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NO. 5



105  
ERIE



FEBRUARY 4  
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  
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## ERIE COUNTY BAR ASSOCIATION CALENDAR OF EVENTS AND SEMINARS

### TUESDAY, FEBRUARY 8, 2022

Family Law Section Meeting  
Noon  
ECBA Headquarters in-person (must RSVP)  
or via Zoom

### WEDNESDAY, FEBRUARY 9, 2022

Bankruptcy Section Meeting  
Noon  
ECBA Headquarters in-person (must RSVP)  
or via Zoom

### WEDNESDAY, FEBRUARY 9, 2022

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

### FRIDAY, FEBRUARY 11, 2022

Diversity & Inclusion Section  
Education Subcommittee Meeting  
Noon  
via Zoom

### WEDNESDAY, FEBRUARY 16, 2022

Workers' Compensation Section Meeting  
Noon  
ECBA Headquarters in-person (must RSVP)  
or via Zoom

### THURSDAY, FEBRUARY 17, 2022

Law Day Committee Meeting  
Noon  
ECBA Headquarters in-person (must RSVP)  
or via Zoom

### FRIDAY, FEBRUARY 18, 2022

Wintertime in the Woods  
A socially-distanced, family-friendly event  
Asbury Woods Nature Center  
4105 Asbury Road, Erie  
*Click link for details*  
[https://www.eriebar.com/events/ecba-  
events/1716-wintertime-in-the-woods](https://www.eriebar.com/events/ecba-events/1716-wintertime-in-the-woods)

### MONDAY, FEBRUARY 21, 2022

President's Day  
ECBA Office Closed  
Erie County and Federal Courthouses closed

### TUESDAY, FEBRUARY 22, 2022

Solo/Small Firms Section Meeting  
Noon  
ECBA Headquarters in-person (must RSVP)  
or via Zoom

### WEDNESDAY, FEBRUARY 23, 2022

Women's Division Meeting  
Noon  
ECBA Headquarters in-person (must RSVP)  
or via Zoom

### THURSDAY, FEBRUARY 24, 2022

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

### 2022 BOARD OF DIRECTORS

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN, that the shareholders of Selah Time, LLC, with an address of 2222 Filmore Ave., Erie, PA has approved a proposal to voluntarily dissolve, that the Officers have settled the affairs of the LLC under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that, on August 31, 2021, the LLC filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania. Any party having a claim against Selah Time, LLC must send that claim in writing to 2250 Village Common Dr. Erie, PA within the next 60 days, or that claim will be barred.

Feb. 4

**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 September 28, 2021 for The Bobcam Group at 3161 Vineyard Court, Fairview, PA 16415. The name and address of each individual interested in the business is Bobby Yewah at 3161 Vineyard Court, Fairview, PA 16415. This was filed in accordance with 54 PaC.S. 311.417.

Feb. 4

**INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on January 03, 2022 for AAL Distributor Inc. under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 4

**INCORPORATION NOTICE**

Notice is hereby given that the Erie Lodge No. 7 Fraternal Order of Police Auxiliary has been incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

Feb. 4

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW NO. 2021-10410

TED HILINSKI and ROSALEE CALDWELL, Plaintiffs

v.

AMANDA FLICK, JAMES FLICK, BRADLEY FLICK, LAWRENCE JOSEPH FLICK and JEFFRY PORACKY, Heirs of LAWRENCE E. FLICK

(Deceased), Defendants

**AMANDA FLICK, JAMES FLICK, BRADLEY FLICK, LAWRENCE JOSEPH FLICK and JEFFRY PORACKY, SHOULD TAKE NOTICE that TED HILINSKI AND ROSALEE CALDWELL have filed to schedule a Sheriff Sale, on February 25, 2022 at 10:00 a.m. with the Sheriff of Erie County Pennsylvania, located at 140 West 6th Street, Erie, PA 16501 concerning the property commonly known as 1425 Hilborn Avenue, Erie, Pennsylvania, bearing Erie County Tax Index Nos. (33) 33-179-6.**

**NOTICE**

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. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court 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.

Lawyers Referral & Information Service

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

**MARSH SCHAAF, LLP**

By */s/ Eugene C. Sundberg, Jr.*  
Eugene C. Sundberg, Jr., Esquire  
Attorneys for Plaintiff

300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Feb. 4

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW NO. 12703-2020

LINDA JORDAN, Plaintiff

v.

ANNA M. WINSCHHEL and JAMES J. WINSCHHEL, Defendants

**ANNAM. WINSCHHEL and JAMES J. WINSCHHEL, SHOULD TAKE NOTICE that LINDA JORDAN has filed to schedule a Sheriff Sale, on April 22, 2022 at 10:00 a.m. with the Sheriff of Erie County Pennsylvania, located at 140 West 6th Street, Erie, PA 16501 concerning the property commonly known as 5.949 acres of land, being Lot #1 of the Anna M. Winschel Subdivision on Lake Pleasant Road, Erie, Pennsylvania, bearing Erie County Tax Index No. (33) 196-641-12.02.**

**NOTICE**

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. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief

**LEGAL NOTICE**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW NO.: 2019-12525

WELLS FARGO BANK, N.A., Plaintiff

vs.

Ray Zimmerman, AKA Ray A. Zimmerman (deceased); Unknown Heirs and/or Administrators to the Estate of Ray Zimmerman, AKA Ray A. Zimmerman (if any), Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Ray Zimmerman, AKA Ray A. Zimmerman (if any)

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Erie County, Pennsylvania, docketed to No. 2019-12525, seeking to foreclose the mortgage secured by the real estate located at 5241 Tarbell Road, Edinboro, PA 16412.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC,

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.

Lawyers Referral & Information Service

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

**MARSH SCHAAF, LLP**

By */s/ Gary V. Skiba*  
Gary V. Skiba, Esquire  
Attorneys for Plaintiff  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Feb. 4

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

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE 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.**

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Feb. 4

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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

**FEBRUARY 25, 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.

Christopher D. Campanelli  
Sheriff of Erie County

Feb. 4, 11, 18

**SALE NO. 1**

**Ex. #12238 of 2021**

**KATHLEEN M. HUBBARD,  
Plaintiff**

**v.**

**LINDA LYONS KING,  
Executrix of the ESTATE OF  
FLORENCE M. LYONS aka  
FLORENCE LYONS, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2021-12238, KATHLEEN M. HUBBARD v. LINDA LYONS KING, Executrix of the ESTATE OF FLORENCE M. LYONS aka FLORENCE LYONS, owner of property situated in the Township of Millcreek, Erie County, Pennsylvania being commonly known as 506 Howe Avenue, Erie,

PA with 1,248 square footage and .2170 acreage.  
Assessment Map No. (29) 12-20-6  
Assessed Value Figure: \$88,100  
Improvement thereon: Two story family dwelling  
Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

Feb. 4, 11, 18

**SALE NO. 3**

**Ex. #10410 of 2021**

**TED HILINSKI, and  
ROSALEE CALDWELL,  
Plaintiffs**

**v.**

**AMANDA FLICK, JAMES  
FLICK, BRADLEY FLICK,  
LAWRENCE JOSEPH FLICK  
and JEFFRY PORACKY, Heirs  
of LAWRENCE E. FLICK  
(Deceased), Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2021-10410, Ted Hilinski and Rosalee Caldwell vs. James Flick and Amanda Flick, Heirs of Lawrence E. Flick, Deceased, owners of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 1425 Hilborn Avenue, Erie, Pennsylvania.  
Approx. 0.2700 acres  
Assessment Map Number: (33) 33-179-6  
Assessed Value Figure: \$28,600.00  
Improvement Thereon: Residence  
Eugene C. Sundberg, Jr., Esq.  
Marsh Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Feb. 4, 11, 18

**SALE NO. 4**

**Ex. #11833 of 2021**

**MARQUETTE SAVINGS  
BANK, Plaintiff**

**v.**

**HARRY R. JAGODZINSKI;  
CHRISTINE A. ANDERSON;  
ROSANNE JAWORSKI; JAMES  
JAGODZINSKI; ROBERT  
JAGODZINSKI; AND THOMAS  
JAGODZINSKI; as the HEIRS**

**of JOHN A. JAGODZINSKI,  
Deceased, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2021-11833, Marquette Savings Bank vs. Harry R. Jagodzinski, Christine A. Anderson, Rosanne Jaworski, James Jagodzinski, Robert Jagodzinski, and Thomas Jagodzinski, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 722 East 34th Street, Erie, Pennsylvania.  
Approx. 0.1643 acres  
Assessment Map Number: (18) 5387-107  
Assessed Value Figure: \$64,800.00  
Improvement Thereon: Residence  
Eugene C. Sundberg, Jr., Esq.  
Marsh Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Feb. 4, 11, 18

**SALE NO. 6**

**Ex. #10125 of 2021**

**NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS  
BANK, Plaintiff**

**v.**

**MATTHEW M. MORELL and  
PATTY A. MORELL, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2021-10125, Northwest Bank vs. Matthew M. Morell and Patty A. Morell, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1807 West 32nd Street, Erie, Pennsylvania: 40 X 100 X 40 X 100  
Assessment Map Number: (19) 6153-203  
Assessed Value Figure: \$72,900.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Feb. 4, 11, 18

**SALE NO. 7**

**Ex. #11963 of 2021**

**THE ANDOVER BANK, Plaintiff  
v.**

**ALISON M. SCARPITTI  
and SARA E. KAVANAUGH,  
Sole Heirs of WILLIAM F.  
SCARPITTI, JR., Deceased,  
and THE UNITED STATES OF  
AMERICA, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2021-11963, Andover Bank vs. Alison M. Scarpitti and Sara E. Kavanaugh, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 662 West 6th Street, Erie, Pennsylvania.  
Approx. 38' X 69' X 38' X 69'  
Assessment Map Number: (17) 4020-129  
Assessed Value Figure: \$84,300.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Feb. 4, 11, 18

**SALE NO. 8**

**Ex. #11493 of 2021**

**NORTHWEST BANK, Plaintiff  
v.**

**CHESTER J. VENDETTI, II,  
Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2021-11493, Northwest Bank vs. Chester J. Vendetti, II, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1401 State Street, Units 505 and 507, Erie, Pennsylvania.  
Unit 505 - 807.73 Square Feet and Unit 507 - 719.10 Square Feet  
Assessment Map Number: (15) 2004-203.76 and (15) 2004-203.78  
Assessed Value Figure: Unit 505 - \$92,500.00  
Unit 507 - \$86,200.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Feb. 4, 11, 18

**SALE NO. 9**

**Ex. #10569 of 2021**

**U.S. Bank Trust National  
Association, Not In Its Individual  
Capacity But Solely As Owner  
Trustee For vrmtg Asset Trust,  
Plaintiff**

**v.**

**Glinda R. Atkinson, Defendant  
DESCRIPTION**

By Virtue of Writ of Execution filed to No. 2021-10569, U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For vrmtg Asset Trust vs. Glinda R. Atkinson, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 2414 Camphausen Avenue, Erie, PA 16510  
0.1132  
Assessment Map number: 18051012010700  
Assessed figure: \$55,970.00  
Improvement thereon: Single Family Residential Dwelling  
Hladik, Onorato & Federman, LLP  
289 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

Feb. 4, 11, 18

**SALE NO. 11**

**Ex. #13577 of 2017**

**JPMorgan Chase Bank, National  
Association successor by  
merger to Chase Home Finance,  
LLC successor by merger to  
Chase Manhattan Mortgage  
Corporation c/o Carrington  
Mortgage Services, LLC, Plaintiff  
v.**

**Michael J. Schmitt and  
Karen M. Schmitt, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-13577, JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation c/o Carrington Mortgage Services, LLC vs. Michael J. Schmitt and Karen M. Schmitt, owner(s) of property situated in the Township of Venango, Erie County, Pennsylvania being 13661 Joy Avenue, Wattsburg, PA 16442  
0.9276

Assessment Map number: 44015039000300  
Assessed Value figure: \$135,200.00  
Improvement thereon: a residential dwelling  
SAMANTHA GABLE, ESQUIRE  
LOGS Legal Group LLP  
Attorney for Movant/Applicant  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Feb. 4, 11, 18

**SALE NO. 12**

**Ex. #12545 of 2018**

**Carrington Mortgage Services,  
LLC, Plaintiff  
v.**

**Deborah L. Vargas and  
Brian D. Bean, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2018-12545, Carrington Mortgage Services, LLC vs. Deborah L. Vargas and Brian D. Bean, owner(s) of property situated in the City of Corry, First Ward, Erie County, Pennsylvania being 942 East Main Street, Corry, PA 16407  
50X175  
Assessment Map number: 05029107000200 and 05029107000200  
Assessed Value figure: \$35,070.00  
Improvement thereon: a residential dwelling  
KRISTEN D. LITTLE, ESQ.  
LOGS Legal Group LLP  
Attorney for Movant/Applicant  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Feb. 4, 11, 18

**SALE NO. 13**

**Ex. #10042 of 2020**

**PNC Bank, National Association,  
Plaintiff  
v.**

**Byron E. Jones, AKA  
Byron Jones, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution file to No. 2020-10042, PNC Bank, National Association vs. Byron E. Jones, AKA Byron Jones, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania

being 3106 Auburn Street, Erie, PA 16508  
896 SQFT  
Assessment Map Number: 19062029010200  
Assessed Value figure: \$76,090.00  
Improvement thereon: Single Family Dwelling  
Cristina L. Connor, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Feb. 4, 11, 18

**SALE NO. 14**

**Ex. #12260 of 2019**  
**PNC Bank, National Association,**  
**Plaintiff**

v.

**John Kreider, AKA**  
**John W. Kreider, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2019-12260, PNC Bank, National Association vs. John Kreider, AKA John W. Kreider, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1015 West 28th Street, Erie, PA 16508  
1,529 SQFT  
Assessment Map Number: 19060037010800  
Assessed Value figure: \$65,300.00  
Improvement thereon: Single Family Dwelling  
Cristina L. Connor, Esquire  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

Feb. 4, 11, 18

**SALE NO. 15**

**Ex. #11536 of 2021**  
**SPECIALIZED LOAN**  
**SERVICING LLC, Plaintiff**

v.

**JAMIE BARR, IN HER**  
**CAPACITY AS HEIR OF**  
**ROSE ANN M. BARGIELSKI;**  
**MICHAEL BARGIELSKI, IN**  
**HIS CAPACITY AS HEIR OF**  
**ROSE ANN M. BARGIELSKI;**  
**UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS, AND**  
**ALL PERSONS, FIRMS OR**  
**ASSOCIATIONS CLAIMING**

**RIGHT, TITLE OR INTEREST**  
**FROM OR UNDER ROSE ANN**  
**M. BARGIELSKI, Defendant(s)**  
**DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 667 PAYNE AVE., ERIE, PA 16503  
BEING PARCEL NUMBER: 14011004022000  
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

Feb. 4, 11, 18

**SALE NO. 16**

**Ex. #11809 of 2021**  
**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS**  
**TRUSTEE FOR IXIS REAL**  
**ESTATE CAPITAL TRUST**  
**2005-HE4 MORTGAGE PASS**  
**THROUGH CERTIFICATES,**  
**SERIES 2005-HE4, Plaintiff**

v.

**AGELA T. LEGGETT,**  
**Defendant(s)**  
**DESCRIPTION**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 830 E. 22ND STREET, ERIE, PA 16503  
BEING PARCEL NUMBER: 18050033012900  
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

Feb. 4, 11, 18

**SALE NO. 17**

**Ex. #11670 of 2021**  
**Wilmington Savings Funds**  
**Society, Plaintiff**

v.

**Randell B. Coleman, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2021-11670, Wilmington Savings Funds Society vs. Randell B. Coleman, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 1820 Fairmont Parkway, Erie, PA 44X138  
Single Family  
Assessment Map number: 18051024022200  
Assessed Value figure: \$59,850  
Improvement thereon: Residential Single Dwelling  
Stern & Eisenberg, P.C  
Andrew J. Marley, Esquire  
1581 Main Street, Suite 200  
Warrington, PA 18976

Feb. 4, 11, 18

**SALE NO. 18**

**Ex. #10466 of 2020**  
**Lakeview Loan Servicing, LLC,**  
**Plaintiff**

v.

**Michael L. Rhoades, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2020-10466, Lakeview Loan Servicing, LLC vs. Michael L. Rhoades, owner(s) of property situated in the County of Erie, Erie County, Pennsylvania being 12004 West Lake Road, East Springfield, PA  
LOT 2  
2.141 AC  
Single Family  
Assessment Map number: 39005004000200  
Assessed Value figure: \$87,500  
Improvement thereon: Residential Single Dwelling  
Stern & Eisenberg, P.C  
Andrew J. Marley, Esquire  
1581 Main Street, Suite 200  
Warrington, PA 18976

Feb. 4, 11, 18

**SALE NO. 19**

**Ex. #11087 of 2021**  
**Pennsylvania State Employees**  
**Credit Union, Plaintiff**

v.

**Fernando Pagan and Minerva**  
**Pagan, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11087-21, Pennsylvania State Employees Credit Union vs. Fernando Pagan and Minerva Pagan, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 348 East 9th Street, Erie, PA 16503  
0.1562 acres / 2,932 square feet  
Assessment Map number: Parcel - 15020016024200  
Assessed Value figure: \$40,200.00  
Improvement thereon: Two Family land use code  
Michelle Pierro, Esquire  
436 7th Ave., Ste 250  
Pittsburgh, PA 15213  
412-338-7113

Feb. 4, 11, 18

**SALE NO. 21**

**Ex. #11967 of 2021**  
**PLAINTIFF 6101 WATTSBURG**  
**ABL I HOLDINGS, LLC,**  
**Plaintiff**

v.

**PENDER CAPITAL ASSET**  
**BASED LENDING FUND I, L.P.,**  
**Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2021-11967,

PLAINTIFF 6101 WATTSBURG ABL I HOLDINGS, LLC v. DEFENDANT PENDER CAPITAL ASSET BASED LENDING FUND I, L.P.

Defendant is owner of real property situated in Township of Millcreek, Erie County, Pennsylvania being 6101 Wattsburg Road, Erie, PA 16509.  
Also known as Tract No. 334 in Township of Millcreek, Erie County, Pennsylvania being 74,332 square feet.  
Assessment Map number: 33-198, Tax Map No: 643  
Assessed Value Figure: \$1,953,500  
Improvement Thereon: Hotel/Motel John C. Gentile (No. 322159)  
Benesch, Friedlander, Coplan & Aronoff LLP  
1650 Market St., 36th Floor  
Philadelphia, PA 19103  
(302) 442-7010  
jgentile@beneschlaw.com

Feb. 4, 11, 18

**SALE NO. 22**

**Ex. #11521 of 2021**  
**PENNYMAC LOAN SERVICES,**  
**LLC, Plaintiff**

v.

**DANIEL G. ROGERS,**  
**Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2021-11521, PENNYMAC LOAN SERVICES, LLC vs. DANIEL G. ROGERS, owner(s) of the property situated

in Erie County, Pennsylvania being 4034 WARSAW AVENUE, ERIE, PA 16504  
Assessment Map Number: 18052042010300  
Assessed Value Figure: \$130,000.00  
Improvement Thereon: A Residential Dwelling  
KML LAW GROUP, P.C.  
ATTORNEY FOR PLAINTIFF  
701 MARKET STREET,  
SUITE 5000  
PHILADELPHIA, PA 19106  
(215) 627-1322

Feb. 4, 11, 18

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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

### BAIRD, DOUGLAS P., SR., deceased

Late of the City of Erie, County of Erie, Pennsylvania  
*Executrix:* Michelle Loiacono, c/o 502 Parade Street, Erie, PA 16507  
*Attorney:* Gregory L. Heidt, Esquire, 502 Parade Street, Erie, PA 16507

### BENACCI, BARBARA ANN, a/k/a BARBARA A. BENACCI, deceased

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Co-administratrices:* Lisa Brady and Kathleen Pollard, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* James E. Marsh, Jr., Esq., MARSH SCHAFF, LLP, Suite 300, 300 State Street, Erie, PA 16507

### BENTON, JOAN E., a/k/a JOAN ELIZABETH BENTON, a/k/a JOAN BENTON, deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Fay E. Ifft, 222 Conifer Drive, Evergreen, CO 80439  
*Attorney:* John M. Bartlett, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

### BLANKS, KENNETH LEE, a/k/a KENNETH L. BLANKS, a/k/a KENNETH BLANKS, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Michelle Blanks, c/o James J. Bruno, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* James J. Bruno, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509

### BUSCHAK, ESTHER ANN, a/k/a ESTHER A. BUSCHAK, deceased

Late of the Township of Conneaut, County of Erie and State of Pennsylvania  
*Co-executrices:* Sally Buschak Irick and Esther Buschak-Smith, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412  
*Attorney:* David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

### COMSTOCK, DAVID J., deceased

Late of the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania  
*Executrix:* Kathy H. Riser, c/o 300 State Street, Suite 300, Erie, PA 16507  
*Attorney:* Thomas V. Myers, Esquire, Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

### DeLUCA, FRED, a/k/a FRED M. DeLUCA, deceased

Late of the Township of Millcreek, County of Erie, and State of Pennsylvania  
*Executor:* Thomas J. Giblin  
*Attorney:* Gregory A. Karle, Esq., Dailey, Karle & Villella, 731 French Street, Erie, PA 16501

### FEICK, THERESA M., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* David Feick, 3602 Lansing Way, Erie, PA 16506  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

### GANDZIARSKI, JOSEPH ALLISON, deceased

Late of Erie City, Erie County, PA  
*Executor:* Jean L. Steiger  
*Attorney:* Noah A. Erde, Esq., Cressman Erde Ferguson, LLC, 300 Arch Street, Meadville, PA 16335

### HENDRICKS, ROBERT R., deceased

Late of the City of Erie, County of Erie, Pennsylvania  
*Administrator:* Gregory Hendricks, c/o 502 Parade Street, Erie, PA 16507  
*Attorney:* Gregory L. Heidt, Esquire, 502 Parade Street, Erie, PA 16507

### JOHANNES, LOUELLA, deceased

Late of Summit Township, Erie County, Erie, PA  
*Executor:* James G. Johannes, 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

### MALONE, PATRICK MICHAEL, deceased

Late of 823 Hilltop Road, Erie, PA 16509  
*Administratrix:* Andrea Malone, 823 Hilltop Road, Erie, PA 16509  
*Attorney:* Matthew J. Parini, Esquire, 502 West Seventh Street, Erie, Pennsylvania 16502



**PASSARELLI, JOHN P., a/k/a JOHN PATRICK PASSARELLO, a/k/a JOHN PASSARELLI, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* John G. Passarelli, 4208 Alison Avenue, Erie, PA 16506  
*Attorney:* John M. Bartlett, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**STEVENS, GORDON L., a/k/a GORDON STEVENS, deceased**

Late of the Borough of Lake City, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Karen S. Parrish, 3563 Route 215, East Springfield, PA 16411  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**TRACY, EILEEN L., a/k/a EILEEN M. TRACY, a/k/a EILEEN LEONA TRACY, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Jane Kirk, 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

**WISE, BEVERLY ANN, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Alan C. Wise, 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

**SECOND PUBLICATION**

**ADAMS, MARY E., deceased**

Late of Millcreek Township, Erie County  
*Co-executrices:* Connie L. Small and Susan M. LaBruzzo  
*Attorney:* Steven E. George, Esq., Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**ALDRICH, BETTY JANE, a/k/a BETTY J. ALDRICH, deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executrix:* Linda K. Aldrich, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**BUCHANAN, WILSON, a/k/a WILSON W. BUCHANAN, deceased**

Late of the City of Erie, Erie County, Pennsylvania  
*Co-executors:* James K. Buchanan and Glenn D. Buchanan, 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

**CONNORS, NORMA J., a/k/a NORMA JEAN CONNORS, a/k/a NORMA JEANNE HOTCHKISS, deceased**

Late of the Borough of Albion, County of Erie, Commonwealth of Pennsylvania  
*Co-executors:* Gary L. Connors, 4871 Watson Road, Erie, PA 16505 and Kathleen M. Bartko, 89 South Main Street, Albion, PA 16401  
*Attorney:* John M. Bartlett, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**FLETCHER, IRENE V., a/k/a IRENE SOETY FLETCHER, deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Co-executrices:* Tracey Groger and Roxanne Walker  
*Attorney:* David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 456 West 6th Street, Erie, PA 16507

**HRINKO, CHARLES, JR., deceased**

Late of the Township of Greene, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Bradley J. Hrinko, 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

**LAW, JOHN H., deceased**

Late of McKean Township, County of Erie, Commonwealth of Pennsylvania  
*Co-executrices:* Dorothy L. Hanna and Patricia Joan Baney, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508  
*Attorney:* Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**LAW, SARA LEE, a/k/a SALLIE H. LAW, deceased**

Late of McKean Township, County of Erie, Commonwealth of Pennsylvania  
*Co-executrices:* Dorothy L. Hanna and Patricia Joan Baney, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508  
*Attorney:* Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**LOZOWSKI, MARTIN, deceased**

Late of the Township of McKean, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Sheila Lozowski, c/o 337 West 10th Street, Erie, PA 16502  
*Attorneys:* THE FAMILY LAW GROUP, LLC, 337 West 10th Street, Erie, PA 16502

**LYDIC, NANCY M., deceased**

Late of Summit Township, County of Erie, Commonwealth of Pennsylvania  
*Executor:* James M. Waddell, 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

**MCCALEB, RAE H., deceased**

Late of the Township of Fairview, Erie County, Pennsylvania  
*Executrix:* Denise A. Brown, 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

**MIMS, TYRONE ISAAC, JR., a/k/a TYRONE ISAAC MIMS, a/k/a TYRONE I. MIMS, JR., a/k/a TYRONE I. MIMS, a/k/a TYRONE MIMS, deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania  
*Administratrix:* Rebecca L. Lyons, c/o 504 State Street, Suite 300, Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**REHM, KENNETH E., deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania  
*Executrix:* Deborah A. Rogers, 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

**SIDELINGER, DAVID E., a/k/a DAVID SIDELINGER, deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Melanie L. Knowlton, 8835 Franklin Center Road, Cranesville, PA 16410  
*Attorney:* Valerie H. Kuntz, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SONGER, MARY C., deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Michael J. Songer, 10145 Wendover Drive, Vienna, Virginia 22181  
*Attorney:* None

**WARNER, MARGARET, a/k/a MINNIE WARNER, a/k/a MARGARET M. WARNER, deceased**

Late of the City of Erie  
*Co-executors:* Jeffrey Warner, 3101 McClelland Avenue, Erie, PA 16510 and Loretta Tech, 1820 East 33rd Street, Erie, PA 16510  
*Attorney:* David J. Mack, Esquire, 510 Parade Street, Erie, PA 16507

**THIRD PUBLICATION**

**BROWN, MARY M., a/k/a MARY MADELINE BROWN, a/k/a MARY BROWN, deceased**

Late of the Township of Girard, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Leanne Marie Fox, 33 Hemlock Street, Indiana, PA 15701  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**BYRD, HAROLD, deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Administrator:* Norman A. Stark, c/o 300 State Street, Suite 300, Erie, PA 16507  
*Attorney:* Norman A. Stark, Esquire, Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507

**DeDAD, JULIA S., deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Nicholas J. DeDad, 1003 Hartt Rd., Erie, PA 16505  
*Attorney:* None

**DURCI, DAVID E.,  
deceased**

Late of LeBoeuf Township,  
County of Erie, Commonwealth  
of Pennsylvania  
*Administrator:* Shaun B. Durci,  
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

**FISKE, CAROL L., a/k/a  
CAROL FISKE,  
deceased**

Late of Erie County, Pennsylvania  
*Executor:* Dana J. Fiske,  
10651 Lake Pleasant Road,  
Waterford, PA 16441  
*Attorney:* William T. Morton,  
Esquire, 2225 Colonial Ave.,  
Suite 206, Erie, PA 16506

**FOY, KENNETH E., a/k/a  
KENNETH EDWARD FOY, a/k/a  
KENNETH FOY,  
deceased**

Late of the Township of Franklin,  
County of Erie, Commonwealth of  
Pennsylvania  
*Executrix:* Denise M. Snyder,  
13471 Kline Road, Edinboro,  
Pennsylvania 16412  
*Attorney:* Grant M. Yochim, Esq.,  
24 Main St. E., P.O. Box 87,  
Girard, PA 16417

**JOHNSON, WILLIAM MARK,  
deceased**

Late of the Township of Millcreek,  
County of Erie, Commonwealth of  
Pennsylvania  
*Co-executors:* Nancy Dolak,  
2744 West 34th Street, Erie,  
PA 16506 and Mark Johnson,  
12351 Culbertson Drive, Edinboro,  
PA 16412  
*Attorney:* Glenn S. Sinko, Esquire,  
Sinko Zimmerman, LLC, Suite  
200, 310 Seven Fields Blvd.,  
Seven Fields, PA 16046

**LEWIS, JEFFREY W.,  
deceased**

Late of North East Twp., Erie  
County, Pennsylvania  
*Executrix:* Linda L. Lewis,  
c/o Nadia A. Havard, Esq.,  
120 West Tenth Street, Erie, PA  
16501  
*Attorney:* Nadia A. Havard, Esq.,  
Knox McLaughlin Gornall &  
Sennett, P.C., 120 West Tenth  
Street, Erie, PA 16501

**MANTI, NANCY J., a/k/a  
NANCY MANTI,  
deceased**

Late of the City of Erie, County  
of Erie and Commonwealth of  
Pennsylvania  
*Co-administrators:* Mark A. Manti  
and Jill M. Manti, c/o 504 State  
Street, Suite 300, Erie, PA 16501  
*Attorney:* Alan Natalie, Esquire,  
504 State Street, Suite 300, Erie,  
PA 16501

**MICHALEGKO, DAVID,  
deceased**

Late of the Township of Millcreek,  
Erie County, Pennsylvania  
*Executrix:* Joan Todd,  
2818 Arcadia Avenue, Erie, PA  
16506-2110  
*Attorney:* Gary J. Shapira, Esquire,  
118 West Forty-Second Street,  
Erie, PA 16508

**OLSON, DONALD CHESTER,  
a/k/a DONALD C. OLSON,  
deceased**

Late of the City of Erie, County  
of Erie, Commonwealth of  
Pennsylvania  
*Administrator:* Nicholas A. Olson,  
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

**POTTER, PAMELA J.,  
deceased**

Late of 1108 Fair Avenue,  
Harborcreek Township, Erie  
County, Pennsylvania  
*Executor:* David E. Kress,  
c/o 2580 West 8th Street, Erie,  
Pennsylvania 16505  
*Attorney:* Ralph R. Riehl, III,  
Esquire, 2580 West 8th Street,  
Erie, Pennsylvania 16505

**SAVELLI, KENNETH GERALD,  
deceased**

Late of the City of Erie, County  
of Erie and Commonwealth of  
Pennsylvania  
*Executrix:* Laura Savelli  
*Attorney:* James H. Richardson,  
Esquire, ELDERKIN LAW FIRM,  
456 West 6th Street, Erie, PA  
16507

**WELCH, DONALD J.,  
deceased**

Late of the City of Erie, County of  
Erie, Pennsylvania  
*Executor:* Brian Scott Welch,  
c/o 502 Parade Street, Erie, PA  
16507  
*Attorney:* Gregory L. Heidt,  
Esquire, 502 Parade Street, Erie,  
PA 16507

**WISNIEWSKI, MARY J.,  
deceased**

Late of the City of Erie, Erie  
County  
*Co-executors:* Barbara Ann Parker  
and Gary A. Wisniewski  
*Attorney:* Steven E. George, Esq.,  
Marsh Schaaf, LLP, 300 State  
Street, Suite 300, Erie, PA 16507

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Joseph P. Maloney, CPA, CFE  
Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

Confidential inquiries by phone or email to [mrsinfo@mrs-co.com](mailto:mrsinfo@mrs-co.com).

GARY K. SCHONTHALER.....814-455-7612  
 P.O. Box 2057  
 Erie, PA 16512 .....garyschonthaler@gmail.com

February 4, 2022

**Judge rejects Allegheny County officials' attempt to toss lawsuit from non-denominational church accusing it of religious bias** - a federal judge has denied the attempt of Allegheny County officials to dismiss litigation from a Seattle-based, non-denominational church that alleged those officials are misusing a Pennsylvania law to avoid solemnizing legal marriages in the Commonwealth. Read more ... <https://pennrecord.com/stories/619045846-judge-rejects-allegheny-county-officials-attempt-to-toss-lawsuit-from-non-denominational-church-accusing-it-of-religious-bias>

**When Raffi Melkonian started #AppellateTwitter, he didn't know it would become a strong community** - in the lead-up to Raffi Melkonian's first-ever oral argument before the U.S. Supreme Court three years ago, the Houston-based appellate lawyer shared on Twitter how he was preparing for his big day. Members of the #AppellateTwitter community from across the country responded with both substantive advice about appearing before the nation's highest court and practical tips such as bringing quarters so he could use one of the court's lockers to stow his belongings. Read more ... <https://www.abajournal.com/legalrebels/article/raffi-melkonian>

**The word 'he' is 'not the default universal personal pronoun,' judge says** - A Florida appeals judge used her dissent last week to criticize a lawyer who used a male pronoun to refer to her in court papers. Judge Martha C. Warner of the Fourth District Court of Appeal in Florida pointed out the error when she dissented to the court's refusal to certify a case to the Florida Supreme Court. Read more ... <https://www.abajournal.com/news/article/dissent-warns-that-the-word-he-is-not-the-default-universal-personal-pronoun>

**Lawyer kicked off LinkedIn for alleged self-promotional posts loses appeal of consumer fraud case** - a New Jersey appeals court has affirmed the dismissal of a lawyer's lawsuit against LinkedIn for kicking him off the platform. But the appeals court is giving Edison, New Jersey, lawyer Kenneth Vercammen a chance to refile his claim in California, as required by a forum selection clause. LinkedIn's headquarters is located in the state. Vercammen's premium LinkedIn account was suspended in December 2019 for alleged violation of its user agreement and publishing platform guidelines, according to the appeals court's opinion. Read more ... <https://www.abajournal.com/news/article/lawyer-kicked-off-linked-in-for-alleged-self-promotional-posts-loses-appeal>

**No judgement here** - Incidents of witness coaching during remote court proceedings have, thankfully, not become an epidemic during the pandemic as some feared. But, so far, when they have occurred, ethics authorities have shown a fair amount of mercy to the offending lawyers, perhaps in recognition of the fact that virtual litigation is still pretty weird for everyone involved. It can easily happen but at least for now, disciplinary authorities appear somewhat understanding of these ethical lapses given the unprecedented circumstances. However, that level of leniency is not something anyone should bet on continuing, particularly as remote proceedings become increasingly entrenched as part of normal day-to-day court operations and the expectations around what is and is not allowed become clearer.

Bundle up and enjoy winter with your  
colleagues, spouses, families and guests hosted by the ECBA!

# Wintertime in the Woods!

Friday, February 18th from 5:00 to 8:00 p.m.  
Asbury Woods Nature Center, 4105 Asbury Road

## A socially-distanced evening including:

- Maple Syrup Tour at 6:00 p.m.; Owl Prowl Guided Tour at 7:00 p.m.;
- Tuscan Bean with Sausage Chowder/Cornbread and Roasted Tomato Soup/Grilled Cheese
- Snack Packs by Make it Fabulous;
- S'mores Kits by the fireplace;
- Complimentary cocktails, Irish coffee, regular coffee, hot chocolate and handwarmers!

## Face masks required.

Cost is \$40 per member/\$75 per couple/\$95 per family of 3 or more.

**RSVP required by February 11th with payment at**  
<https://www.eriebar.com/make-a-payment>

Questions? Contact Julie Kresge, jskresge@eriebar.com or 814/459-3111.

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