

# Lawrence Law Journal

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No. 284

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

Peter E. Horne, *President*

Phone 724-656-2136

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The Lawrence Law Journal is published every Monday. Legal notices, court opinions and advertising copy must be received at the Lawrence County Court House by noon of the preceding Wednesday. Postmaster, please send change of address to Lawrence Law Journal, 430 Court Street, New Castle, PA 16101.

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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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### **LAWRENCE COUNTY BAR ASSOCIATION QUARTERLY MEETING**

Date: Wednesday, June 15, 2022

Time: Lunch at 11:30; Meeting at 12:00 noon

Location: Faraone Brothers Banquet Hall

1015 South Mill Street, New Castle, PA 16101

(parking is across the street)

RSVP: by Friday, June 10th at 724-656-2136

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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

#### **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

## Lawrence Law Journal

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### **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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### **OFFICE SPACE AVAILABLE**

Professional office space is available for rent in downtown New Castle.

For more information, please call 724-333-3461.

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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

#### **McCready, James Brian**

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Kathleen McCready, 206 South Wayne St., New Castle, PA 16102

Attorney: none

#### **McQuiston, Paul Scott**

##### **a/k/a McQuiston, P. Scott**

Late of North Beaver Township, Lawrence County, Pennsylvania

Executor: Casey Lynn Van Pelt

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

#### **Shook, Jacob C.**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Stephen S. Shook, 71 Weatherboard Court, Pawleys Island, SC 29585

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

#### **Stastny, Richard Joseph**

##### **a/k/a Stastny, Richard J.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Monica Stastny, 2524 Old Pittsburgh Rd., New Castle, PA 16101

Attorney: Joseph J. Kearney, 29 East North St., P.O. Box 51, New Castle, PA 16103-0051

### SECOND PUBLICATION

#### **Balagna, Debby**

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Jerry T. Balagna, New Castle, Pennsylvania

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

#### **Cutsuries, Patricia Ann**

##### **a/k/a Cutsuries, Patricia A.**

##### **a/k/a Cutsuries, Patricia**

Late of Neshannock Township, Lawrence

County, Pennsylvania

Executor: Todd Cutsuries, 502 Pine St., Hollidaysburg, PA 16648

Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Durbin, Lynda L.**

##### **a/k/a Durbin, Lynda Lee**

Late of Union Township, Lawrence County, Pennsylvania

Executor: Jeff E. Durbin, 736 Shenango Stop Rd., New Castle, PA 16101

Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Trott, Terri R.**

Late of Union Township, Lawrence County, Pennsylvania

Executor: Robert A. McAllister

Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894, dshaw@dshawlaw.com

### THIRD 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

#### **Yorra, 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, Zelienople, PA 16063

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Waylo Farms & Stables LLC** and it is to be organized effective July 1, 2022.

S.R. Law, LLC  
Amy E. Molloy, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

L.C.L.J. - June 6, 2022

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Worsley's Commercial Properties, LLC**, and it is to be organized effective May 31, 2022.

S.R. Law, LLC  
Amy E. Molloy, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

L.C.L.J. - June 6, 2022

## NOTICE OF DISSOLUTION OF PLANETREE, INC.

Notice is hereby given that **Planetree, Inc.**, a Pennsylvania Business Corporation, with its registered address at 256 Gerber Rd., Volant, PA 16156, has been authorized by its shareholders to dissolve voluntarily and is now engaged in winding up and settling the affairs of the Corporation so that its corporate existence will end pursuant to the provisions of the Business Corporation Law of 1988, as amended. Any persons having claims against the Corporation shall forward any claim in writing, to the Corporation at the address referenced above. Any claim against the Corporation is barred unless an action to

enforce the claim is commenced within two (2) years after the publication of this Notice.

Norman J. Barilla, Esquire  
111 West Sheridan Ave.  
New Castle, PA 16105  
724-654-5549

L.C.L.J. - June 6, 2022

## LEGAL NOTICE

To the Unknown Father of C.D.C.

You are hereby notified that a Petition for Involuntary Termination of Parental Rights has been filed against you in the Court of Common Pleas of Lawrence County, Pennsylvania, at Case No. 20035 of 2021, O.C.A., in regard to the minor child, C.D.C.

A hearing is scheduled to be held in the matter on the 19th day of July, 2022, at 3:00 o'clock p.m., in Courtroom No. 4 of the Lawrence County Government Center, on Court Street, New Castle, PA 16101. You must appear on the designated date and time of this scheduled hearing if you wish to oppose the termination of our parental rights and assert your rights as the natural father of C.D.C., a minor child. If you fail to appear, the hearing will proceed in your absence and your parental rights as the natural father of C.D.C., may be terminated by the Court and the child may be adopted without further notice to you.

Norman J. Barilla, Esquire  
111 West Sheridan Ave.  
New Castle, PA 16105  
724-654-5549

L.C.L.J. - June 6, 2022

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

CIVIL ACTION – LAW

NO.: 2022-10233

THE HUNTINGTON NATIONAL BANK ,  
Plaintiff,

vs.

Robert Irvine, as Believed Heir and/or Administrator of the Estate of Dorothy J. Moyer, AKA Dorothy Moyer; Cathy Filer, as Believed Heir and/or Administrator of the Estate of Dorothy J. Moyer, AKA Dorothy Moyer; Unknown Heirs and/or Administrators of the Estate of Dorothy J. Moyer, AKA Dorothy Moyer (if any), Defendants

# Lawrence Law Journal

TO: Unknown Heirs and/or Administrators of the Estate of Dorothy J. Moyer, AKA Dorothy Moyer (if any)

You are hereby notified that Plaintiff, The Huntington National Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lawrence County, Pennsylvania, docketed to No. 2022-10233, seeking to foreclose the mortgage secured by the real estate located at 502 Gardner Stop Road, New Castle, PA 16101.

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, 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 LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375  
Lawrence County Government Center  
430 Court Street  
New Castle, PA 16101  
(724) 656-1921

L.C.L.J. - June 6, 2022

## **SHERIFF SALES**

**Wednesday, July 13, 2022 at 10:00 AM**

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Lawrence County, Pennsylvania, there

will be exposed to sale by public auction at the Lawrence County Government Center, Commissioners Meeting Room, First Floor, 430 Court St., New Castle, PA 16101 at the above date and time, the following described real estate, subject to the following TERMS OF SALE:

The following terms shall be complied with for each sale or continuation thereof:

1. All bidders must identify themselves prior to submitting a bid. Attorneys of record shall be presumed to be bidding for their client(s). No bid may be withdrawn.
2. If the defendant intends to bid, prior to the bidding they must submit to the Sheriff satisfactory proof that they will be able to comply with the bid. No bids will be accepted in excess of the submitted proof.
3. At the request of the plaintiff, any sale may be continued, postponed or cancelled.
4. All bids must be paid in full. The successful bidder shall pay unto the Sheriff, by cash, certified or cashiers' check, 10% within one hour after the sale and the balance within 7 days thereafter. If terms of sale are not met within the required time period, the property will be resold at 12:00 noon on the Third business day following the payment deadline at the Lawrence County Sheriff's Office, Government Center, 430 Court Street, New Castle, PA at the expense and risk of the person to whom it was struck off, who in case of deficiency on such sale shall make good the same.
5. Prior to the delivery of the Sheriff's deed, a successful bidder may assign their bid to a third party, in which case the realty transfer taxes shall be paid as if the assignee were the original successful bidder.
6. If a Third Party is the successful bidder, a Schedule of Distribution will be filed by the Sheriff in the Prothonotary's Office on the Wednesday following the date of sale and that distribution will be made in accordance with the Schedule unless exceptions are filed within TEN days thereafter.
7. Anyone placing a bid should check with an attorney for legal advice. The property you are bidding upon may be subject to unpaid taxes, liens or mortgages.
8. Any current & delinquent real estate taxes will be paid as part of the costs and before distribution to the plaintiff or any other party.

## Sale No. 1

No. 10948-2021; The Huntington National Bank, Plaintiff vs. Louis Rossano, AKA Lou Rossano, Defendant. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Lou Rossano, unmarried, who acquired title by virtue of a deed from Anna Rossano, a widow, by Lou Rossano, her Attorney-in-fact, dated May 10, 2005, recorded May 10, 2005, at Instrument Number 005212, and recorded in Book 2030, Page 484, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 473 West Harbor Road, New Castle, PA 16101. Parcel ID: #34-279600 (Union Township). Judgment amount: \$71,075.05 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski

## Sale No. 2

No. 10465-2018; Northwest Bank, Plaintiff vs. Camilla J. Crawford, Defendant. All the right, title, interest and claim of Camilla J. Crawford of, in and to the following described property: All the following described real estate situated in the City of New Castle, Lawrence County, Pennsylvania. Having erected thereon a dwelling. Document No. 2013-014886. Property address: 520 East Reynolds Street, New Castle, PA 16101. Parcel ID: #05-145300 (New Castle 5th Ward). Judgment amount: \$33,093.71 plus interest, costs and attorney fees. Attorney: David W. Raphael, Esq.

## Sale No. 3

No. 10574-2017; 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 and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary R. Bohizic, deceased, Defendants. All the right title, interest and claim of: Mary R. Bohizic and Barb Bohizic. Deed Book Vol. 1503, Page 252. Improvements: Residential. Property address: 47 Portersville Road, Ellwood City, PA 16117. Parcel ID: #36-013000 (Wayne Township). Judgment amount: \$83,080.24 plus interest, costs and attorney fees.

Attorney: Patrick J. Wesner, Esquire, Parker McCay P.A.

## Sale No. 4

No. 10070-2022; New REZ LLC D/B/A Shellpoint Mortgage Servicing, Plaintiff vs. Deborah A. Quinn, Defendant. All those certain lots or pieces of ground situate in the Township of Slippery Rock, Lawrence County, PA. Improvements: Residential Property. Property address: 3242 Shaffer Road a/k/a 3264 Shaffer Road, Ellwood City, PA 16117. Parcel ID: #32-072401 & 32-072402 (Slippery Rock Township). Judgment amount: \$213,021.27 plus interest, costs and attorney fees. Attorney: Robert Crawley

## Sale No. 5

No. 10643-2019; PNC Bank, National Association successor by merger to National City Bank, Plaintiff vs. Joan E. Trimble, Defendant. Improvements consists of a residential dwelling. Property address: 505 Shenango Park Drive, New Castle, PA 16101. Parcel ID: #31-374000 (Shenango Township). Judgment amount: \$40,790.21 plus interest, costs and attorney fees. Attorney: KML Law Group

## Sale No. 6

No. 50748-2019. Wilmington Area School District, Plaintiff vs. Nancy F. Reese, Defendant. Nancy F. Reese, owner(s) of property situate in Pulaski Township, Lawrence County, Pennsylvania, Property address: 3201 Evergreen Road, Pulaski Township, Pennsylvania, 16143. Improvements thereon: Residential 1 Family Property. Parcel No. 29-108000. Debt: \$2,383.09 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## Sale No. 7

No. 50733-2016. City of New Castle, Plaintiff vs. Vakia J. Armstrong and United States of America, Defendants. Vakia J. Armstrong and United States of America, owner(s) of property situate in New Castle, Lawrence County, Pennsylvania, Property address: 6 Culbertson, New Castle, Pennsylvania. Improvements thereon: Residential property. Parcel No. 04-076500. Debt: \$1,266.50 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## Sale No. 8

No. 50640-2019. Wilmington Area School District, Plaintiff vs. Christopher L. Widmyer, Defendant. Christopher L. Widmyer,



owner(s) of property situate in Pulaski Township, Lawrence County, Pennsylvania, Property address: 605 State Route 208, Pulaski Township, Pennsylvania, 16143. Improvements thereon: Residential property. Parcel No. 29-092000. Debt: \$2,370.46 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## Sale No. 9

No. 50373-2019. Wilmington Area School District, Plaintiff vs. Scott P. Leonard and Heather E. Leonard, Defendants. Scott P. Leonard and Heather E. Leonard, owner(s) of property situate in Wilmington Township, Lawrence County, Pennsylvania, Property address: 507 Wilson Mill Road, Wilmington Township, Pennsylvania, 16142. Improvements thereon: Residential property. Parcel No. 37-049500. Debt: \$2,576.77 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## Sale No. 10

No. 10831-2021. Pennsylvania Housing Finance Agency, Plaintiff vs. Michael Lee Murphy, Defendant. Lots Nos. 157-B and 159-B on Section 21 of the Official Survey of the City of New Castle. See Instrument: 2010-007013. Improvements thereon: a residential dwelling house. Property address: 11 East Edison Avenue, New Castle, PA 16101. Parcel No. 01-036200 (1st Ward City of New Castle). Debt: \$49,720.58 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

## Sale No. 11

No. 10050-2022. Pennsylvania Housing Finance Agency, Plaintiff vs. Stacey M. Campbell, Defendant. Unit D of Plot U in Shenango Greens Townhouse Development, as recorded in the Recorder's Office of Lawrence County Book 3, Page 28. See Instrument: 2015-005131. Improvements thereon: a residential dwelling house. Property address: 21 Links Drive, New Castle, PA 16101. Parcel No. 31-361603 (Shenango Township). Debt: \$130,387.02 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

## Sale No. 12

No. 10125-2022. Pennsylvania Housing Finance Agency, Plaintiff vs. Jason E. Scott and Maureen M. Scott, Defendants. Lot No. 8, Plot of Lots of William Ryan, City Lot No. 244, Section 69 Official Survey of the City of New Castle. See Instrument: 2018-005859.

Improvements thereon: a residential dwelling house. Property address: 912 Rose Avenue, New Castle, PA 16101. Parcel No. 04-023600 (4th Ward City of New Castle). Debt: \$47,191.94 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

## Sale No. 13

No. 10086-2022. First National Bank of Pennsylvania, Plaintiff vs. Diane E. Berkebile, a/k/a Diane E. Stickle, Defendant. All the right, title, interest and claim of Diane E. Berkebile, a/k/a Diane E. Stickle of, in and to the following described property: All that certain real estate situated in the 2nd Ward of The City of New Castle, County of Lawrence and Commonwealth of Pennsylvania per deed dated September 15, 1992 and recorded on September 24, 1992 in The Office of the Recorder of Deeds of Lawrence County, Pennsylvania at Deed Book Volume 1048, Page 408 and per certain Quit Claim Deed dated March 16, 2016, and recorded on March 30, 2016 in the Office of the Recorder of Deeds of Lawrence County Pennsylvania at Instrument No. 2016-002329. Having erected thereon a dwelling. Property address: 142 East Garfield Avenue, New Castle, PA 16105. Parcel No. 02-016800 (2nd Ward City of New Castle). Debt: \$29,101.62 plus interest, costs and attorney fees. Attorney: David W. Raphael

## Sale No. 14

No. 10699-2018. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C, Plaintiff vs. John McCloskey a/k/a John T. McCloskey; Kenneth J. McCloskey, Defendants. All that certain piece, parcel or lot of land situate in Ellwood City Borough, Lawrence County, Pennsylvania. Improvements: erected thereon. Property address: 408 Crescent Avenue, Ellwood City, PA 16117. Parcel No. 12-042900 (2nd Ward Ellwood City Borough). Debt: \$49,345.63 plus interest, costs and attorney fees. Attorney: Bernadette Irace, Esquire

## Sale No. 15

No. 10107-2022. Temple View Capital Funding, LP, Plaintiff vs. Elite Interior Design, LLC, Defendant. All that property situated in the second ward of the City of New Castle in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: Being more fully described in a Deed dated 07/14/2020 and recorded 08/07/2020, among the land records of the county and state set

forth above in Instrument No. 2020-005173.  
Property address: 213 E. Garfield Avenue,  
New Castle, PA 16105. Parcel No. 02-  
177800 (2nd Ward City of New Castle). Debt:  
\$38,662.14 plus interest, costs and attorney  
fees. Attorney: Hill Wallack LLP

Sworn to and subscribed before me this  
25th day of May 2022.

Perry L. Quahliero, Sheriff

L.C.L.J.: June 6, 13 and 20, 2022

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