

# Lawrence Law Journal

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No. 282

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Owned and Published By  
**THE LAWRENCE COUNTY BAR ASSOCIATION**

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# Lawrence Law Journal

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## FAMILY MOTION COURT

Family Motion Court will be held on emergency basis only the following dates. Please contact Lisa Hazen, Assistant Court Administrator.  
July 1, July 5, August 5, August 12, November 8 through 15.

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## Lawrence Law Journal

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### **Pennsylvania Bar Institute - New Castle**

The New Castle site capacity is six (6) individuals.  
You MUST pre-register through PBI at 800-932-4637

#### **Dealing with Financial Institutions in Estates and Elder Law**

Wednesday, June 8 9:00 a.m. – 12:15 p.m.

3 hours substantive/0 ethics

\$249.00 standard

#### **Medicaid Planning**

Tuesday, June 14 9:00 a.m. – 12:15 p.m.

3 substantive/0 ethics

\$249.00 standard

#### **Gray Divorce - Issues and Considerations**

Wednesday, June 22 9:00 a.m. – 1:30 p.m.

3 substantive/1 ethics (integrated ethics must attend entire program)

\$249.00 standard

#### **Dealing with Difficult Opposing Counsel**

Thursday, July 7 9:00 a.m. – 12:15 p.m.

0 substantive/3 ethics

\$249.00 standard

#### **Estates and Creditor Claims**

Tuesday, July 26 9:00 a.m. – 12:15 p.m.

3 substantive/0 ethics

\$249.00 standard

#### **Vehicle Stops and Searches in Pennsylvania**

Wednesday, August 3 9:00 a.m. – 12:15 p.m.

3 substantive/0 ethics

\$249.00 standard

#### **Remote Online Notarization - Lessons Learned**

Tuesday, August 9 9:00 a.m. – 10:30 a.m.

1.5 substantive/0 ethics

\$149.00 standard

#### **Cross Examination Strategies**

Tuesday, August 16 9:00 a.m. – 1:15 p.m.

3 substantive/1 ethics (integrated ethics must attend entire program)

\$249.00 standard

**Third Parties in Custody Cases**

Wednesday, August 24 9:00 a.m. – 12:15 p.m.

3 substantive/0 ethics

\$249.00 standard

**Ethics Refresher**

Wednesday, August 31 9:00 a.m. – 12:20 p.m.

3 substantive/0 ethics

\$249.00 standard

The New Castle site capacity is six (6) individuals.

You **MUST** pre-register through PBI at 800-932-4637

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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 against the estate of the decedent shall make known the same to the person(s) named or to his/her/their attorney and all persons indebted to the decedent shall make payment to the person(s) named without delay.

### FIRST PUBLICATION

#### **Heasley, Nancy Lee**

Late of Richmond Hill, Bryan County, Georgia

Administratrix: Holly Elaine Payton

Attorney: John J. DeCaro, Jr., Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

#### **Litzenberg, Dorothea**

#### **a/k/a Litzenberg, Dorothea K.**

Late of Washington Township, Lawrence County, Pennsylvania

Executor: David L. Litzenberg and Robert D. Litzenberg

Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

#### **Wehman, Carol I.**

Late of Hickory Township, Lawrence County, Pennsylvania

Executor: Shannon I. Taylor

Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

#### **Yvorra, Ruth J.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Kimberlee B. Cable, 103 Whitestown Rd., Harmony, PA 16037

Attorney: Sarah G. Hancher, 101 North Green Lane, Zelenople, PA 16063

### SECOND PUBLICATION

#### **Capalbo, Anthony D.**

Late of New Beaver Borough, Lawrence County, Pennsylvania

Executor: Michael A. Capalbo, 91 Pittsburgh Circle, Ellwood City, PA 16117

Attorney: Gene G. Dimeo, Dimeo Law Group, PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

#### **Fagnilli, Walter A.**

#### **a/k/a Fagnilli, Walter Anthony**

Late of Lawrence County, Pennsylvania

Executor: Regina Lynn Fagnilli, a/k/a Regina Lynn Million, PO Box 202, Tionesta, PA 16353

Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

#### **Gish, Karen**

#### **a/k/a Gish, Karen Lee**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Lindsay McQuiston

Attorney: Adrienne A. Langer, Cusick, DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

#### **Weigle, Delton L.**

Late of Slippery Rock, Lawrence County, Pennsylvania

Executrix: Linda M. Weigle, 212 Amber Dr., Slippery Rock, PA 16057

Attorney: James P. Coulter, Dillon McCandless King Coulter & Graham, LLP, 128 West Cunningham St., Butler, PA 16001, 724-283-2200

### THIRD PUBLICATION

#### **Basile, Peter J., Jr.**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Christine M. Basile, 12 Cochran Dr., New Castle, PA 16105

Attorney: William G. McConnell, Jr., McConnell Law Firm, LLC, P.O. Box 1777, Hermitage, PA 16148, (724) 308-6552

#### **Brightshue, Gary Carl**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Richard F. Moyer, 826 Oak St., New Castle, PA 16101

Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

#### **Capots, Donald J.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Tamatha DeLorenzo, 1335 Fletcher Hill Rd., Wampum, PA 16157

Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

#### **Celli, Anthony J.**

Late of Ellwood City, Lawrence County, Pennsylvania

Executrix: Claire E. Fauzey, Ellwood City, Pennsylvania

Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

**Fisher, Charles J.****a/k/a Fisher, Charles Joseph**

Late of New Castle, Lawrence County, Pennsylvania

Executors: Kip Richard Anderson, 2128 Savannah Rd., New Castle, PA 16101 and Kenneth L. Anderson, 2408 Old Butler Rd., New Castle, PA 16101

Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

**Hall, Robert Lee**

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Margaret J. McEwen, 33 Spring St., New Castle, PA 16101

Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

**Hunt, Janet L.****a/k/a Hunt, Janet**

Late of New Wilmington, Lawrence County, Pennsylvania

Executrixes: Frasier B. Zahniser, 209 Village Lane, New Wilmington, PA 16142 or Heidi Jo Perrine, 17 Forest Glen Dr., Grove City, PA 16127

Attorney: Carolyn E. Hartle, Hartle Elder Law Practice, LLC, 2500 Highland Rd., Suite 105, Hermitage, PA 16148

**Jenkins, Geraldine Ann**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executors: Louise A. Weingartner, 1115 Dougherty Rd., New Castle, PA 16101 and Thomas C. Jenkins, 1507 Albert St., New Castle, PA 16105

Attorney: Angelo A. Papa, 318 Highland Ave., New Castle, PA 16101

**Matis, Jonathan E.**

Late of Volant, Lawrence County, Pennsylvania

Administrator: Joshua J. Matis, 108 Sipe Rd., Volant, PA 16156

Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

**NOTICE OF CERTIFICATE OF ORGANIZED DOMESTIC LIMITED LIABILITY COMPANY**

Notice is hereby given that on April 11, 2022, a Certificate of Organization of a Domestic Limited Liability Company was filed with the Pennsylvania Department of State for **AcuTeh Wellness, LLC**, which Domestic Limited Liability Company has been duly

organized under the provisions of the PA Limited Liability Company Law of 1994, Dec. 7, P.L. 703, No. 106, §4, as amended. It was organized April 11, 2022.

Shawn A. Sensky, Esquire  
809 Wilmington Ave.  
New Castle, PA 16101

L.C.L.J. - May 23, 2022

**NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016 as amended. The name of the Limited Liability Company is **Maple Lane Farm Enon Valley, LLC**, and it was organized April 14, 2022.

Clark & Clark Law, P.C.  
Robert D. Clark, Jr.  
201 N. Market St.  
New Wilmington, PA 16142

L.C.L.J. - May 23, 2022

**NOTICE OF BUSINESS INCORPORATION-NONPROFIT**

Notice is hereby given that Articles of Incorporation-Nonprofit filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania, on the 12th day of May 2022, were approved to **H3 Ministries, Org.**, which business corporation has been organized under the provisions of the Business Incorporation Law of 1988, as amended and may conduct business for any lawful purpose. The primary interested party in said business is William Hogans, 603 Harbor Street, New Castle, PA 16101.

Bradley G. Olson, Jr., Esquire  
Law Offices of Bradley G. Olson, Jr.  
Temple Building  
125 E. North Street, Suite 212  
New Castle, PA 16101  
P: (724) 656-6633  
F: (724) 656-0063

L.C.L.J. - May 23, 2022

**IN THE COURT OF COMMON PLEAS OF  
LAWRENCE COUNTY, PENNSYLVANIA**

**CIVIL DIVISION**

**NO: 2020-10530**

New Castle Holdings, LLC, Plaintiff,

vs.

Wampum Partners, LLC, and Stepanian & Menchyk, LP, Defendants.

**NOTICE TO WAMPUM PARTNERS, LLC**

This action involves a dispute over realty transfer taxes. 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 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.

Office of Lawyer Referral  
Third Floor  
Lawrence County Government Center  
430 Court Street  
New Castle, PA 16101  
(724) 656-1921

L.C.L.J. - May 23, 2022

**COURT OF COMMON PLEAS  
LAWRENCE COUNTY**

**NO. 2017-10574**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

The Bank of New York Mellon f/k/a The Bank of New York, successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Mortgage Pass-Through Certificates, Series 2005-SD4, Plaintiff

vs

Barb Bohizic, Theodore J. Bohizic, in Capacity as heir as Mary R. Bohizic, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary R. Bohizic, deceased, Defendants

**NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY**

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary R. Bohizic, deceased, Defendant(s), 47 Portersville Road, Ellwood City, PA 16117. The real estate located at 47 Portersville Road, Ellwood City, PA 16117, is scheduled to be sold at Sheriff's Sale on 7/13/22 at 10:00 am, at Lawrence County Gov. Center Commissioners' Meeting Rm., 1st Fl., 430 Court St., New Castle, PA 16101, to enforce the court judgment of \$83,080.24, plus fees, costs and other charges obtained by The Bank of New York Mellon f/k/a The Bank of New York, successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Mortgage Pass-Through Certificates, Series 2005-SD4, against you

**NOTICE OF OWNER'S RIGHTS YOU MAY  
BE ABLE TO PREVENT THIS SHERIFF'S  
SALE**

1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., #300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call 856.810.5815.
  2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause.
  3. You may also be able to stop the sale through other legal proceedings.
  4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at 724.656.2190 or Patrick J. Wesner, Esq. at 856.810.5815.
  2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your

property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 724.656.2190 or Patrick J. Wesner, Esq. at 856.810.5815.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale. **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.**

Office of Lawyer Referral, 3rd Fl.  
Lawrence County Gov. Center  
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L.C.L.J. - May 23, 2022

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