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NO. 2



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ERIE



JANUARY 14
2022



ERIE COUNTY LEGAL JOURNAL

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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

TUESDAY, JANUARY 18, 2022

Diversity & Inclusion Leadership Group Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

WEDNESDAY, JANUARY 19, 2022

Workers' Compensation Section Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

THURSDAY, JANUARY 20, 2022

Solo/Small Firms Division Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

FRIDAY, JANUARY 21, 2022

Bench Bar Committee Meeting
9:00 a.m.
ECBA Headquarters live (must RSVP)
or via Zoom

FRIDAY, JANUARY 21, 2022

AKT 5K Run/Walk Committee Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

TUESDAY, JANUARY 25, 2022

Young Lawyers Division Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

WEDNESDAY, JANUARY 26, 2022

Civil Litigation Section Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

THURSDAY, JANUARY 27, 2022

Defense Bar Section Meeting
4:00 p.m.
ECBA Headquarters live (must RSVP)
or via Zoom

MONDAY, JANUARY 31, 2022

ECBA Board of Directors Meeting
Noon
ECBA Headquarters live (must RSVP)
or via Zoom

TUESDAY, FEBRUARY 1, 2022

WEDNESDAY, FEBRUARY 2, 2022

THURSDAY, FEBRUARY 3, 2022

PBA/ECBA Mock Trial Competition
1:00 and 3:00 p.m.
via Zoom

FRIDAY, FEBRUARY 4, 2022

Live ECBA Lunch-n-Learn Seminar
Title Insurance 101: What is Title Insurance, Deeds and Vesting (Part one of a four-part series)
Noon - 1:00 p.m.
The Will J. Schaaf & Mary B. Schaaf Education Center in-person or via Zoom
Click link for details
<https://www.eriebar.com/events/public-registration/1751>

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, properly endorsed by at least five members in good standing and confirming that the nominee has practiced at the Erie County Bar for more than 30 years. 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 contributions with respect to ethical practice, attitude toward the Courts and fellow lawyers, participation in civic affairs, community life and activities involving the Erie County Bar Association. Retirement from the practice of law, the bench or the Erie County Bar Association shall not disqualify a nominee.

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 28, 2022.

Jan. 7, 14

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

BRENDAN P. SALA814-451-0641
731 French Street(f) 814-453-7700
Erie, PA 16501 *bsala@salawpa.com*

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— Law Office of Robert David Malove

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**ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION
NO. 12750 - 2021**

**IROQUOIS INDUSTRIAL SHOP,
LLC, Plaintiff**

v.

**MUROSKY REAL ESTATE, LLC,
Defendant**

NOTICE

To: Murosky Real Estate, LLC
Plaintiff is the owner of certain real property located in the Township of Harborcreek, Erie County, Pennsylvania, identified as 5301 Iroquois Avenue, Erie, Pennsylvania 16511 and bearing Erie County Tax Index No. (27) 13-108-14. The defendant may have some interest in the above described property. Plaintiff has filed this action to quiet title to the property and seeks to bar the defendant from ever asserting any right, title, interest, lien or claim against the property.

NOTICE

You have been sued in court. 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 within twenty (20) days of the date this notice is published. 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
(814) 459-4411
Mon. - Fri. 8:30 a.m. - Noon;
1:15 p.m. - 3:00 p.m.
Brian P. Hennessy, Esq.
PA I.D. No. 321568
MacDONALD, ILLIG, JONES &
BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7765
Attorneys for Plaintiff
Iroquois Industrial Shop, LLC

Jan. 14

LEGAL NOTICE

COURT OF COMMON PLEAS OF
ERIE COUNTY, PENNSYLVANIA
Courtroom G, Room 222, 140 West
6th Street, Erie, PA 16501
DOCKET NO. 12685-21
MOTION FOR INVOLUNTARY
TRANSFER OF VEHICLE
OWNERSHIP
HEARING: 4th day of February,
2022 at 9:00 AM
Judge Stephanie Domitrovich
V e h i c l e : 2 0 0 5 F O R D
T H U N D E R B I R D , V I N :
1FHAPH60A95Y101336
KENNETH PAUL SKOLNICK,
Petitioner
802 W. WINDWARD WAY, APT. 208
LANTANA, FLORIDA 33462

Jan. 14

LEGAL NOTICE

ATTENTION: MARCUSANTWAN
JOHNSON, SR.
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS IN THE
MATTER OF THE ADOPTION OF
MINOR MALE CHILD M.A.J., JR.
DOB: 6/29/2021
BORN TO: JESSICA ERIN
ZEIGLER
128 IN ADOPTION, 2021
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, Judge Stephanie

Domitrovich, Courtroom G-222,
City of Erie on January 20, 2022 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.

Jan. 14

LEGAL NOTICE

ATTENTION: JESSICA ERIN
ZEIGLER

INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS IN THE
MATTER OF THE ADOPTION
OF MINOR MALE CHILD M.A.J.
DOB: 6/29/2021

128 IN ADOPTION, 2021
If you could be the parent of the
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County Court House, Judge Stephanie
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City of Erie on January 20, 2022 at
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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
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binding. If you are interested in
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a voluntary agreement, contact the
Office of Children and Youth at
(814) 451-7726, or contact your
adoption attorney, if you have one.

Jan. 14

LEGAL NOTICE

ATTENTION: JOHN DARRELL
PASE
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS IN THE
MATTER OF THE ADOPTION OF
MINOR MALE CHILD S.D.P.

DOB: 11/27/2019
BORN TO: PHOEBE KEATON
JOHNSON
121 IN ADOPTION, 2021

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, Judge Erin Connelly
Marucci, Courtroom D-214, City of
Erie on January 28, 2022 at 9:30 a.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.
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The agreement must be signed and
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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.

Jan. 14

LEGAL NOTICE

IN THE GENERAL
COURT OF JUSTICE
DISTRICT COURT DIVISION
FILE NO: 18 JT 220
STATE OF NORTH CAROLINA
FORSYTH COUNTY
IN THE MATTER OF:
KING KY'JHAUN DESMOND
LA'VRON NOBLE
DOB: 11-25-2011

**NOTICE OF SERVICE OF
PROCESS BY PUBLICATION
TO: DESMOND JOHNSON,
Father of King Noble, a male child
born in Erie Co., PA.**

TAKE NOTICE that a Motion to
Terminate Parental Rights seeking

relief against you has been filed in the above-entitled action. The child named above was adjudicated abused, neglected, and dependent on 02-01-2019. The nature of the relief being sought is the permanent and irrevocable termination of your parental rights to this child pursuant NCGS §7B-1102 and a Motion filed by the Forsyth County DSS on 06-16-2021.

YOU ARE REQUIRED to file an Answer to the Motion to Terminate Parental Rights within thirty (30) days after the first publication of this notice. If you fail to make a defense to the Motion to Terminate Parental Rights on or before **FEBRUARY 14, 2022** or fail to attend the hearing on the Motion for Termination, the Movant (Forsyth County Department of Social Services) will request the Court terminate your

parental rights in and to the minor child King Noble.

If you do not file an Answer, contact your lawyer, and attend the hearing, the Movant will proceed with the hearing as indicated below and your parental rights to King Noble will be terminated.

The hearing regarding the termination of parental rights of Desmond Johnson is scheduled on **March 21, 2022 at 10:00 a.m. in Courtroom 4-J of the Forsyth County Courthouse, 200 N Main St., Winston-Salem, NC 27101.**

This the 6th day of January, 2022

By: Melissa Starr Livesay,
Forsyth Co. Attorney's Office
741 Highland Avenue
Winston-Salem, NC 27101

Jan. 14, 21, 28

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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

JANUARY 21, 2022

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

Dec. 31 and Jan. 7, 14

SALE NO. 1

Ex. #12956 of 2016
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF2, Plaintiff

v.

MICHAEL D. COLES A/K/A MICHAEL COLES; MERLIN COLES, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2016-12956, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF2 v. MICHAEL D. COLES A/K/A MICHAEL COLES; MERLIN COLES, owner(s) of

property situate in the CITY OF ERIE, Erie County, Pennsylvania, being 1110 W. 20TH STREET, ERIE, PA 16502

Tax ID No. 19060033012300

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$71,098.46

Attorneys for Plaintiff

Brock & Scott, PLLC

Dec. 31 and Jan. 7, 14

SALE NO. 2

Ex. #11059 of 2021
WELLS FARGO BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, SASCO MORTGAGE LOAN TRUST 1999-BC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1999-BC4, Plaintiff

v.

ROBERT A. BENSON, JR.; MICHELLE BENSON, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2021-11059, WELLS FARGO BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, SASCO MORTGAGE LOAN TRUST 1999-BC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1999-BC4 v. ROBERT A. BENSON, JR.; MICHELLE BENSON, owner(s) of property situate in the CITY OF CORRY, ERIE County, Pennsylvania, being 716 WEST PLEASANT STREET, CORRY, PA 16407

Tax ID No. 08034137000100

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$28,220.91

Attorneys for Plaintiff

Brock & Scott, PLLC

Dec. 31 and Jan. 7, 14

SALE NO. 3

Ex. #11687 of 2021
LONG TERM CAPITAL PARTNERSHIP V, LLC, Plaintiff

v.

GARY A. DICHTER AKA GARY A. DEICHTER, Defendant

DESCRIPTION

By virtue of a Writ of Execution

filed to No. 2021-11687, LONG TERM CAPITAL PARTNERSHIP V, LLC vs. GARY DICHTER AKA GARY A. DEICHTER, owner(s) of the property situated in Erie County, Pennsylvania being 922 JUNIPER DRIVE, GIRARD, PA 16417
Assessment Map Number: 23004038100800
Assessed Value Figure: \$99,440.00
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. 31 and Jan. 7, 14

SALE NO. 4

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, MONTELE 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 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, MONTELE 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

Dec. 31 and Jan. 7, 14

SALE NO. 5

Ex. #10608 of 2020
LAKEVIEW LOAN
SERVICING, LLC, Plaintiff
v.
JOSEPH D. ZARZECZNY,
Defendant
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 10608-20, LAKEVIEW
LOAN SERVICING, LLC vs.
JOSEPH D. ZARZECZNY,
owner(s) of the property situated
in Erie County, Pennsylvania being
3263 WEST 12TH STREET, ERIE,
PA 16505
Assessment Map Number:
33035074000200
Assessed Value Figure: \$102,600.00
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. 31 and Jan. 7, 14

SALE NO. 6

Ex. #10353 of 2020
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.
CHRISTY M. MANN, Defendant
DESCRIPTION

By virtue of a Writ of Execution No.
2020-10353, PENNSYLVANIA

HOUSING FINANCE AGENCY,
Plaintiff vs. CHRISTY M. MANN,
Defendant
Real Estate: 963 WEST 25TH
STREET, ERIE, PA 16502
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 30 x 70
Deed Book/Inst#: 2003-000238
Tax I.D. (19) 6028-122
Assessment: \$9,100 (Land)
\$49,060 (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. 31 and Jan. 7, 14

SALE NO. 8

Ex. #13097 of 2019
The Bank of New York Mellon
f/k/a The Bank of New York as
Trustee for Nationstar Home
Equity Loan Trust 2007-A,
Plaintiff
v.
Stephen R. Wagner, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed
to No. 2019-13097, The Bank of
New York Mellon f/k/a The Bank of
New York as Trustee for Nationstar
Home Equity Loan Trust 2007-A
vs. Stephen R. Wagner, owner(s) of
property situated in the City of Erie,
Erie County, Pennsylvania being
731 East 23rd Street, Erie, PA 16503
0.2727
Assessment Map number:
18050030010700
Assessed Value figure: \$47,100.00
Improvement thereon: a residential
dwelling
LOGS Legal Group LLP
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Dec. 31 and Jan. 7, 14

SALE NO. 9

Ex. #10235 of 2018
Nationstar Mortgage LLC d/b/a
Mr. Cooper, Plaintiff
v.
Raymond T. Chorney,

Administrator of the Estate of
Richard Chorney aka Richard
A. Chorney aka Richard Allan
Chorney, deceased, Defendant
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 2018-10235, Nationstar
Mortgage LLC d/b/a Mr. Cooper vs.
Raymond T. Chorney, Administrator
of the Estate of Richard Chorney
aka Richard A. Chorney aka
Richard Allan Chorney, deceased,
owner(s) of property situated in
the Township of Fairview, Erie
County, Pennsylvania being
7216 Sterrettania Road, Fairview,
PA 16415
2.1200
Assessment Map number:
21070126000800
Assessed Value figure: \$100,400.00
Improvement thereon: a residential
dwelling
LOGS Legal Group LLP
KRISTEN D. LITTLE, ESQ.
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Dec. 31 and Jan. 7, 14

SALE NO. 10

Ex. #10749 of 2019
Plaza Home Mortgage Inc.,
Plaintiff
v.
Matthew J. Suscheck, Defendant
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 2019-10749, Plaza
Home Mortgage Inc. vs. Matthew
J. Suscheck, owner(s) of property
situated in the Township of
Springfield, Erie County,
Pennsylvania being 13853 Ridge
Road, West Springfield, PA 16443
0.6977
Assessment Map number:
(39) 015-042.0-007.00.
Assessed Value figure: \$78,800.00
Improvement thereon: a residential
dwelling
LOGS Legal Group LLP
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Dec. 31 and Jan. 7, 14

SALE NO. 11
Ex. #11187 of 2019
Nationstar Mortgage LLC d/b/a
Mr. Cooper, Plaintiff
v.

David A. McMutrie and
Elizabeth A. McMutrie,
Defendants
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 2019-11187, Nationstar
Mortgage LLC d/b/a Mr. Cooper vs.
David A. McMutrie and Elizabeth
A. McMutrie, owner(s) of property
situated in Millcreek, Erie County,
Pennsylvania being 3456 West 42nd
Street, Erie, PA 16506
.1843
Assessment Map number:
33-083-402.0-001.02
Assessed Value figure: \$150,840.00
Improvement thereon: a residential
dwelling
LOGS Legal Group LLP
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Dec. 31 and Jan. 7, 14

SALE NO. 12

Ex. #11551 of 2021
U.S. Bank National Association,
not in its individual capacity but
solely as Trustee for the CIM
Trust 2018-R3 Mortgage backed
notes, series 2018-R3, Plaintiff
v.
Elaine Beall, AKA
Elaine A. Beall, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed
to No. 2021-11551, U.S. Bank National
Association, not in its individual
capacity but solely as Trustee for the
CIM Trust 2018-R3 Mortgage backed
notes, series 2018-R3 vs. Elaine Beall,
AKA Elaine A. Beall, owner(s) of
property situated in the City of Erie,
Erie County, Pennsylvania being
2922 Cascade Street, Erie, PA 16508
0.0517
Assessment Map Number:
19060038030100
Assessed Value figure: \$65,830.00
Improvement thereon: Single
Family Dwelling
Joseph E. DeBarberie, Esquire
Manley Deas Kochalski LLC

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

Dec. 31 and Jan. 7, 14

SALE NO. 13
Ex. #12369 of 2019
Wilmington Savings Fund Society,
FSB, As Trustee Of Stanwich
Mortgage Loan Trust I, Plaintiff
v.
Pamela A. Williams, AKA
Pamela Williams, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed
to No. 2019-12369, Wilmington
Savings Fund Society, FSB, As
Trustee Of Stanwich Mortgage
Loan Trust I vs. Pamela A. Williams,
AKA Pamela Williams, owner(s)
of property situated in the City of
Erie, Erie County, Pennsylvania
being 350 West 22nd Street, Erie,
PA 16502
.1240
Assessment Map Number:
19060010011800
Assessed Value figure: \$74,800.00
Improvement thereon: Single
Family Dwelling
Joseph E. DeBarberie, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Dec. 31 and Jan. 7, 14

SALE NO. 14
Ex. #10271 of 2020
Deutsche Bank National Trust
Company, as Trustee for First
Franklin Mortgage Loan Trust
2006-FF11, Mortgage
Pass-Through certificates
Series 2006-FF11, Plaintiff
v.
James A. Andre, deceased;
George Andre, as known heir,
Teresa Andre, as known heir and
Unknown heirs to the Estate of
James A. Andre, Defendants
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 10271-2020, Deutsche
Bank National Trust Company, as
Trustee for First Franklin Mortgage
Loan Trust 2006-FF11, Mortgage
Pass-Through certificates Series
2006-FF11 vs. James A. Andre,

deceased; George Andre, as known
heir, Teresa Andre, as known heir
and Unknown heirs to the Estate of
James A. Andre
James A. Andre, Deceased et al,
owner(s) of property situated in
the City of Erie, Erie County,
Pennsylvania being 433 W. 9th
Street, Erie PA 16502
2,338 square feet
Assessment Map number:
16030025011500
Assessed Value figure: \$65,790.00
Patrick J. Wesner, Esquire
9000 Midlantic Drive, Ste. 300
Mt. Laurel, NJ 08054
856-810-5815

Dec. 31 and Jan. 7, 14

SALE NO. 15

Ex. #11025 of 2021
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING, Plaintiff
v.
JOHN SIMOS A/K/A
JOHN STAMOS, Defendant(s)
DESCRIPTION

ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP
OF MILLCREEK, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS: 2725 W.
13TH ST., ERIE, PA 16505
BEING PARCEL NUMBER:
33033187001500
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. 31 and Jan. 7, 14

SALE NO. 17

Ex. #11763 of 2020
WELLS FARGO BANK,
NATIONAL ASSOCIATION
AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN
TRUST 2005-3, ASSET-BACKED
CERTIFICATES, SERIES 2005-3,
Plaintiff

v.
APRIL GODEL, in her capacity
as Heir of MARK N. BEERS
A/K/A MARK NOAL BEERS,
Deceased, Defendant(s)

DESCRIPTION
ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE BOROUGH
OF PLATEA, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS: 9984 PEACH
ST., GIRARD, PA 16417
BEING PARCEL NUMBER:
38009006001800
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 Flacco, Esquire
Id. No. 325024

Dec. 31 and Jan. 7, 14

SALE NO. 18
Ex. #10352 of 2021
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR STRUCTURED ASSET
SECURITIES CORPORATION
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2007-BC4, Plaintiff

v.
JENNIFER KENNY, IN HER
CAPACITY AS HEIR OF
KEVIN J. KENNY; ADAM
KENNY, IN HIS CAPACITY
AS HEIR OF KEVIN J.
KENNY; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER KEVIN J.
KENNY, Defendant(s)

DESCRIPTION
ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE
IN THE CITY OF ERIE, ERIE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS:
457 W. 28TH ST., ERIE, PA 16508
BEING PARCEL NUMBER:
19060047010800

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. 31 and Jan. 7, 14

SALE NO. 19
Ex. #10748 of 2020
NATIONSTAR MORTGAGE
LLC D/B/A CHAMPION
MORTGAGE COMPANY,
Plaintiff

v.
GREG J. JANULESKI, IN
HIS CAPACITY AS HEIR OF
CAROLYN J. POTOCKI A/K/A
CAROLYN POTOCKI A/K/A
CAROLYN JEAN FARINA
POTOCKI, DECEASED;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER CAROLYN
J. POTOCKI A/K/A CAROLYN
POTOCKI A/K/A CAROLYN
JEAN FARINA POTOCKI,
DECEASED, Defendant(s)

DESCRIPTION
ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP
OF MILLCREEK, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS: 5429 MILL
STREET, ERIE, PA 16509
BEING PARCEL NUMBER:
33145619402500
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 Flacco, Esquire
Id. No. 325024

Dec. 31 and Jan. 7, 14

SALE NO. 20
Ex. #12745 of 2019
Wilmington Savings Fund
Society et. al, Plaintiff
v.
Brigitta A. Francoeur and
Daniel Francoeur, Defendants
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 12745-2019, Wilmington
Savings Fund Society et.al vs. Brigitta
A. Francoeur and Daniel Francoeur,
owner(s) of property situated in the
Township of Millcreek, Erie County,
Pennsylvania being 529 Megan
Court, Erie, PA 16509
529 MEGAN CT LOT 5985.69 X
152.65
Assessment Map number:
33192628502800
Assessed Value figure: \$304,180
Improvement thereon: Residential
Single Dwelling
Stern & Eisenberg, P.C
Andrew J. Marley, Esquire
1581 Main Street, Suite 200
Warrington, PA 18976

Dec. 31 and Jan. 7, 14

SALE NO. 21
Ex. #12876 of 2017
Wells Fargo Bank, National
Association as Trustee for Option
One Mortgage Loan Trust 2007-4,
Asset-Backed Certificates, Series
2007-4, Plaintiff

v.
Michelle M. Prozan and
Troy C. Prozan, Defendants
DESCRIPTION
By virtue of a Writ of Execution filed
to No. 12876-17, Wells Fargo Bank,
National Association as Trustee for
Option One Mortgage Loan Trust
2007-4, Asset-Backed Certificates,
Series 2007-4 v. Michelle M.
Prozan and Troy C. Prozan,
owner(s) of property situated
in the Township of Millcreek,
Erie County, Pennsylvania being
2862 West 33rd Street, Erie, PA
16506
2862 W. 33 ST. 60 X 140
Assessment Map number;
33072331004200
Assessed Value figure: \$114,200
Improvement thereon; N/A
STERN & EISENBERG, PC
ANDREW J. MARLEY, ESQUIRE

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111

Dec. 31 and Jan. 7, 14

SALE NO. 22
Ex. #11026 of 2021
Wilmington Savings Fund
Society, FSB, d/b/a Christiana
Trust, not individually but as
trustee for Pretium Mortgage
Acquisition Trust, Plaintiff
v.
Sheila A. Kurylek, Defendant
DESCRIPTION

By virtue of Writ of Execution
No. 11026-21, Wilmington Savings
Fund Society, FSB, d/b/a Christiana
Trust, not individually but as trustee
for Pretium Mortgage Acquisition
Trust v. Sheila A. Kurylek,
3522 Colonial Avenue, Millcreek
Township, Erie, PA 16506, Tax
Parcel No. 33063358000800.
Improvements thereon consisting
of a Residential Dwelling, sold to
satisfy judgment in the amount of
\$110,316.49.
Attorneys for Plaintiff:
Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Dec. 31 and Jan. 7, 14

SALE NO. 23
Ex. #10393 of 2021
U.S. Bank National Association,
as Trustee, Successor in Interest
to Bank of America National
Association, as Trustee, Successor
by merger to LASALLE BANK
NATIONAL ASSOCIATION,
as Trustee for Structured Asset
Investment Loan Trust Mortgage
Pass-Through Certificates, Series
2004-3, Plaintiff

v.
David A. Lane and
Richanne M. Kirsch, Defendants
DESCRIPTION
By virtue of Writ of Execution
No. 2021-10393, U.S. Bank
National Association, as Trustee,
Successor in Interest to Bank of
America National Association, as

Trustee, Successor by merger to
LASALLE BANK NATIONAL
ASSOCIATION, as Trustee for
Structured Asset Investment Loan
Trust Mortgage Pass-Through
Certificates, Series 2004-3 v. David
A. Lane and Richanne M. Kirsch,
12440 West Ridge Road, Township
of Springfield, East Springfield,
PA 16411, Tax Parcel No.
39017053000300. Improvements
thereon consisting of a Residential
Dwelling, sold to satisfy judgment
in the amount of \$65,086.46.
Attorneys for Plaintiff:
Kenya Bates, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Dec. 31 and Jan. 7, 14

SALE NO. 24
Ex. #11154 of 2021
Deutsche Bank National Trust
Company, as Trustee for Argent
Securities Inc., Asset-Backed
Pass-Through Certificates, Series
2005-W2, Plaintiff
v.

Sid Michael a/k/a
Sidney R. Michael, Defendant
DESCRIPTION
By virtue of Writ of Execution
No. 11154-21, Deutsche Bank
National Trust Company, as
Trustee for Argent Securities
Inc., Asset-Backed Pass-Through
Certificates, Series 2005-W2 v. Sid
Michael a/k/a Sidney R. Michael,
1117 West 37th Street, Erie,
PA 16508, Tax Parcel No.
19061028011100. Improvements
thereon consisting of a Residential
Dwelling, sold to satisfy judgment
in the amount of \$108,959.87.
Attorneys for Plaintiff:
Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Dec. 31 and Jan. 7, 14

SALE NO. 26
Ex. #12899 of 2019
Pennsylvania Housing Finance
Agency, Plaintiff
v.
Elizabeth E. Andres, Defendant
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 12899-19, Pennsylvania
Housing Finance Agency vs.
Elizabeth E. Andres, owner of
property situated in the City of Erie,
Erie County, Pennsylvania being:
340 E. 29th Street, Erie, PA 16504
Dimensions: Square Feet: 2,046
Acreage: 0.2479
Assessment Map Number:
(18) 5079-236
Assess Value figure: \$92,740.00
Improvement thereon:
Single Family Dwelling
Lois M. Vitti, Esquire
Attorney for Plaintiff
663 Fifth Street
Oakmont, PA 15139
(412) 281-1725

Dec. 31 and Jan. 7, 14

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Matt Wiertel
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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

BERQUIST, ARNOLD E., a/k/a ARNOLD BERQUIST, deceased

Late of Fairview Township, Erie County, Pennsylvania
Executrix: Anne M. Shore, 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

BLAIR, MICHAEL O., a/k/a MICHAEL BLAIR, a/k/a MICHAEL OSCAR BLAIR, deceased

Late of Greenfield Township, County of Erie
Executor: Liane B. Blair, c/o John Mir, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506
Attorney: John Mir, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506

CONLEY, BEVERLY D., a/k/a BEVERLY DIANE CONLEY, a/k/a BEVERLY CONLEY, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Jack Edkin, 2905 Oakwood Street, Erie, PA 16508
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

COOK, PATRICIA A., deceased

Late of Harborcreek Township, Erie County, Erie, PA
Executrix: Roxanne M. Cook, 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

ENGLISH, WALLACE L., a/k/a WALLACE LAVERN ENGLISH, a/k/a WALLACE ENGLISH, deceased

Late of the Township of Springfield, County of Erie, Commonwealth of Pennsylvania
Administratrix: Loreen E. Lasher, 4299 Steinberg Road, West Springfield, PA 16443
Attorney: John M. Bartlett, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

MARSDEN, JOHN R., SR., deceased

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Co-executors: John R. Marsden, Jr. and Kelly L. Marsden, 1103 Powell Ave., Erie, PA 16505
Attorney: None

OLSZEWSKI, EDWARD JAMES, a/k/a EDWARD J. OLSZEWSKI, a/k/a EDWARD OLSZEWSKI, deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Joseph Olszewski, 3308 Auburn St., Erie, PA 16508
Attorney: None

PATTISON, MARY ANN HART, deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Thomas E. Kuhn, c/o 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Thomas E. Kuhn, Esquire, QUINN, BUSECK, LEEMHUIS, TOOHEY & KROTO, INC., 2222 West Grandview Blvd., Erie, PA 16506

RAPP, JANET E., deceased

Late of Lawrence Park Township, County of Erie, Commonwealth of Pennsylvania
Executor: Joseph A. Rapp, 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

ROBINSON, RICHARD K., a/k/a RICHARD KARL ROBINSON, deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Alice Randall, c/o 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

WITKOWSKI, WILLIAM C., a/k/a WILLIAM CHESTER WITKOWSKI, deceased

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Jean M. Witkowski, c/o 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

ZINGELEWICZ, ADELINE R., deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Stephen Zinglewicz, 710 Pin Oak Drive, Erie, Pennsylvania 16504
Attorney: None

SECOND PUBLICATION

**ALLEN, KATHERINE A.,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Administratrix: Stacey Koster, c/o 502 Parade Street, Erie, PA 16507
Attorney: Gregory L. Heidt, Esquire, 502 Parade Street, Erie, PA 16507

**BACIK, STEVEN P., a/k/a STEVEN PAUL BACIK,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executor: Michael A. Bacik, 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

**BEER, BERNARD H.,
deceased**

Late of the City of Erie, County of Erie
Executrix: Deborah Samec, 8860 Prindle Road, North East, PA 16428
Attorney: John C. Melaragno, Esquire, MELARAGNO, PLACIDI & PARINI, 502 West Seventh Street, Erie, Pennsylvania 16502

**FERRANTE, ALFONSE N., a/k/a ALFONSE NICHOLAS FERRANTE, a/k/a ALFONSO N. FERRANTE, a/k/a ALFONSO NICHOLAS FERRANTE, a/k/a ALPHONSE N. FERRANTE,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Deborah Chizewick, 3601 Asbury Road, Erie, PA 16506
Attorney: John M. Bartlett, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**MATLOCK, EVELYN M., a/k/a EVELYN G. MATLOCK, a/k/a EVELYN MATLOCK,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Mark N. Matlock, 4721 Shellbark Court, Erie, PA 16506
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

REXFORD, GWENDOLYN JEAN, a/k/a

GWENDOLYN KNAPP REXFORD, a/k/a

**GWENDOLYN J. REXFORD,
deceased**

Late of Washington Township, County of Erie, Commonwealth of Pennsylvania
Executor: Carl E. Rexford, 12361 Crestview Court, Edinboro, PA 16412
Attorney: None

**ROTHMAN, DAVID L., a/k/a DAVID ROTHMAN, a/k/a DAVID L. ROTHMAN, M.D.,
deceased**

Late of Summit Township, Erie County, Commonwealth of Pennsylvania
Executrix: Caitlin Andryka, 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

**TROYER, MICHAEL V.,
deceased**

Late of the Township of Union, County of Erie, Pennsylvania
Executrix: Dawn M. Troyer, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

**VOGT, DAVID C.,
deceased**

Late of Millcreek Township, County of Erie, Pennsylvania
Administratrix: Brenda J. Vogt, c/o 502 Parade Street, Erie, PA 16507
Attorney: Gregory L. Heidt, Esquire, 502 Parade Street, Erie, PA 16507

**VOLLMER, DOROTHY J., a/k/a DOROTHY JEAN VOLLMER, a/k/a DOROTHY VOLLMER,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Emily J. Hirsch, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Eugene C. Sundberg, Jr., Esq., MARSH SCHAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

**WITKOWSKI, STEVEN J.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Administrator: Philip Papotnik, c/o Anthony Angelone, Esquire, NIETUPSKI ANGELONE, LLC, 818 State Street, Suite A, Erie, PA 16501
Attorney: Anthony Angelone, Esquire, NIETUPSKI ANGELONE, LLC, 818 State Street, Suite A, Erie, PA 16501

**WRIGHT, DONNA MARIE, a/k/a DONNA M. WRIGHT,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Debra W. O'Neill, 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

THIRD PUBLICATION

**AGUIRRE-SAILOR, DARCI L., a/k/a DARCI L. AGUIRRE, a/k/a DARCI LYNN AGUIRRE, a/k/a DARCI AGUIRRE,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: William H. Eidenmuller, 1017 Copper Drive, Erie, PA 16509
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459
Attorneys: THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**BRZOWOWSKI, EDWARD F.,
deceased**

Late of Greene Township, Erie County
Executor: William B. Brzozowski, Jr.
Attorney: Norman A. Stark, Esq., Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**FALCONE, MILDRED E.,
deceased**

Late of the City of Corry, County of Erie
Co-executors: James D. Falcone and Mary T. Johnson
Attorney: Joan M. Fairchild, Esq., 132 N. Center St., Corry, PA 16407

**GAVIN, VERNON KURT, a/k/a VERNON K. GAVIN,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Co-administratrices: Veronica Gavin-Brown and Valencia Wilson, c/o Mary Alfieri Richmond, Esq., 502 Parade Street, Erie, PA 16507
Attorney: Mary Alfieri Richmond, Esq., 502 Parade Street, Erie, PA 16507

**KALLGREN, WENDY G.,
deceased**

Late of the Township of Union, County of Erie, Commonwealth of Pennsylvania
Executor: William H. Eidenmuller, 1017 Copper Drive, Erie, PA 16509
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**OLSON, SHIRLEY ANN, a/k/a SHIRLEY A. OLSON,
deceased**

Late of the City of Erie, County of Erie
Executrix: Brittanie Wright, c/o Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Drive, Suite B, Erie, PA 16506

**PETERSON, LARRY E.,
deceased**

Late of North East Township, Erie County
Administrator c.t.a.: Sandra L. McConahy
Attorney: Norman A. Stark, Esq., Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**PETERSON, ROBERT W., a/k/a ROBERT PETERSON,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Susan K. Long, c/o 337 West 10th Street, Erie, PA 16502
Attorneys: THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**PETRONE, CHERYL L., a/k/a CHERYL PETRONE, a/k/a CHERYL LYNN PETRONE,
deceased**

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Executor: Rev. Joseph A. Petrone, Jr., 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

**PUSATERI-BOVA, LAURAJEAN, a/k/a LAURA JEAN PUSATERI, a/k/a LAURA JEAN BOVA,
deceased**

Late of the Township of Greene, County of Erie, Commonwealth of Pennsylvania
Executor: Frank S. Pusateri, c/o 337 West 10th Street, Erie, PA 16502
Attorneys: THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**SODER, ROBERT J., a/k/a ROBERT SODER,
deceased**

Late of the Township of Greene, County of Erie, Commonwealth of Pennsylvania
Executor: Robert D. Soder, 8455 Wattsburg Road, Erie, PA 16509
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SWIFT, TIM E., a/k/a TIM EDWIN SWIFT,
deceased**

Late of the Township of North East, County of Erie, Commonwealth of Pennsylvania
Administratrix: Sharon L. Swift, 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

**WASSELL, CATHERINE,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Mark T. Wassell, 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

**WELCH, JOAN M.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executor: Thomas H. Welch, 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

**YOCHIM, KAREN A.,
deceased**

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

Administrator: Charles Eisenring, c/o Anthony Angelone, Esquire, NIETUPSKI ANGELONE, LLC, 818 State Street, Suite A, Erie, PA 16501

Attorney: Anthony Angelone, Esquire, NIETUPSKI ANGELONE, LLC, 818 State Street, Suite A, Erie, PA 16501

January 14, 2022

Will A Starbucks union affect your morning cup of coffee? - Many among us can't face the day ahead until they get their morning fix of caffeine, and Starbucks is a popular choice for procuring a morning beverage. While the coffee chain giant has long been known for employee perks and strong employee culture, some baristas in Buffalo, New York, recently formed the first union at a corporate-owned Starbucks store. The employees cited problems associated with understaffing, among other things. Read more ... <https://www.natlawreview.com/article/will-starbucks-union-affect-your-morning-cup-coffee>

DOJ signals increased enforcement of environmental crimes, focused on climate, environmental justice - At a recent conference, the newly confirmed Assistant Attorney General for the Environment and Natural Resources Division (ENRD), Todd Kim, delivered remarks strongly signaling an increased focus on prosecuting companies and individuals for environmental crimes, and placing a priority on all other enforcement. The remarks also emphasized two top Biden Administration priorities: tackling climate issues and promoting environmental justice. Read more ... <https://www.natlawreview.com/article/doj-signals-increased-enforcement-environmental-crimes-focused-climate-environmental>

Pa. Supreme Court rules med-mal juries can examine circumstantial evidence - After a recent ruling from a divided Supreme Court of Pennsylvania, medical malpractice lawsuit juries are now permitted to consider both direct and circumstantial evidence. In a split decision reached Dec. 22, plaintiffs can cite the *res ipsa loquitur* doctrine, which allows for assumption of injuries as a result of negligence, in circumstances where such plaintiffs can prove that the doctrine is but one way to determine liability. Read more ... <https://pennrecord.com/stories/617928198-pa-supreme-court-rules-med-mal-juries-can-examine-circumstantial-evidence>

Institute for Well-Being in Law will host first virtual conference later this month - A nonprofit formed to further the work of the National Task Force on Lawyer Well-Being that the American Bar Association participated in will host its inaugural conference later this month. The theme of the Institute for Well-Being in Law's all-virtual event running from Jan. 19 to 21 is "Redesigning the Legal Profession for a Better Future." Read more ... <https://www.abajournal.com/news/article/institute-for-well-being-in-law-to-host-first-virtual-conference-later-this-month>

Didn't sign-up for this - Sports news website Athletic Media Co. was hit with a subscribers class action Thursday in California Northern District Court. The suit, filed by Bursor & Fisher and Leeds Brown Law, accuses the defendant of automatically renewing consumers' subscriptions without providing disclosure or obtaining authorization. Counsel have not yet appeared for the defendant. The case is 3:22-cv-00084, *Leak v. The Athletic Media Company*.

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