERICK M. FESTA, JR.,**  
**Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2022-11986, ERIEBANK, a division of CNB BANK v. RODERICK M. FESTA, JR., owner of property situated in the City of Erie, County of Erie, and Commonwealth of Pennsylvania and being commonly known as 3106 Peach Street, Erie, PA with 3,264 square footage and 0.1612 acres.

Assessment Map No. (19) 61-01-111  
Assessed Value Figure: \$89,298  
Improvement thereon: Retail single occupancy  
Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

Dec. 30 and Jan. 6, 13

**SALE NO. 7**  
**Ex. #11834 of 2022**  
**Northwest Bank, Plaintiff**  
**v.**  
**All unknown heirs,**  
**successors, and assigns of**  
**SUSAN C. STAHON (Deceased),**  
**Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 11834-2022, Northwest Bank v. All unknown heirs, successors, and assigns of SUSAN C. STAHON (Deceased), owner of property situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1331 West 37th Street, Erie, PA 16508 and bearing with 1,176 square footage and 0.1430 acres.

Assessment Map No. (19) 6132-111  
Assessed Value Figure: \$91,400  
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

Dec. 30 and Jan. 6, 13

**SALE NO. 9**  
**Ex. #11849 of 2022**  
**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS**  
**TRUSTEE FOR AMERIQUEST**  
**MORTGAGE SECURITIES**  
**INC., ASSET-BACKED PASS-**  
**THROUGH CERTIFICATES,**  
**SERIES 2005-R5, Plaintiff**  
**v.**  
**ROBERT L. MARSH;**  
**CHRISTINA M. MARSH,**  
**Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2022-11849, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R5 v. ROBERT L. MARSH; CHRISTINA M. MARSH, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania, being 2805 ASH STREET, ERIE, PA 16504

Tax ID No. 18050065022000 and

18050065021900  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$88,826.30  
Attorneys for Plaintiff  
Brock & Scott, PLLC  
2011 Renaissance Blvd., Suite 100  
King of Prussia, PA 19406  
844-856-6646

Dec. 30 and Jan. 6, 13

**SALE NO. 10**  
**Ex. #11662 of 2022**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**  
**v.**  
**BRIAN G. MYERS, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 11662-22, WELLS FARGO BANK, N.A. v. BRIAN G. MYERS, owner(s) of property situated in GREENE TOWNSHIP, ERIE County, Pennsylvania, being 8800 WATTSBURG ROAD, A/K/A 8794 WATTSBURG ROAD, A/K/A 2971 HOLMAN DRIVE, ERIE, PA 16509-6018

Tax ID No. (25) 12-35-44  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$61,893.42  
Attorneys for Plaintiff  
Brock & Scott, PLLC  
2011 Renaissance Blvd., Suite 100  
King of Prussia, PA 19406  
844-856-6646

Dec. 30 and Jan. 6, 13

**SALE NO. 11**  
**Ex. #10391 of 2022**  
**First National Bank of**  
**Pennsylvania, successor to**  
**The National Bank of North East,**  
**Plaintiff**  
**v.**  
**Tracy L. Fedak and**  
**Matthew J. Fedak, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10391-22, First National Bank of Pennsylvania, successor to The National Bank of North East vs. Tracy L. Fedak and Matthew J. Fedak, owner(s) of property situated in Harborcreek TWP, Erie County, Pennsylvania being 8311 Windsor Beach Court, Erie, PA 16511  
Assessment Map number: 27-026-025.0-009.00

Assessed Value figure: \$85,180.00  
Improvement thereon: Dwelling  
Kristine M. Anthou, Esquire  
One Gateway Ctr, 9 W. Pgh PA 15222  
412-281-7650

Dec. 30 and Jan. 6, 13

**SALE NO. 12**  
**Ex. #11882 of 2019**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**  
**v.**  
**LINDA L. NOVAKOWSKI**  
**AND THE SECRETARY OF**  
**HOUSING AND URBAN**  
**DEVELOPMENT, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2019-11882, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. LINDA L. NOVAKOWSKI AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants

Real Estate:  
3018-3020 ELMWOOD A VENUE,  
ERIE, PA 16508  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 33.33 X 101  
Deed Book/Inst#: 2014-021411  
Tax I.D. (19) 6233-300  
Assessment: \$15,700 (Land)  
\$84,600 (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

Dec. 30 and Jan. 6, 13

**SALE NO. 13**  
**Ex. #11880 of 2022**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**  
**v.**  
**JUSTIN D. GOODWILL,**  
**Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 11880-22, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JUSTIN D. GOODWILL, Defendant  
Real Estate: 2902 GERMAN STREET, ERIE, PA 16504

Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 25 x 114  
Deed Book/Inst#: 2011-024473  
Tax I.D. (18) 5082-106  
Assessment: \$16,400 (Land)  
\$25,700 (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

Dec. 30 and Jan. 6, 13

**SALE NO. 14**  
**Ex. #11506 of 2022**  
**PNC BANK, NATIONAL**  
**ASSOCIATION, Plaintiff**  
**v.**  
**MARILYN A. BROGDON A/K/A**  
**MARILYN ANN JOHNSON**  
**BROGDAN, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11506-22, PNC BANK, NATIONAL ASSOCIATION vs. MARILYN A. BROGDON A/K/A MARILYN ANN JOHNSON BROGDAN, owner(s) of the property situated in Erie County, Pennsylvania being 1618 WEST 41ST STREET, ERIE, PA 16509  
Assessment Map Number: 19061072012700  
Assessed Value Figure: \$101,600.00  
Improvement Thereon:  
A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Dec. 30 and Jan. 6, 13

**SALE NO. 15**  
**Ex. #11816 of 2022**  
**FREEDOM MORTGAGE**  
**CORPORATION, Plaintiff**  
**v.**  
**JOSHUA A. DURIVAGE and**  
**RISTINA M. DURIVAGE,**  
**Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2022-11816, FREEDOM MORTGAGE CORPORATION

vs. JOSHUA A. DURIVAGE and RISTINA M. DURIVAGE, owner(s) of the property situated in Erie County, Pennsylvania being 220 LIGHTHOUSE STREET, ERIE, PA 16507  
Assessment Map Number: 14010045060000  
Assessed Value Figure: \$71,000.00  
Improvement Thereon:  
A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Dec. 30 and Jan. 6, 13

**SALE NO. 16**  
**Ex. #11241 of 2022**  
**PNC BANK, NATIONAL**  
**ASSOCIATION, SUCCESSOR**  
**BY MERGER TO NATIONAL**  
**CITY BANK, SUCCESSOR BY**  
**MERGER TO NATIONAL CITY**  
**MORTGAGE CO., Plaintiff**  
**v.**  
**MICHAEL MELTER AKA**  
**MICHAEL J. MELTER and**  
**PATRICIA A. MELTER,**  
**Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11241-2022, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE CO. vs. MICHAEL MELTER AKA MICHAEL J. MELTER and PATRICIA A. MELTER, owner(s) of the property situated in Erie County, Pennsylvania being 1338 WEST 35TH STREET, ERIE, PA 16508

Assessment Map Number: 19061031012100  
Assessed Value Figure: \$92,000.00  
Improvement Thereon:  
A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Dec. 30 and Jan. 6, 13

**SALE NO. 17**  
**Ex. #11922 of 2022**  
**ROCKET MORTGAGE, LLC**  
**F/K/A QUICKEN LOANS, LLC**  
**F/K/A QUICKEN LOANS INC.,**  
**Plaintiff**

**v.**  
**TRICIA FINAZZO and**  
**LAWRENCE R. FINAZZO JR.,**  
**Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No: 11922-22 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC vs. TRICIA FINAZZO and LAWRENCE R. FINAZZO JR., owner(s) of the property situated in Erie County, Pennsylvania being 7097 SHERROD HILL ROAD, EDINBORO, PA 16412  
Assessment Map Number: 13-019-055.0-004.00  
Assessed Value Figure: \$92,700.00  
Improvement Thereon: A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

24TH STREET, ERIE, PA 16503  
Assessment Map Number: 18050031020400  
Assessed Value Figure: \$41,500.00  
Improvement Thereon: A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Dec. 30 and Jan. 6, 13

**SALE NO. 19**  
**Ex. #10665 of 2022**  
**Specialized Loan Servicing LLC,**  
**Plaintiff**

**v.**  
**Pamela Zimmer, Executrix of**  
**the Estate of James R. Starks,**  
**deceased, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10665-22, Specialized Loan Servicing LLC vs. Pamela Zimmer, Executrix of the Estate of James R. Starks, deceased, owner(s) of property situated in the Township of Fairview, Erie County, Pennsylvania being 5705 Langmore Lane, Erie, PA 16505  
0.8609  
Assessment Map number: 21034016013200  
Assessed Value figure: \$285,630.00  
Improvement thereon: a residential dwelling  
Christopher A. DeNardo  
LOGS Legal Group LLP  
Attorney for Movant/Applicant  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Dec. 30 and Jan. 6, 13

**SALE NO. 18**  
**Ex. #12912 of 2019**  
**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS**  
**INDENTURE TRUSTEE FOR**  
**NEW CENTURY HOME**  
**EQUITY LOAN TRUST 2003-6,**  
**Plaintiff**

**v.**  
**DENNIS HENDERSON a/k/a**  
**DENNIS I. HENDERSON SR.,**  
**Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12912-19, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2003-6 vs. DENNIS HENDERSON a/k/a DENNIS I. HENDERSON SR., owner(s) of the property situated in Erie County, Pennsylvania being 759 EAST

**Azalia Polk Living Trust; Robert**  
**Pruitt, Jr., as Possible Successor**  
**Trustee of The Patricia Azalia Polk**  
**Living Trust; Jonathan Pruitt, as**  
**Possible Successor Trustee of The**  
**Patricia Azalia Polk Living Trust;**  
**Carl Pruitt, as Possible Successor**  
**Trustee of The Patricia Azalia**  
**Polk Living Trust; Ronald Pruitt,**  
**as Possible Successor Trustee of**  
**The Patricia Azalia Polk Living**  
**Trust, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution file to No. 2021-11472, MidFirst Bank, vs. Susan Hayes, as Possible Successor Trustee of The Patricia Azalia Polk Living Trust; Unknown Successor Trustee of The Patricia Azalia Polk Living Trust; Carla Hayes, as Possible Successor Trustee of The Patricia Azalia Polk Living Trust; Kermit Johnson, as Possible Successor Trustee of The Patricia Azalia Polk Living Trust; Robert Pruitt, Jr., as Possible Successor Trustee of The Patricia Azalia Polk Living Trust; Jonathan Pruitt, as Possible Successor Trustee of The Patricia Azalia Polk Living Trust; Carl Pruitt, as Possible Successor Trustee of The Patricia Azalia Polk Living Trust; Ronald Pruitt, as Possible Successor Trustee of The Patricia Azalia Polk Living Trust, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 4134 Fargo Street, Erie, PA 16510  
2,496 sq. ft.  
Assessment Map Number: 18-5227  
Assessed Value figure: \$131,030.00  
Improvement thereon: Single Family Dwelling  
Kimberly J. Hong, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Dec. 30 and Jan. 6, 13

**SALE NO. 21**  
**Ex. #11108 of 2022**  
**PNC Bank, National Association,**  
**Plaintiff**

**v.**  
**Benny Hunt, AKA**  
**Benny W. Hunt, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution file to No. 2022-11108, PNC Bank, National Association vs. Benny Hunt, AKA Benny W. Hunt, owner(s) of property situated in the Borough of Waterford, Erie County, Pennsylvania being 652 High Street, Waterford, PA 16441  
82.5 X 155  
Assessment Map Number: 46-003  
Assessed Value figure: \$76,680.00  
Improvement thereon: Single Family Dwelling  
Kimberly J. Hong, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Dec. 30 and Jan. 6, 13

**SALE NO. 22**  
**Ex. #13352 of 2019**  
**U.S. Bank National Association,**  
**Plaintiff**

**v.**

**Rhodeesha Jordan, as Believed**  
**Heir and/or Administrator of**  
**the Estate of Brion Jordan, AKA**  
**Brion S. Jordan, AKA**  
**B. S. Jordan; Unknown Heirs**  
**and/or Administrators of the**  
**Estate of Brion Jordan, AKA**  
**Brion S. Jordan, AKA**  
**B. S. Jordan (if any), Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution file to No. 2019-13352, U.S. Bank National Association v. Rhodeesha Jordan, as Believed Heir and/or Administrator of the Estate of Brion Jordan, AKA Brion S. Jordan, AKA B. S. Jordan; Unknown Heirs and/or Administrators of the Estate of Brion Jordan, AKA Brion S. Jordan, AKA B. S. Jordan (if any), owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 2214 Woodlawn Avenue, Erie, PA 16510  
50 X 120 (1,464 sq. ft.)  
Assessment Map Number: 18-5135  
Assessed Value figure: \$95,082.60  
Improvement thereon: Single Family Dwelling  
Kimberly J. Hong, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Dec. 30 and Jan. 6, 13

**SALE NO. 23**  
**Ex. #10979 of 2022**  
**U.S. Bank National Association,**  
**Plaintiff**

**v.**  
**Kevin P. Rafferty, AKA Kevin**  
**Rafferty; Lyubov S. Rafferty,**  
**Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution file to No. 2022-10979, U.S. Bank National Association vs. Kevin P. Rafferty, AKA Kevin Rafferty; Lyubov S. Rafferty, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1741 West 32nd Street, Erie, PA 16508  
68 X 140 (1,040 sq. ft.)  
Assessment Map Number: 19-6150  
Assessed Value figure: \$86,350.00  
Improvement thereon: Single Family Dwelling  
Kimberly J. Hong, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Dec. 30 and Jan. 6, 13

**SALE NO. 24**  
**Ex. #11515 of 2022**  
**U.S. Bank Trust National**  
**Association, not in its individual**  
**capacity but solely as Owner**  
**Trustee for RCF2 Acquisition**  
**Trust, Plaintiff**

**v.**  
**Peggy Occhibone and**  
**Larry A. Occhibone, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2022-11515, U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF2 Acquisition Trust vs. Peggy Occhibone and Larry A. Occhibone, owner(s) of property situated in the Township of North East, Erie County, Pennsylvania being 9205 Findley Lake Road, North East, PA 16428  
1,120 Square feet  
Assessment Map number: 37028136000103  
Assessed Value figure: \$145,700.00  
Patrick J. Wesner, Esquire  
9000 Midlantic Drive, Ste. 300

Mt. Laurel, NJ 08054  
856-810-5815  
Dec. 30 and Jan. 6, 13

**SALE NO. 25**  
**Ex. #11167 of 2022**  
**LOANCARE, LLC, Plaintiff**  
**v.**  
**RICARDO SHERLOCK, IN**  
**HIS CAPA CITY AS HEIR**  
**OF PAUL SHERLOCK A/K/A**  
**PAUL M. SHERLOCK; ET AL.,**  
**Defendant(s)**  
**DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF ERIE, COUNTY OF ERIE, COMMONWEALTH OF PENNSYLVANIA: BEING KNOWN AS: 725 EAST AVE., ERIE, PA 16503  
BEING PARCEL NUMBER: 14010035011600  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906  
Attorneys for Plaintiff  
Robert Crawley, Esquire  
Id. No. 319712

Dec. 30 and Jan. 6, 13

**SALE NO. 26**  
**Ex. #11419 of 2022**  
**U.S. Bank Trust National**  
**Association, not in its individual**  
**capacity but solely as owner**  
**trustee for RCF 2 Acquisition**  
**Trust c/o U.S. Bank Trust**  
**National Association, Plaintiff**  
**v.**  
**Bernard Bell and Jack Harper,**  
**Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2022-11419, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Bernard Bell and Jack Harper, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being

2409 Downing Avenue, Erie, PA 16510  
2409 DOWNING AVE. 40 X 132  
Assessment Map number: 18051025021700  
Assessed Value figure: \$53,600.00  
Improvement thereon: N/A  
STERN & EISENBERG, P.C.  
ANDREW J. MARLEY, ESQUIRE  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)  
Dec. 30 and Jan. 6, 13

**SALE NO. 27**

**Ex. #11407 of 2022**

**U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, Plaintiff**

**v.**

**William J. Fitzpatrick, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11407-2022, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. William J. Fitzpatrick, owner of property situated in the City of Erie, Erie County, Pennsylvania being 3834 Lake Pleasant Road, Erie, PA 16504  
3834 Lake Pleasant Road, Erie, PA 16504 40 X 130  
Assessment Map number: 18053083011100  
Assessed Value figure: \$74,750  
Improvement thereon: N/A  
STERN & EISENBERG, P.C.  
MATTHEW C. FALLINGS, ESQUIRE  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)  
Dec. 30 and Jan. 6, 13

**SALE NO. 28**

**Ex. #11409 of 2022**

**Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-HE3 Mortgage Pass-through Certificates, Series 2007-HE3, Plaintiff**

**v.**

**Donna J. Snyder, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11409-22, Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-HE3 Mortgage Pass-through Certificates, Series 2007-HE3 v. Donna J. Snyder, owner(s) of property situated in Township of Franklin, Erie County, Pennsylvania being 10626 Route 98, Edinboro, PA 16412  
10626 ROUTE 98 10.413 AC  
Assessment Map number: 22007026000405  
Assessed Value figure: \$77,800  
Improvement thereon: N/A  
STERN & EISENBERG, PC  
KENYA BATES, ESQUIRE  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)  
Dec. 30 and Jan. 6, 13

**SALE NO. 29**

**Ex. #10500 of 2022**

**Pennsylvania Housing Finance Agency, Plaintiff**

**v.**

**Linda Stewart, Loretta Fiore, Ramona Pogson, Sally Laban, Lorraine Malinowski, Ted Malinowski, all in their capacity as Heirs of Janice C. Miller and Unknown Heirs, successors, assigns and all persons, firms or associations, claiming right, title or interest from or under Janice C. Miller, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10500-22, Pennsylvania Housing Finance Agency vs. Linda Stewart, Loretta Fiore, Ramona

Pogson, Sally Laban, Lorraine Malinowski, Ted Malinowski, all in their capacity as Heirs of Janice C. Miller and Unknown Heirs, successors, assigns and all persons, firms or associations, claiming right, title or interest from or under Janice C. Miller, owner of property situated in the Township of Millcreek, Erie County, Pennsylvania being: 1210 E. Arlington Road, Erie, PA 16504  
Dimensions: Square Feet: 754  
Acreage: .2204  
Assessment Map Number: (33)-105-475-14  
Assess Value figure: \$43,700.00  
Improvement thereon: Single Family Bungalow  
Lois M. Vitti, Esquire  
Attorney for Plaintiff  
663 Fifth Street  
Oakmont, PA 15139  
(412) 281-1725  
Dec. 30 and Jan. 6, 13

**SALE NO. 30**

**Ex. #11497 of 2022**

**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**

**v.**

**MICHAEL L. PERES, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11497-22, FIRST NATIONAL BANK OF PENNSYLVANIA vs. MICHAEL L. PERES, owner of property situated in the City of Erie, Fifth Ward, County of Erie, Pennsylvania, being known as 3025 Pine Avenue, Erie, PA 16504.  
Acreage: 0.1882  
Tax Index Parcel No. (18) 50-73-106.  
Assessed Value figure: \$75,700.00  
(Land & Building)  
Improvement thereon: residential dwelling with detached garage.  
FIRST NATIONAL BANK OF PENNSYLVANIA  
David W. Raphael, Esquire  
Attorney for First National Bank of Pennsylvania  
100 Federal Street - 4th Floor  
Pittsburgh, PA 15212  
412-465-9718  
Dec. 30 and Jan. 6, 13

**SALE NO. 31**

**Ex. #10750 of 2020**

**Lakeview Loan Servicing, LLC, Plaintiff**

**v.**

**Eric P. Bouley, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10750-20, Lakeview Loan Servicing, LLC vs. Eric P. Bouley, owner(s) of property situated in Erie County, Pennsylvania being 8981 Crane Road, Cranesville, PA 16410-1609  
Assessment Map Number: 313-008-019-0-001.01

Assessed Value Figure: \$166,470.00  
Improvement thereon: Single Family Home - 1,920 sq. ft.  
Richard M. Squire & Associates, LLC  
M. Troy Freedman, Esq.  
(PA I.D. # 85165)  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
215-886-8790  
215-886-8791 (FAX)  
tfreedman@squirelaw.com  
Attorneys for Plaintiff  
Dec. 30 and Jan. 6, 13

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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

### **GOLDHART, PHYLLIS M., a/k/a PHYLLIS MARA GOLDHART, a/k/a PHYLLIS GOLDHART, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Pamela R. Lasher, 187 South Main St., Albion, PA 16401  
*Attorney:* Valerie H. Kuntz, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

### **HRUTKAY, JANIS, a/k/a JANIS R. HRUTKAY, a/k/a JANIS ROOT HRUTKAY, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Stephanie Hrutkay, 7602 Lynn Drive, Chevy Chase, MD 20815  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

### **KENNERKNECHT, ROBERT N., a/k/a ROBERT NOAH KENNERKNECHT, deceased**

Late of the Edinboro Borough, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Meghan Kennerknecht, c/o 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415  
*Attorney:* Alan Natalie, Esquire, 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415

### **LIBBY, KENT EDWIN, deceased**

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania  
*Executor:* 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

### **PAUL, JANICE E., a/k/a JANICE ELAINE PAUL, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Arthur Brozell, c/o 100 State Street, Suite 700, Erie, PA 16507-1459  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

### **RAPELA, ERIKA MARGARET, a/k/a ERIKA M. RAPELA, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Paul Rapela, 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

### **SCHNEIDER, MARY EILEEN, a/k/a MARY E. SCHNEIDER, deceased**

Late of Wayne Township, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Thomas A. Dingfelder, 18661 Conelway Rd., Corry, PA 16407  
*Attorney:* None

### **SEERY, VINCENT J., a/k/a VINCENT JOHN SEERY, a/k/a VINCENT SEERY, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* William A. Sekula, 2830 W. 33rd Street, Erie, PA 16506  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

### **STAGER, JoANN, deceased**

Late of Lawrence Park Township, County of Erie and State of Pennsylvania  
*Executrix:* Jill A. Caspar, 453 Howell Avenue, Erie, PA 16511  
*Attorney:* Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

### **TEED, MARY V., deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Co-executors:* Dennis H. Teed and Patricia F. Thompson, c/o W. Atchley Holmes, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* W. Atchley Holmes, Esq., MARSH SCHAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

## SECOND PUBLICATION

### **BOCCIO, RENEE M., a/k/a RENEE BOCCIO, deceased**

Late of 1028 West 7th Street, City of Erie, Erie County, Pennsylvania  
*Executrix:* Denise Louise Stiffler, c/o 2580 West 8th Street, Erie, Pennsylvania 16505  
*Attorney:* Ralph R. Riehl, III, Esquire, 2580 West 8th Street, Erie, Pennsylvania 16505



**CHESTNER, MARIAN ADELL, a/k/a MARIAN A. CHESTNER, a/k/a MARIAN CHESTNER, deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Robin C. Reynolds, 6082 Spires Drive, Erie, PA 16509  
*Attorney:* None

**HARNAK, ANNA B., a/k/a ANNA BARBARA HARNAK, deceased**

Late of the Township of Union, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Elizabeth J. Tomcho, c/o Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407  
*Attorney:* Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407

**KLAN, THERESA D., a/k/a THERESA KLAN, deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Christopher Klan, 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

**KOWALIK, RITA M., a/k/a RITA KOWALIK, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Karen M. Peelman, 940 East 36th Street, Erie, PA 16504  
*Attorney:* Valerie H. Kuntz, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**KSENICH, MARYANN F., a/k/a MARY ANN KSENICH, deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Jacqueline Ksenich, c/o Kurt L. Sundberg, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* Kurt L. Sundberg, Esq., MARSH SCHAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

**LUTTON, ROBERT, a/k/a ROBERT S. LUTTON, deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Administrator:* Richard P. Lutton, 3633 Meadow Drive, Erie, PA 16506-2139  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**MASTERMAN, TODD, a/k/a TODD M. MASTERMAN, deceased**

Late of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Drew Masterman, 6 Sagamore Ln., Richmond, ME 04357  
*Attorney:* None

**SABOL, ALBERT J., a/k/a ALBERT SABOL, a/k/a ALBERT J. SABOL, JR., a/k/a ALBERT JOSEPH SABOL, JR., a/k/a BERT SABOL, deceased**

Late of the Borough of Girard, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Christina Polka, 1205 Lake Street, Girard, PA 16417  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**WARHOLA, CAROL L., a/k/a CAROL WARHOLA, a/k/a CAROL HYDE WARHOLA, a/k/a CAROL L. HYDE WARHOLA, a/k/a CAROL L. HYDE, a/k/a CAROL LOUISE HYDE, deceased**

Late of the Borough of Albion, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Gary W. Hyde, 4299 Route 215, East Springfield, PA 16411  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

#### 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:

**THE ROSE MARCECA TRUST, deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Successor Trustee:* Theresa A. Aloiz, c/o 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Robert J. Jeffery, Esq., Knox McLaughlin Gornall & Sennett, P.C., 33 East Main Street, North East, Pennsylvania 16428

#### THIRD PUBLICATION

**ANGELO, WILLIAM J., a/k/a WILLIAM JOHN ANGELO, a/k/a BILL ANGELO, deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executor:* Richard Angelo, c/o Jerome C. Wegley, Esq., 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BRISKA, KATHLEEN L., deceased**

Late of the City of Corry, County of Erie, Pennsylvania  
*Co-executors:* David L. Briska and Patricia L. Roberts, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

**CHRISPEN, TAMMY, a/k/a TAMMY M. CHRISPEN, deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Austin Kernohan, c/o Kurt L. Sundberg, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* Kurt L. Sundberg, Esq., MARSH SCHAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

**CUNNINGHAM, IAN, deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Executor:* Alex T. Cunningham, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506  
*Attorney:* James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**EDDY, KENNETH L., a/k/a KENNETH LEROY EDDY, deceased**

Late of the City of Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Amanda J. Eddy  
*Attorney:* Craig A. Zonna, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

**PESKORSKI, PRISCILLA L., a/k/a PRISCILLA PESKORSKI, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Noelle Cassano, 1204 Winesap Drive, Erie, PA 16509  
*Attorney:* Michael S. Butler, Esq., Heritage Elder Law, 318 South Main Street, Butler, PA 16001

**RAMDHANIE, SOLOMON R., deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Executrix:* Bridgette L. May, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SOPP, EDWIN AUGUST, a/k/a EDWIN A. SOPP, deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Kelly McLaughlin, c/o Jerome C. Wegley, Esq., 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SPAEDER, MARGARET J., a/k/a MARGARET SPAEDER, deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executrix:* Karen E. Nies, 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

**STEINBACHER, VIOLET IRENE, a/k/a VIOLET I. STEINBACHER, a/k/a VIOLET STEINBACHER, deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Administrator:* Raymond A. Steinbacher, III, c/o 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415  
*Attorney:* Alan Natalie, Esquire, 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415

**WEIS, MARY MARGARET, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Marybeth Baran, c/o 100 State Street, Suite 700, Erie, PA 16507-1459  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**WHITMAN, ROSE, deceased**

Late of the Boro of North East, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* April Whitman Hansard, c/o Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428  
*Attorney:* Leigh Ann Orton, Esquire, Orton & Orton, 68 East Main Street, North East, PA 16428

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

**GREGORY P. SESLER** .....814-453-3671  
 Sesler & Sesler .....(f) 814-453-3674  
 107 East Tenth Street  
 Erie, PA 16501 .....*sesandses@neo.rr.com*

**CATHERINE DOYLE**.....814-871-9783  
 PNC Private Bank  
 901 State Street  
 Erie, PA 16501 .....*Catherine.doyle@pnc.com*

**COLLEEN R. STUMPF** .....814-870-7752  
 MacDonald Illig Jones & Britton LLP  
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## WEEKLY WRAP-UP

**December 30, 2022**

**NLRB issues flurry of blockbuster end-of-year decisions** - Over the course of one week in mid-December, the Democrat-appointed majority members of the National Labor Relations Board (NLRB or the Board) significantly altered the labor law landscape for employers by issuing a flurry of high visibility, much anticipated decisions. Among other things, these decisions will make it easier for unions to organize employees and expose employers to categories of damages previously not available for labor law violations. We address each of the Board's recent decisions below, as well as highlight other cases that may be decided soon by the NLRB, along with other notable developments at the agency. Read more ... <https://www.natlawreview.com/article/nlr-issues-flurry-blockbuster-end-year-decisions-more-to-come-us>

**Pa. Treasury becomes the latest state agency to ban TikTok from its phones, computers** - Amid national security concerns involving the social media app TikTok, Pennsylvania Treasurer Stacy Garritty announced on Thursday she has banned its use on Treasury-owned phones and computers. This comes at a time when Congress is considering a similar ban of the video-sharing app on all federal government devices and possibly, a nationwide ban. Twenty states so far have taken steps to ban the app on some or all government-owned devices with the state of Indiana filing two lawsuits against TikTok relating to false claims the company has made about content and the protection of information it collects from its users. Government officials claim the app, which is owned by Beijing, China-based ByteDance, poses a security risk because it could put sensitive data, including location information, personal habits and interests of Americans, in the hands of the Chinese government. Read more ... <https://www.pennlive.com/news/2022/12/pa-treasury-becomes-the-latest-state-agency-to-ban-tiktok-from-its-phones-computers.html>

**Case law update: disputes relating to supply chain disruptions hit the courts** - Over the last two years, the widespread shortages, stoppages, and other disruptions affecting much of the global supply chain have led manufacturers, suppliers, and buyers alike to examine their contract terms for an available excuse for nonperformance. Contract parties have focused in particular on any applicable force majeure clauses. When such provisions have been absent or inconclusive, the parties have turned to the doctrine of commercial impracticability and the legal theory of frustration of purpose. Presumably, the use of these contractual and legal defenses has increased greatly since the start of the COVID-19 pandemic, but the list of known adjudicated cases is not long. Those that exist, which are reviewed in this article, exhibit a trend towards interpreting contracts strictly and granting limited relief under the impracticability and frustration of purpose doctrines — especially when the only harm alleged is increased cost. Disputes over these doctrines usually involve battles over injunctive relief—decrees that compel or restrict specific actions — as opposed to traditional monetary remedies. In the final article of this series, we will provide an overview of how courts have recently considered force majeure and commercial impracticability defenses in supplier relationships. Read more ... <https://www.natlawreview.com/article/case-law-update-disputes-relating-to-supply-chain-disruptions-hit-courts>

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