



VOL. 105
NO. 28

105
ERIE

JULY 15
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
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Send address changes to THE ERIE COUNTY LEGAL
JOURNAL, 429 West 6th St., Erie, PA 16507-1215.

ERIE COUNTY BAR ASSOCIATION CALENDAR OF EVENTS AND SEMINARS

MONDAY, JULY 18, 2022

Holiday Dinner Dance Committee Meeting
4:00 p.m.
Location TBD

TUESDAY, JULY 19, 2022

Paraprofessionals Meeting
Noon
ECBA Headquarters in-person or via Zoom

WEDNESDAY, JULY 20, 2022

Civil Litigation Section Meeting
Noon
ECBA Headquarters in-person or via Zoom

FRIDAY, JULY 22, 2022

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

MONDAY, JULY 25, 2022

ECBA Board of Directors Meeting
Noon
ECBA Headquarters in-person or via Zoom

TUESDAY, JULY 26, 2022

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

WEDNESDAY, JULY 27, 2022

Live ECBA Lunch-n-Learn Seminar
Legal Writing: Writing Sentences that Persuade
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/1765](https://www.eriebar.com/events/public-registration/1765)

THURSDAY, JULY 28, 2022

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

THURSDAY, JULY 28, 2022

AKT Kid Konnection Event
5:30 p.m.
Eastland Bowl
3729 McClelland Ave., Erie

FRIDAY, JULY 29, 2022

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

TUESDAY, AUGUST 9, 2022

Erie Gives Day
8:00 a.m. - 8:00 p.m.
Please consider a donation to AKT and/
or Robert's Scholarship (*Write in our Erie
Gives Nonprofit Name of "Attorneys and Kids
Together" which will be used for both AKT and
Roberts Scholarship donations*)
www.eriegives.org

2022 BOARD OF DIRECTORS

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CERTIFICATE OF AUTHORITY

CHARTERED ALTERNATIVE INVESTMENT ANALYST ASSOCIATION, INC. filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 11 Amity St., Amherst, MA 01002. The Commercial Registered Office Provider is Registered Agents Inc. in the county of Erie. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.

July 15

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County Pennsylvania
Docket No. 11389-22
In re: Yadiel Cardona, a minor
Notice is hereby given that a Petition has been filed in the above named Court by Denis M. Cruz, requesting an Order to change the name of Yadiel Cardona to Yadiel Cruz. The Court has fixed the 8th day of August, 2022 at 2:30 p.m. in Courtroom D, Room 214 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said petition, when and where all parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

July 15

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11466-22
Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Rachel Anne Greene to Rachel Ann Greene. The Court has fixed the 15th day of August, 2022 at 2:30 p.m. in Courtroom D, Room 214, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 15

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11030-22
Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Zachary Michael Myers to Elisabeth Vanessa Cadelle. The Court has fixed the 19th day of July, 2022 at 9:00 a.m. in Courtroom D, Room 214, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 15

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11435-22
Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Torreuna Lashae Roberts to Tori Lashae Johnson. The Court has fixed the 15th day of August, 2022 at 9:00 a.m. in Courtroom D, Room 214, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 15

FICTITIOUS NAME NOTICE

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on

June 22, 2021 for **Sunnyside*Erie** at 7851 Peach Street, Erie, PA 16509. The entity interested in such business is Laurel Harvest Labs, LLC, whose Commercial Registered Office provider is Cogency Global Inc., in Erie County. This was filed in accordance with 54 Pa.C.S. 311.

July 15

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
DOCKET NO. 10826-2021
COMMONWEALTH OF PENNSYLVANIA BY
THE COMMONWEALTH FINANCING AUTHORITY

vs.

GREATER ERIE INDUSTRIAL DEVELOPMENT CORPORATION

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights, you must act promptly. The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions, which may be applicable to you. Attached is a summary of some major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:
(1) Fill out the attached claim form and demand for a prompt hearing.
(2) Deliver the form or mail it to the Sheriff's Office at the address noted. You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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.

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 Service
P.O. BOX 1792, Erie, PA 16507
(814) 459-4411

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
No. 10826-2021

COMMONWEALTH OF PENNSYLVANIA by the COMMONWEALTH FINANCING AUTHORITY
400 North Street, Fourth Floor
Harrisburg, PA 17120, Plaintiff
v.

GREATER ERIE INDUSTRIAL DEVELOPMENT CORPORATION
5240 Knowledge Parkway
Erie, PA 16510, Defendant

Legal Descriptions for Sheriff Sale in the Above-Captioned Matter
To the Erie County Sheriff's Office, Kindly find the legal descriptions for the six parcels that are subjects to the judgment at the above docket number below:

1. ROUTE 18 14.637 AC NET- Erie County Tax Index Number (13) 1-12-6.01 - also known as 9196 Route 18, Cranesville, Pennsylvania 16410:

ALL that certain piece or parcel of land situated in the Township of Elk Creek, County of Erie and State of Pennsylvania, being part of Tract 507, bounded and described as follows, to-wit:

BEGINNING at P.K. nail in the centerline of PA Route 18 (Meadville Road) SR 0018 on the Tract Line between Tracts 506 and 507 at the northeast corner of the parcel herein described and being the southeast corner of land now or formerly of David D. and Sandra I. Brady as recorded in Erie County Record Book 1049 at page 1597; thence

S 37° 53' 35" W along the centerline of said Road, Four Hundred Fifty and no hundredths (450.00) feet to a P.K. nail; thence N 85° 51' 10" W, passing over an iron pin at 30.07 feet, One Thousand Six Hundred Sixty-one and Seventeen Hundredths (1,661.17) feet to an iron pin in the eastern right of way line of Bessemer and Lake Erie Railroad right of way; thence along a curve to the right in the variable width right of way and arc distance of Three Hundred Twenty and Fifty-five Hundredths (320.55) feet. (Chord bearing N 25° 10' 25" E, 320.11 feet) to an iron pin; thence N 29° 20' 42" E, continuing along said right of way, Ninety-seven and Ninety-six Hundredths (97.96) feet to an iron pin in the south line of land now or formerly of David D. and Sandra I. Brady as recorded in Erie County Record Book 1049 at page 1597; thence South 85° 03' 00" East along said land, Nine hundred twenty-eight and twenty-nine hundredths (928.29) feet to an iron survey pin; thence S 85° 52' 10" E continuing along said line, the north line of Tract 507 and passing over an iron survey pin at 796.38 feet, Eight hundred twenty-six and thirty-four hundredths (826.34) feet to the point of beginning and containing 14.637 acres net measure.

Said property is more commonly known as Lot #1 on the Wadsworth Subdivision as recorded April 15, 2009 in Erie County Map Book 2009-51. Owner has no rights in any/all Oil, Gas and Mineral rights to said property. Erie County Tax Index No. (13) 1-12-6.01.

2. 9262 ROUTE 18 27.90 AC and ROUTE 18 34.40 AC - Erie County Tax Index Number (13) 1-12-6 and (13) 1-13-3, together, also known as 9262 Route 18, Cranesville, Pennsylvania 16410:

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

BEGINNING at the southwest corner of the farm on the line between Conneaut and Elk Creek Townships; thence north thirty-nine (39) rods

and seventeen (17) links; thence east one hundred seventy-nine (179) rods and eleven (11) links to the public highway; thence southwesterly, along said highway, thirty-nine (39) rods and two (2) links to a post in the northeast corner of John Parker's land; thence west one hundred fifty-six (156) rods to the place of beginning; containing forty (40) acres of land, be the same more or less.

ALSO, all that certain piece or parcel of land situate in the Township of Elk Creek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Tract No. 407; thence east two hundred (200) perches to the Public Road; thence southwesterly thirty-seven and one-fourth (37 1/4) perches; thence west one hundred eight and three-tenths (180.3) perches to Township Line; thence north by Township Line thirty and one-tenth (30.1) perches to the place of beginning, containing thirty-four (34) acres of land be the same more or less.

Being more commonly known as 9262 Route 18, Cranesville, Pennsylvania 16410 and bearing Erie County Tax Index Nos. (13) 1-12-6 and (13) 1-13-3.

EXCEPTING AND RESERVING: All that certain piece or parcel of land situate in the Township of Elk Creek, County of Erie and Commonwealth of Pennsylvania, being part of Tract 507, bounded and described as follows, to-wit:

BEGINNING at a P.K. nail in the centerline of PA Route 18 (Meadville Road) SR 0018 on the Tract Line between Tracts 506 and 507 at the northeast corner of the parcel herein described and being the southeast corner of land now or formerly of David D. and Sandra I. Brady as recorded in Erie County Record Book 1049 at page 1597; Thence, S 37° 53' 35" W, along the centerline of said Road, Four Hundred Fifty and No Hundredths (450.00) feet to a P.K. nail; Thence N 85° 52' 10" W passing over an iron pin at 30.07 feet, One Thousand Six

Hundred Sixty-one and Seventeen Hundredths (1,661.17) feet to an iron pin in the eastern right-of-way line of the Bessemer and Lake Erie Railroad right-of-way; Thence along a curve to the right in the variable width right-of-way an arc distance of Three Hundred Twenty and Fifty-five Hundredths (320.55) feet (Chord Bearing N 25° 10' 25" E, 320.11 feet) to an iron pin; Thence N 29° 20' 42" E, continuing along said right-of-way, Ninety-seven and Ninety-six Hundredths (97.96) feet to an iron pin in the south line of land now or formerly of David D. and Sandra I. Brady as recorded in Erie County Record Book 1049 at page 1597; Thence S 85° 03' 00" E, along said land, Nine Hundred Twenty-eight and Twenty-nine Hundredths (928.29) feet to an iron survey pin; Thence S 85° 52' 10" E, continuing along said land, the north line of Tract 507 and passing over an iron survey pin at 796.38 feet, Eight Hundred Twenty-six and Thirty-four Hundredths (826.34) feet to the point of beginning and containing 14.637 acres net measure.

3. 9170 ROUTE 18 14.30 AC - Erie County Tax Index Number (13) 1-12-5 also known as 9170 Route 18, Cranesville, PA 16410:

ALL that certain piece or parcel of land situate in the Township of Elk Creek, County of Erie and State of Pennsylvania, being part of Tract 506, bounded and described to-wit: Beginning at a point in the centerline of State Route #18, at the southeast corner of land of Francis M. Stoughton as recorded in Erie County Deed Book 1066 page 520, said point also being the northeast corner of land of Sophie Hodacky; thence North 37° 33' 05" East, along the center line of State Route #18, 400.00 feet to a point; thence North 80° 40' 40" West, passing over an iron survey point on the side of the road at 28.37 feet, in all 421.78 feet to an iron survey point; thence North 88° 29' 40" West, passing over an iron survey point at 1430.91 feet, in all 1468.20 feet to a point in the centerline of the single track of the Bessemer and Lake Erie Railroad right of way; thence

South 29° 15' 45" West along the centerline of the single track of the Bessemer and Lake Erie Railroad, 321.23 feet to a point in the north line of Sophie Hodacky, thence South 85° 03' East, along the north line of land of Sophie Hodacky, passing over an iron survey point at 36.21 feet, in all 976.52 feet to an iron survey point; thence South 85° 52' 10" East, continuing along the north line of land of Sophie Hodacky passing over an iron survey point in the west line of State Route #18 at 796.44 feet, in all 826.39 feet to the centerline of State Route #18 and the place of beginning. Containing 14.30 acres of land. Having erected thereon a two story frame dwelling, garage, barn and corn crib and being commonly known as 9170 Route 18, Cranesville, PA 16410.

4. 9330 ROUTE 18 LOT A & C 34.84 AC | MB 2002-92 and 9330 ROUTE 18 31.82 AC Erie County Tax Index Numbers (13) 1-12-7 and Number (13) 1-13-4 also known as 9330 Route 18, Cranesville, PA 16410:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Elk Creek, Erie County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of land of Asabel Carpenter's heirs on the highway; thence west one hundred and forty-nine (149) perches to a post on the west line of tract; thence north on said line seventy-one perches (71) and twenty-one (21) links to a post; thence east one hundred and fifty-six (156) perches to a post at the highway; thence along the highway south ten degrees west, seventy-three (73) perches to the place of beginning. Containing sixty-eight acres of land be the same more or less.

EXCEPTING AND RESERVING the lands conveyed to Michael Buie et al at Erie County Record Book 638 at Page 1659.

EXCEPTING AND RESERVING the lands conveyed to Michael Buie et al at Erie County Record Book 878 at page 951.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED

IN THE TOWNSHIP OF ELK CREEK, COUNTY OF ERIE, COMMONWEALTH OF PENNSYLVANIA BEING PART OF TRACT 507 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOW TO WIT:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE PIECE AT A REBAR WITH CAP IN THE SOUTHERLY LINE OF LANDS OF MATTHEW A. ANDERSON AND MARY CATHRYN HANNAH AS PER RECORD IN ERIE COUNTY RECORD BOOK 896, PAGE 663, A DISTANCE THEREON NORTH 85 DEGREES, 57 MINUTES, 35 SECONDS WEST 322.19 FEET FROM THE SOUTHWESTERLY CORNER OF PARCEL "A" AS RECORD IN ERIE COUNTY COURT HOUSE AS MAP NO. 1999-45;

THENCE SOUTH 08 DEGREES, 57 MINUTES, 28 SECONDS WEST ALONG THE WESTERLY LINE OF THE RESIDUE OF LANDS OF CRAIG R. DANIELS PASSING OVER A REBAR WITH CAP AT A DISTANCE OF 200 FEET, A TOTAL DISTANCE OF 799.08 FEET TO A POINT AND THE NORTHEASTERLY CORNER OF LANDS OF THE PENNSYLVANIA GAS COMPANY AS PER RECORD IN ERIE COUNTY DEED BOOK 953, PAGE 597;

THENCE NORTH 77 DEGREES, 32 MINUTES, 32 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS OF THE PENNSYLVANIA ELECTRIC COMPANY, A DISTANCE OF 300.00 FEET TO AN IRON PIPE IN THE EASTERLY LINE OF THE BESSEMER AND LAKE ERIE RAILROAD;

THENCE NORTH 08 DEGREES, 57 MINUTES, 28 SECONDS EAST ALONG SAID EASTERLY LINE OF THE BESSEMER AND LAKE ERIE RAILROAD, A DISTANCE OF 755.00 FEET TO A REBAR AND CAP AND THE SOUTHWESTERLY CORNER OF SAID LANDS OF ANDERSON AND HANNAH;

THENCE SOUTH 85 DEGREES, 57 MINUTES, 35 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ANDERSON AND HANNAH, A DISTANCE OF 300.54 FEET TO A POINT AND THE PLACE OF BEGINNING. CONTAINING 5.34 ACRES OF LAND THEREIN NET-MEASURE. Bearing Erie County Assessment Numbers (13) 1-12-7 and (13) 1-13-4. Respectfully submitted, Sean Christopher Campbell Supreme Court No. 321246 Governor's Office of General Counsel Commonwealth Financing Authority 400 North Street, 4th Floor Harrisburg, PA 17120-0225 (717) 720-1345 - Phone (717) 772-3103 - Fax seancampbe@pa.gov

Court Of Common Pleas Of Erie County Prothonotary Civil Division
Case No: 2021-10826
PLAINTIFF(S)
PENNSYLVANIA COMM FINANCING AUTH
(vs)
DEFENDANT(S)
GREATER ERIE INDUSTRIAL DEVELOPMENT CORPORATION
WRIT OF EXECUTION
(Mortgage Foreclosure)
(Rule 3257)

Commonwealth of Pennsylvania County of Erie
To the Sheriff of ERIE COUNTY
To satisfy the judgment, interest, and costs in the above matter you are directed to levy upon and sell the following described property:

* Real Property*
9196 ROUTE 18, CRANESVILLE, PA 16410

* Personal Property*
Court Of Common Pleas Of Erie County Prothonotary Civil Division
PENNSYLVANIA COMM FINANCING* (vs) GREATER ERIE INDUSTRIAL DEV*
Case No: 2021-10826
AMOUNT DUE: \$1,126,508.00
PRO ATTY COST PD: \$156.00
PRO ATTY COST#: \$4.00
SAT#: \$10.00

PROS LIEN SEARCH#: \$20.00
RECS LIEN SEARCH#: \$50.00
Date Sealed: 04/26/2022
Plaintiff Atty: CAMPBELL SEAN C, ESQ
400 NORTH STREET 4TH FLOOR
HARRISBURG, PA 17120
Phone: 717-720-1345

Court Of Common Pleas Of Erie County Prothonotary Civil Division
PENNSYLVANIA COMM FINANCING* (vs) GREATER ERIE INDUSTRIAL DEV*
Case No: 2021-10826
Claim For Exemption

To the Sheriff:
I, the above-named defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,
(a) I desire that my \$300 statutory exemption to be
(i) set aside in kind (specific property to be set aside in kind);
(ii) paid in cash following the sale of the property levied upon; or
(b) I claim the following exemption (specific property and basis for exemption):
(2) From my property which is in the possession of a third party, I claim the following exemptions:
(a) My \$300 statutory exemption: in cash in kind (specific property)
(b) Social Security benefits on deposit in the amount of:
(c) Other (specify amount and basis of exemption):

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW
1. \$300 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

Court Of Common Pleas Of Erie County Prothonotary Civil Division
PENNSYLVANIA COMM FINANCING* (vs) GREATER ERIE INDUSTRIAL DEV*
Case No: 2021-10826

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at: I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 PA C.S. 4909 relating to unsworn falsification to authorities.
Date
(Defendant)

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF ERIE COUNTY
ERIE COUNTY
SHERIFFS OFFICE
814-451-6254, 451-6253, 451-6293
140 WEST 6 STREET
FOURTH FLOOR
ERIE, PA 16501

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY,
PENNSYLVANIA
No. 10826-2021
CIVIL ACTION - LAW
MORTGAGE FORECLOSURE COMPLAINT
COMMONWEALTH OF PENNSYLVANIA by the COMMONWEALTH FINANCING AUTHORITY
400 North Street, Fourth Floor Harrisburg, PA 17120, Plaintiff
v.
GREATER ERIE INDUSTRIAL DEVELOPMENT CORPORATION
5240 Knowledge Parkway
Erie, PA 16510, Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
TO: The Defendant listed in the matter captioned above, and to all owners or reputed owners or lienholders in connection with the real property below:
Your properties at Erie County Tax Index Numbers (13) 1-12-7 and (13) 1-13-4 also known as 9330 Route 18, Cranesville, PA 16410, Erie County Tax Index

Numbers (13) 1-12-6 also known as 9262 Route 18, Cranesville, Pennsylvania 16410, Erie County Tax Index Numbers (13) 1-13-3 and (13) 1-12-6.01 also known as 9196 Route 18, Cranesville, PA 16410, and Erie County Tax Index Number (13) 1-12-5 also known as 9170 Route 18, Cranesville, PA 16410 are scheduled to be sold at Sheriff's Sale on Friday, July 15, 2022 at 10:00 AM in Central Court, Erie County Courthouse, 140 West Sixth Street, Erie, PA 16501-1077 to enforce the court judgment of \$1,126,508.00 obtained by the COMMONWEALTH FINANCING AUTHORITY against you.
You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Erie County, Pennsylvania, on a date specified by the Sheriff not later than thirty days after

sale, and that distribution of said proceeds will be made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten days after the filing of the schedule.
/s/ Sean Campbell
Attorney for Plaintiff

July 15

NOTICE OF ADOPTION

To: LUCAS JAMES MULLANEY, biological father of one child, whose last known address is unknown. You are hereby notified that on March 17, 2022, a Petition for Adoption of Jasmine Marie King, a female child born to you on May 4, 2002 in Erie, Pennsylvania, was filed in the Superior Court of Henry County, Georgia, Adoption No. 2022-AD00039DR. All parental rights you may have with respect to the minor child will be lost and you will neither receive

notice nor be entitled to object to the adoption of the child unless, within thirty (30) days from the date of the last publication of this notice, you file (1) a Petition to Legitimate the child pursuant to the Official Code of Georgia Annotated Section 19-7-22; (2) notice of the filing of such Petition to Legitimate with the Superior Court of Henry County and make known such other objections in writing as you may have; and (3) serve a copy of the Petition to Legitimate on the undersigned attorney for the Petitioners seeking to adopt the child.
ALYCEN A. MOSS
Cozen O'Connor
The Promenade, Suite 400
1230 Peachtree St NE
Atlanta, Georgia 30309
(404) 572-2052

July 8, 15, 22

Erie County Bar Association

Zoom Services



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WHY USE ZOOM?

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RATES:

Non-ECBA Members:
\$150/hour (minimum 1 hour)
M-F, 8:30 a.m. - 5:00 p.m.

ECBA Members:
\$100/hour (minimum 1 hour)
M-F, 8:30 a.m. - 5:00 p.m.



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ERIE COUNTY LEGAL JOURNAL

ORPHANS' COURT

LEGAL NOTICE

ORPHANS' COURT

**AUDIT LIST
NOTICE BY
AUBREA HAGERTY-HAYNES**

Clerk of Records

**Register of Wills and Ex-Officio Clerk of
the Orphans' Court Division, of the**

Court of Common Pleas of Erie County, Pennsylvania

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Wednesday, July 6, 2022** and confirmed Nisi.

August 17, 2022 is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

2022 ESTATE

188 Erie County Memorial Park

ACCOUNTANT

Regions Bank

Trustee

ATTORNEY

Nina B. Stryker, Esq.

AUBREA HAGERTY-HAYNES

Clerk of Records

Register of Wills &

Orphans' Court Division

July 15, 22



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Depression 28%

Anxiety 61%

Suicidal thoughts 12%

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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

**CAMPBELL, JAMES D., JR.,
a/k/a JAMES D. CAMPBELL,
a/k/a JAMES CAMPBELL,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Carol A. Morehouse, SSJ, 1021 West 26th Street, Erie, PA 16508
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**CORBIN, CYNTHIA A.,
deceased**

Late of North East Township, Erie County, PA
Executrix: Brittany Nguyen, 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

**FEYAS, THERESA A., a/k/a
THERESA ANN FEYAS,
deceased**

Late of the City of Erie, County of Erie, Pennsylvania
Executrix: Maryanne Mulligan, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506
Attorney: James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**HARTLE, DUANE EDWARD,
a/k/a DUANE E. HARTLE, a/k/a
DUANE HARTLE,
deceased**

Late of Cranesville Boro, County of Erie and Commonwealth of Pennsylvania
Administrator: Samuel E. Hartle, c/o 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415
Attorney: Alan Natalie, Esquire, 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415

**HLIFKA, DAVID M.,
deceased**

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

**MAYLE, MARY, a/k/a
MARY P. MAYLE,
deceased**

Late of Fairview Township, County of Erie, and State of Pennsylvania
Co-executors: Daniel E. Mayle and David E. Mayle, c/o Justin L. Magill, Esq., 2820 W. 23rd Street, Erie, PA 16506
Attorney: Justin L. Magill, Esq., 2820 W. 23rd Street, Erie, PA 16506

**TRAUT, ARLENE P., a/k/a
ARLENE TRAUT,
deceased**

Late of Girard Boro, County of Erie and Commonwealth of Pennsylvania
Executrix: Penny L. Hopkins, c/o 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415
Attorney: Alan Natalie, Esquire, 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415

**VAN DEVENTER, SHELDON R.,
a/k/a SHELDON ROBERT VAN
DEVENTER,
deceased**

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

**ZATKOFF, JEFFREY P.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Brian Zatkoff, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

SECOND PUBLICATION

**CARROLL, JEAN M., a/k/a
JEAN MARIE CARROLL,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Executor: Christopher J. Carroll, 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

**CURTIS, DONALD R.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Mark R. Curtis, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh, Jr., Esq., MARSH SCHAAF, LLP, Suite 300, 300 State Street, Erie, PA 16507

**PENBERTHY, ARTHUR, a/k/a
GENE A. PENBERTHY, a/k/a
GENE PENBERTHY,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Nancy J. Lucas, c/o 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415
Attorney: Alan Natalie, Esquire, 3952 Avonia Road, P.O. Box 9, Fairview, PA 16415

**SCHRUERS, ELISABETH M.,
a/k/a ELISABETH M.
SCHRUERS-LAPINSKY,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executor: Thomas L. Schruers, 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

**TUCKER, STEPHAN A.,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania
Administrator: William Brett Tucker, c/o Denise C. Pekelnicky, Esq., 93 West Main St., North East, Pennsylvania 16428
Attorney: Denise C. Pekelnicky, Esq., DCP Law Office, LLC, 93 West Main St., North East, Pennsylvania 16428

**VILLA, JAMES C., a/k/a
JAMES VILLA,
deceased**

Late of North East Township, County of Erie, Commonwealth of Pennsylvania
Administratrix: Donna L. Villa, 4010 Zoar Ave., Erie, PA 16509
Attorney: None

**WEBER, ROBERT A., a/k/a
ROBERT ANDREW WEBER,
a/k/a ROBERT WEBER, a/k/a
BOB WEBER,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Jennifer L. Welka, c/o James J. Bruno, Esquire, 3820 Liberty Street, Erie, PA 16509
Attorney: James J. Bruno, Esquire, 3820 Liberty Street, Erie, PA 16509

THIRD PUBLICATION

**AGOSTINE, THERESA G.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Pamela Agostine Lewis, 591 Stanhope Kelloggsville Rd., Dorset, OH 44032
Attorney: None

**BENSUR, DOLORES A., a/k/a
DOLORES BENSUR,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Daniel J. Bensur, 529 Lindsay Court, Erie, PA 16509
Attorney: None

**DAHLSTRAND-DANIEL,
ANNE B., a/k/a
ANNE DAHLSTRAND-DANIEL,
a/k/a ANNA B. DANIEL,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Co-executors: Eric C. Dahlstrand, 1044 West Sixth Street, Erie, PA 16507 and Christiane Figurski, 4628 Village Street, Erie, PA 16506
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**GAUTHIER, JUDITH A.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Angela C. Antolik, c/o Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506-3171
Attorney: Richard A. Blakely, Esq., Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506-3171

**GOLD, MAYER, a/k/a
MAYER W. GOLD,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Administrator: Jonathan T. Gold
Attorney: Thomas S. Talarico, Esquire, Talarico & Associates, 230 West 6th Street, Suite 202, Erie, PA 16507

**GRONNETT, NANCY J.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Carmel J. Moore, 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

**HELSEY, RICHARD T.,
deceased**

Late of Greene Township, Erie County, PA
Executrix: Joan L. Vallimont
Attorney: Norman A. Stark, Esq., Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**HUDACKY, DANIEL J.,
deceased**

Late of the City of Erie, County of Erie, PA

Executor: Jay R. Stranahan, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

Attorney: Jay R. Stranahan, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**KOLAKOWSKI, LEONARD J.,
deceased**

Late of Millcreek Township, County of Erie, PA

Executor: Timothy A. Kolakowski, 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

**MOORE-FOX, DEBRA, a/k/a
DEBRA FOX,
deceased**

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

Administratrix: Liana Walczak, 668 Euclid Ave., Unit 425, Cleveland, OH 44114

Attorney: None

**NELSON, EDWIN R., JR.,
deceased**

Late of Millcreek Township, City of Erie, Pennsylvania

Executrix: Rose Nelson, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**NELSON, MARTHA A., a/k/a
MARTY NELSON,
deceased**

Late of Waterford Township, Erie County, Commonwealth of Pennsylvania

Executrix: Margaret A. Hofmann, 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

**PARTSCH, TINA MARIE, a/k/a
TINA M. PARTSCH, a/k/a
TINA PARTSCH,
deceased**

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

Administratrix: Jennifer L. Gannoe, c/o 3952 Avonia Road, Fairview, PA 16415

Attorney: Alan Natalie, Esquire, 3952 Avonia Road, Fairview, PA 16415

**PHILLIPS, WAYNE, SR., a/k/a
WAYNE G. PHILLIPS, SR., a/k/a
WAYNE G. PHILLIPS, a/k/a
WAYNE PHILLIPS,
deceased**

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

Executor: W. Gordon Phillips, Jr., 11250 Ridge Road, Girard, PA 16417

Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SELIGSON, PATRICIA L., a/k/a
PATRICIA D. SELIGSON,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

Executor: Thomas F. Seligson, 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

**SMITH, BETTY D.,
deceased**

Late of the City of Erie, Erie County, PA

Co-executors: David Smith and Sharon Ann Kubeja

Attorney: Edwin W. Smith, Esq., Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

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Wednesday, July 27, 2022

The Will J. Schaaf & Mary B. Schaaf Education Center
at the ECBA, 429 West 6th Street, Erie, PA 16507 or via Zoom

Registration: 11:45 a.m.
Seminar: 12:00 - 1:00 p.m.

Cost: \$47 - ECBA Members
(Judges & Attorneys) and
their Paraprofessional Staff
\$60 - Non-members

If attending in-person, a boxed lunch will be provided.



1 Hour Substantive CLE Credit

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Imposter Syndrome in the Legal Profession

Tuesday, August 9, 2022

The Will J. Schaaf & Mary B. Schaaf Education Center
at the ECBA, 429 West 6th Street,
Erie, PA 16507 or via Zoom

Registration: 11:45 a.m.
Seminar: 12:00 - 1:00 p.m.
Cost: \$47 - ECBA Members
(Judges & Attorneys) and
their Paraprofessional Staff
\$60 - Non-members

If attending in-person,
a boxed lunch will be provided.

1 Hour Ethics CLE Credit

FOR MORE INFORMATION AND TO REGISTER, VISIT:
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Tall Ships Watch Party 2022

The Erie County Bar Association invites you and your family members to enjoy the Parade of Tall Ships.

Experience the arrival of these majestic icons of our nation's history
from the spectacular views offered at the Sheraton Erie Bayfront Hotel.

Thursday, August 25, 2022

Sheraton Erie Bayfront Hotel - Safe Harbor Room, 2nd Floor

4:00 - 7:30 p.m.

Tall ships tentatively scheduled to arrive at 5:00 p.m.

Cash bar

Complimentary hors d'oeuvres and mocktails

RSVP by Thursday, August 18
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MICHAEL A. FETZNER814-881-8465
mafetznr@yahoo.com

July 15, 2022

Suit seeks damages for traumatic event witnessed over FaceTime; bystander definition at issue - A woman who saw her mother choking on mucus at her nursing home during a FaceTime call has filed a lawsuit against the facility for negligent infliction of emotional distress. Norma Clotaire filed the suit against the nursing home in Willow Grove, Pennsylvania, last week. At issue is whether a bystander who witnesses a traumatic event involving a family member has to be physically present to recover emotional distress damages. Read more ... <https://www.abajournal.com/news/article/suit-seeks-damages-for-traumatic-event-witnessed-over-facetime-bystander-definition-at-issue>

Marywood University says it doesn't owe \$900K for shoddy accounting work - Catholic university in Pennsylvania says that after a firm it hired to do accounting work mistakenly informed it of its eligibility for a \$6 million tax credit, it should not have to pay the firm a contingency fee of over \$900,000. Marywood University of Scranton filed suit in the U.S. District Court for the Middle District of Pennsylvania on June 22 versus Synergi Partners, Inc., of Florence, S.C. "Defendant Synergi purported to conduct a complete accounting and legal analysis and determined that Marywood was somehow entitled to a \$6 million tax credit. Upon review by Marywood's licensed accountants, it was determined that Marywood was not entitled to the \$6 million tax credit purportedly identified and quantified by Synergi," the suit says. "Yet Synergi seeks payment of a so-called 'contingency fee' of over \$900,000, based on Synergi obtaining for Marywood a useless and purported \$6 million tax credit that Marywood can neither file for nor claim without risk of audit, civil (and perhaps criminal) penalties and/or concomitant reputational harm. Marywood brings claims against Synergi for fraudulent inducement and declaratory judgment." Read more ... <https://pennrecord.com/stories/628300332-marywood-university-says-it-doesn-t-owe-900k-for-shoddy-accounting-work>

Lawyer is suspended over false statements made to law firms - The Minnesota Supreme Court has suspended a lawyer for false statements made in her search for a job. The court suspended Lillian A. Ballard of Minnesota for six months in a June 30 order noted by the Legal Profession Blog. Ballard had admitted the allegations and agreed to the suspension. According to the Minnesota Supreme Court, Ballard made false statements on a resumé submitted to two law firms and gave one of the law firms a forged law school transcript. She also made false statements to a person working in the recruiting department of one of the law firms and to the director of the Minnesota Office of Lawyers Professional Responsibility. The suspension order does not elaborate on the false statements made. Before reinstatement, Ballard will have to pass the portion of the bar exam on professional responsibility. Ballard was admitted to the bar in Minnesota in 2015.

Are you being served? Court authorizes service of process via airdrop - In what may be the first of its kind, a New York state court has authorized service via token airdrop in a case regarding allegedly stolen cryptocurrency assets. This form of alternative service is novel but could become a more routine practice in an industry where the identities of potential parties to litigation may be difficult to ascertain using blockchain data alone. Read more ... <https://www.natlawreview.com/article/are-you-being-served-court-authorizes-service-process-airdrop>

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