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# ERIE COUNTY LEGAL JOURNAL

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### VIEW THE ECBA WEBSITE,

- To register for a CLE, online CLE or event
- To use Resources such as the ECLJ portal, Mentor Directory, Member Directory or
- To post a position at your firm

## 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

### 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>

### TUESDAY, FEBRUARY 8, 2022

Family Law Section Meeting  
Noon  
Judge Walsh's Courtroom

### 2022 BOARD OF DIRECTORS

Jennifer K. Fisher, *President*  
J. Timothy George, *First Vice President*  
William S. Speros, *Second Vice President*  
Nicholas R. Pagliari, *Past President*  
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Rachel A. George  
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William B. Helbling  
Elizabeth A. Hirz  
Jamie R. Schumacher  
John J. Shimek, III



### **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

### **OFFICE BUILDING FOR RENT**

150 West Fifth St. (across from Courthouse), \$1,500 per month includes 4 offices, staff work areas, conference & waiting room, kitchen area, 3 rest rooms and partially furnished. Includes parking, w/s, plowing, landscape and phone/intercom system. Approximately 3,000 sf. Call Colleen McCarthy 814-566-8023.

Jan. 7, 21 and Feb. 4, 18 and March 4, 18



A Profession in Distress  
Depression 28%  
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**CHANGE OF NAME NOTICE**

Notice is hereby given that on November 12, 2021, a Petition for Change of Name was filed in the Court of Common Pleas for Erie County, Pennsylvania, praying for a decree to change the name of Cody Thomas Fisher to Cody Jack Fisher Arnone, and Noah Anthony Fisher to Noah Anthony Fisher Arnone. The Court has fixed the 10th day of January, 2022 at 3:15 p.m. before the Honorable Stephanie Domitrovich, at the Erie County Court House as the time and place for the hearing on said Petition, when any or all persons interested may appear and show cause, if they have any, why the prayer of the Petition should not be granted. CARNEY & GOOD Patrick W. Kelley, Esquire 254 West 6th Street Erie, Pennsylvania 16507

Jan. 7

**ORGANIZATION NOTICE**

A Certificate of Organization for ICON INK, LLC, a Domestic Limited Liability Company has been filed with the Department of State, Corporation Bureau. Richard E. Filippi, Esquire 102 East 4th Street Erie, PA 16507

Jan. 7

**ORGANIZATION NOTICE**

A Certificate of Organization for Ten-Four Real Estate, LLC, a Domestic Limited Liability Company has been filed with the Department of State, Corporation Bureau. Richard E. Filippi, Esquire 102 East 4th Street Erie, PA 16507

Jan. 7

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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, 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,  
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. 16**

**Ex. #10804 of 2010**  
**SPECIALIZED LOAN**  
**SERVICING LLC, Plaintiff**  
**v.**  
**CAROL BAEZA, Defendant(s)**  
**DESCRIPTION**  
ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE

IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 611 EAST 8TH STREET, ERIE, PA 16503 BEING PARCEL NUMBER: 15-020-031.0-212.00 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. 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 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. 25**  
**Ex. #10468 of 2020**  
**U.S. Bank National Association,**  
**as Trustee for Residential Asset**  
**Securities Corporation, Home**  
**Equity Mortgage Asset-Backed**  
**Pass-Through Certificates, Series**  
**2007-KS2, Plaintiff**  
**v.**

**Carol G. Oakes and**  
**Charles L. Oakes, Defendants**  
**DESCRIPTION**

By virtue of Writ of Execution No. 10468-2020, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS2 v. Carol G. Oakes and Charles L. Oakes, 3307 Court Street, Millcreek Township, Erie, PA 16506, Tax Parcel No. 33074310001000. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$127,118.37.

Attorneys for Plaintiff: Edward J. McKee, 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

## Erie County Bar Association

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

**FIRST 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 ALFONSO 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

**SECOND 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  
*Co-administrators:* Shayne Renuad and Alexander Aguirre, c/o 337 West 10th Street, Erie, PA 16502  
*Attorneys:* THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**BRZOWSKI, EDWARD F.,**  
**deceased**

Late of Greene Township, Erie County  
*Executor:* William B. Brzowski, 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, KARENA.,  
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

**THIRD PUBLICATION**

**BENES, KATHYLEEN, a/k/a  
KATHYLEEN A. BENES,  
deceased**

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

*Executor:* William Benes,  
4403 Carney Avenue, Erie, PA  
16510

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

**BERNHARD, MARILYN,  
deceased**

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

*Co-executors:* Mark C. Bernhard  
and Janet B. Hood, c/o Thomas E.  
Shea, Esquire, Stern & Eisenberg,  
PC, 1581 Main Street, Suite 200,  
Warrington, PA 18976

*Attorney:* Thomas E. Shea,  
Esquire, Stern & Eisenberg, PC,  
1581 Main Street, Suite 200,  
Warrington, PA 18976

**BIBY, NORMA E., a/k/a  
NORMA ELIZABETH BIBY,  
deceased**

Late of Erie, Erie County,  
Pennsylvania

*Executor:* Russell D. Biby,  
c/o Jeffrey A. Misko, Esquire,  
P.O. Box 9542, Erie, Pennsylvania  
16505-8542

*Attorney:* Jeffrey A. Misko,  
Esquire, P.O. Box 9542, Erie,  
Pennsylvania 16505-8542

**BREI, DONALD M., a/k/a  
DONALD BREI, a/k/a  
DONALD MICHAEL BREI,  
deceased**

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

*Executrix:* Betty L. Brei

*Attorney:* Craig A. Zonna,  
Esquire, ELDERKIN LAW FIRM,  
456 West 6th Street, Erie, PA  
16507

**CROCKER, ELAINE A., a/k/a  
ELAINE AUGUSTA CROCKER,  
a/k/a ELAINE CROCKER,  
deceased**

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

*Executor:* John W. Riley, 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

**CROCKER, KEITH L., a/k/a  
KEITH LEROY CROCKER, a/k/a  
KEITH CROCKER,  
deceased**

Late of the Township of Millcreek,  
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

**EHRHART, RYAN M.,  
deceased**

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

*Administratrix:* JoJean Ehrhart,  
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

**FLATLEY, JOHN L., a/k/a  
JOHN FLATLEY,  
deceased**

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

*Administratrix:* Gennifer Winters,  
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

**KOMOREK, DOROTHY R.,  
deceased**

Late of Erie County  
*Executor:* Joseph J. Komorek,  
Jr., 2004 East Gore Road, Erie,  
PA 16510

*Attorney:* David J. Mack,  
510 Parade Street, Erie, PA 16507

**MANAFO, MICHAEL J.,  
deceased**

Late of the Borough of  
Wesleyville, County of Erie and  
Commonwealth of Pennsylvania

*Executrix:* Alice L. Manafio  
*Attorney:* David J. Rhodes,  
Esquire, ELDERKIN LAW FIRM,  
456 West 6th Street, Erie, PA  
16507

**MEDINA, PATRICK BRIAN,  
a/k/a PATRICK B. MEDINA,  
deceased**

Late of the City of Erie, Erie  
County

*Administrator c.t.a.:* Alihandro  
Velez

*Attorney:* Norman A. Stark, Esq.,  
Marsh Schaaf, LLP, 300 State  
Street, Suite 300, Erie, PA 16507

**PARTCH, HAROLD E.,  
deceased**

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

*Executrix:* Jill A. Wells, 6950 Belle  
Rd., Harborcreek, PA 16421

*Attorney:* Jeffrey G. Herman,  
Esq., HERMAN & HERMAN,  
114 High Street, PO BOX 455,  
Waterford, PA 16441

**STACK, RICHARD A.,  
deceased**

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

*Executor:* Daniel E. Magraw,  
c/o Kevin M. Monahan, Esq.,  
Suite 300, 300 State Street, Erie,  
PA 16507

*Attorney:* Kevin M. Monahan,  
Esq., MARSH SCHAFF, LLP,  
Suite 300, 300 State Street, Erie,  
PA 16507

**TERRIZZI, JAMES V., SR.,  
deceased**

Late of Millcreek Township, Erie  
County, Pennsylvania

*Co-executors:* Randal Terrizzi  
and Barbara Terrizzi, 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

**WIECZOREK, WALTER J., JR.,  
deceased**

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

*Executrix:* Tammy Ropelewski,  
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

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January 7, 2022

**FTC reviews non-compete agreements: an update on the future of restrictive covenants following The Biden Administration's proposed curtailment and safeguarding of proprietary information** - In July 2021, President Biden signed an Executive Order directed at promoting competition in the U.S. economy. As part of that overarching goal, the Biden Administration tasked the Federal Trade Commission ("FTC") with curtailing the use of non-compete clauses "and other clauses or agreements that may unfairly limit worker mobility." While the FTC has only recently initiated informal proceedings on the issue, the agency — and perhaps Congress as well — seems poised to move forward in 2022 to address restrictive covenants. Read more ... <https://www.natlawreview.com/article/ftc-reviews-non-compete-agreements-update-future-restrictive-covenants-following>

**NLRB considers abandoning current standard for independent-contractor or employee status** - In what will have a significant impact on the employment status of "gig" economy workers under federal labor law, the National Labor Relations Board ("NLRB" or "Board") seems poised to revert to a more worker-friendly standard for determining independent contractor or employee status. Read more ... <https://www.natlawreview.com/article/nlr-consider-abandoning-current-standard-independent-contractor-or-employee-status>

**Couple's lawsuit over physical therapy group's alleged lack of COVID-19 protocols returns to Allegheny County court** - Litigation accusing a physical therapy firm accused of not using personal protective equipment and leading a Bethel Park couple to contract COVID-19 has left federal jurisdiction and been remanded to an Allegheny County court. Read more ... <https://pennrecord.com/stories/617832295-couple-s-lawsuit-over-physical-therapy-group-s-alleged-lack-of-covid-19-protocols-returns-to-allegheny-county-court>

**Pot smell alone can't justify warrantless search, Pa. court rules** - The smell of marijuana can be a factor police use to justify a search without a warrant but can't be the sole basis for it, the Pennsylvania Supreme Court ruled Wednesday. The court said a state police search of a vehicle in Allentown three years ago was conducted only because the troopers smelled marijuana. "The odor of marijuana alone does not amount to probable cause to conduct a warrantless search of the vehicle but, rather, may be considered as a factor in examining the totality of the circumstances," wrote Chief Justice Max Baer for the majority. Read more ... <https://www.pennlive.com/news/2021/12/pot-smell-alone-cant-justify-warrantless-search-pa-court-rules.html>

**Tour de Forced?** - Live Nation Entertainment and Ticketmaster were slapped with an antitrust class action Tuesday in California Central District Court. The complaint, filed by Quinn Emanuel Urquhart & Sullivan and Keller Lenkner, accuses the companies of refusing to bring Live Nation tours to venues that do not use Ticketmaster as their main service provider. The suit further contends that this practice allows the defendants to charge exorbitant prices for concert tickets. Counsel have not yet appeared for the defendants. The case is 2:22-cv-00047, *Heckman et al v. Live Nation Entertainment, Inc. et al*.

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