

Lawrence Law Journal

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Owned and Published By

THE LAWRENCE COUNTY BAR ASSOCIATION

Anthony S. Piatek, *President*

James W. Manolis, *Opinion Editor*

JoEllen Thomas, *Executive Director*

Phone 724-656-2136

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Lawrence Law Journal

COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

- 11727 of 10 CA; New Wilmington Borough v. Wilmington Township Sewer Authority and Wilmington Township; Verterano, Sapienza, Keith, Perrotta
- 10439 of 13 CA; City Trailer Mfg Inc. v. Marinelli Realty Inc. et al; Lamancusa, A. Papa
- 11108 of 13 CA; Robert Doss v. Saber Healthcare et al.; Collis, Bass
- 11239 of 13 CA; Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab; Collis, Bass
- 30010 of 14 CA; Rose Conti v. Saber Healthcare Group LLC; Collis, Bass
- 30002 of 15 CA; Lisa Marie Misel and James Edwin Kuhn Jr. v. Saber Healthcare Group, LLC et al; Collis, Bass, Young, Monico
- 11022 of 17 CA; Candy Braniff v. Danielle Hartje; Simon, Loch
- 30009 of 18 CA; Beth C. Hillmar v. David R. Hofius, D.O.; Quinn, Shear
- 10534 of 19 CA; Paul Morrone v. Route 65 Auto, Inc.; Sturm, Verterano, Lamancusa
- 11238 of 19 CA; John Thomas Linkosky v. David Dombrosky; S. Linkosky, Verterano
- 10833 of 20 CA; Gary J. Crawford v. John C. Wilson and Bobbie Wilson; Dimeo, Koehler, Eddy
- 10846 of 20 CA; Samantha Alwardt v. Bradley Esper; Sullivan, Smith
- 10228 of 21 CA; Daniel and Lorraine Rice v. Tammy Damron; Perrotta, Gilkey, Leon
- 10457 of 21 CA; Housing Authority of Law Co v. Doreese Bell; Perrotta, Iseman
- 10945 of 21 CA; Jeane Callahan v. Laurie S. Staples; Lockwood, DeCaro
- 10083 of 22 CA; Carrie Frew and Spencer Frew v. Anthony Baggetta; Hartman, Bott
- 10255 of 22 CA; Housing Authority of Law Co v. Tami Stafford; Perrotta, Iseman
- 10771 of 22 CA; Housing Authority of Law Co. v. Anthony Taylor; Perrotta, Iseman
- 10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey
- 10985 of 22 CA; Housing Authority of Law Co v. Jennifer Strohecker-Schaffer; Perrotta, Iseman
- 11012 of 22 CA; Housing Authority of Law Co v. Bradley Ward; Perrotta, Creighton
- 11013 of 22 CA; Housing Authority of Law Co v. Abigail Nahar; Perrotta, Creighton

MOTION COURT

Civil, Criminal, and Family Motion Court will be held on
an emergency basis only
July 26, 27, and 28, 2023.

Please contact Court Administration.

FAMILY MOTION COURT

There will be no Family Motion Court August 4, 8, 11, 15, or 18, 2023.
Emergencies should contact Court Administration.

Lawrence Law Journal

Lawrence County Bar Association Sponsored Lunch CLE Courses

The following courses are offered to Lawrence County Bar Association members at no cost.

Tuesday, July 11, 2023

Updates for Custody Conference Officer and Divorce Master Proceedings

Presenter: Deborah Shaw,

Custody Conference Officer & Divorce Master

11:30 a.m. lunch, 12:00 - 1:00 substantive CLE course

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Thursday, July 6th, 724-656-2136

Thursday, August 24, 2023

Help for the Helper: The Effects of Trauma and Compassion Fatigue on the Lawyer Who Cares

Presenter: Brian Quinn, Lawyers Concerned for Lawyers

11:30 a.m. lunch, 12:00 - 1:00 ethics CLE course

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Monday, August 21st, 724-656-2136

Wednesday, September 27, 2023

Having a Trauma Informed Approach to Family Court Proceedings to Better Serve Your Client

Presenter: Elo Prano, LCSW

11:30 a.m. lunch, 12:00 - 1:00 substantive CLE course

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Friday, September 22nd, 724-656-2136

Wednesday, October 25, 2023

Expungements and Criminal Record Clearing and Pardons

Presented by: Neighborhood Legal Services

11:30 a.m. lunch, 12:00 - 1:00 substantive CLE course

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Friday, October 20th, 724-656-2136

DO NOT RSVP UNLESS YOU ARE SURE THAT YOU WILL ATTEND.
COSTS ARE INCURRED BY THE BAR ASSOCIATION FOR LUNCH IF
YOU RSVP AND DO NOT ATTEND.

Lawrence Law Journal

Lawrence County Bar Association Quarterly Meeting

Wednesday, September 6, 2023

11:30 a.m. lunch,

12:00 noon presentation by UPMC,

12:30 p.m. business meeting

Jury Holding Room

Pennsylvania Bar Institute CLE

PBI courses to be held in the Lawrence County Law Library:

RSVP directly with PBI at 800-932-4637 or at pbi.org

Neighbor Wars: Boundary Law in Pennsylvania

Wednesday, July 12, 2023

9:00 a.m. – 12:20 p.m.

3 substantive/0 ethics

Cost: \$249

Understanding the Basics of Insurance Law

Thursday, July 20, 2023

9:00 a.m. – 12:20 p.m.

3 substantive/0 ethics

Cost: \$249

Child and Spousal Support – Back to the Basics

Wednesday, August 30, 2023

9:00 a.m. – 12:15 p.m.

3 substantive/0 ethics

Cost: \$249

Ethics Refresher

Thursday, August 31, 2023

9:00 a.m. – 12:20 p.m.

0 substantive/3 ethics

Cost: \$249

YOU MUST PREREGISTER FOR ALL PBI COURSES AT 800-932-4637
OR PBI.ORG. ANY PBI COURSE WITH NO REGISTRATIONS ONE
WEEK PRIOR TO THE COURSE WILL BE CANCELLED.

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

Aiello, Mary Elizabeth

a/k/a Aiello, Mary E.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Kristin R. Scalzo, 713 E. Hazelcroft Ave., New Castle, PA 16105

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

Bartoshek, Carol June

a/k/a Bartoshek, Carol J.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Robert M. Bartoshek, 2314 Harlansburg Rd., New Castle, PA 16101

Attorney: William J. Flannery, 2910 Wilmington Rd., New Castle, PA 16105

Bees, Chester

a/k/a Bees, Chester Mervin

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Judy L. Bees, 211 W. Moody Ave., Apt. 214, New Castle, PA 16101

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Cwynar, Raymond Louis

Late of South New Castle Borough, Lawrence County, Pennsylvania

Executor: Matthew J. Cwynar

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

DoVidio, Christopher A.

Late of Perry Township, Lawrence County, Pennsylvania

Administrator: Nicole Losada, 149 Granny Lane, Four Oaks, NC 27524

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

Figuly, Robert W.

a/k/a Figuly, Robert

a/k/a Figuly, Robert William

a/k/a Figuly, Robert William, Sr.

a/k/a Figuly, Robert W., Sr.

a/k/a Figuly, Robert, Sr.

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator, C.T.A.: Gregory C. Moore, 121 West Second St., Greensburg, PA 15601

Attorney: Gregory C. Moore, 121 West Second St., Greensburg, PA 15601

Michels, David L., Jr.

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executors: Brenda Michels-Diana, 2364 Mill Bridge Rd., New Castle, PA 16101 and Tricia Vose, 7013 Pope Cashwell Court, Hope Mills, NC 28348

Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, P: 724-652-0821

Mitchell, Jennie L.

Late of Lawrence County, Pennsylvania

Administrator: Rhonda R. Mitchell

Attorney: Stanley T. Booker, 3019 Wilmington Rd., New Castle, PA 16105, 724-856-3396

Moyer, Robert W.

Late of Wayne Township, Lawrence County, Pennsylvania

Administrator: Robert R. Moyer, 5862 Camerons Rd., Homer City, PA 15748

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Provencher, Charles E., Jr.

a/k/a Provencher, Charles Edward, Jr.

Late of Edinburg, Lawrence County, Pennsylvania

Executor: John Provencher, 626 Hillside Rd., Edinburg, PA 16116

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

Valentine, Emilio R.

a/k/a Valentine, Ronald

a/k/a Valentine, Ronald E., Sr.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Carol Valentine, 932 Adams 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

Viselli, William J.

Late of New Wilmington, Lawrence County, Pennsylvania

Executor: William Heasley, Jr., 1847 Rt. 208,

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Pulaski, PA 16143
Attorney: William G. McConnell, Jr.,
McConnell Law Firm, LLC, P.O. Box 1777,
Hermitage, PA 16148, (724) 308-6552

SECOND PUBLICATION

McCrum, Richard C., Sr.
Late of Lawrence County, Pennsylvania
Executor: Robert A. McCrum
Attorney: Brian F. Levine, Levine Law, LLC,
22 E. Grant St., New Castle, PA 16101-2279

Quinn, Sharalea R.
Late of Union Township, Lawrence County,
Pennsylvania
Administratrix: Charles Quinn, 15 Madonna
Dr., New Castle, PA 16101
Attorney: Matthew T. Mangino, 315 N.
Mercer St., New Castle, PA 16101, 724-
658-8535

Seamans, Thelma J.
a/k/a Seamans, Thelma Jane
Late of Neshannock Township, Lawrence
County, Pennsylvania
Executor: Debra Garrett
Attorney: Clark & Clark Law, P.C., Robert
D. Clark, Jr., 201 N. Market St., New
Wilmington, PA 16142

Spears, Nadine
Late of North Beaver Township, Lawrence
County, Pennsylvania
Administrator: David W. Spears, 220 Old
Hickory Rd., New Castle, PA 16102
Attorney: John R. Seltzer, 713 Wilmington
Ave., New Castle, PA 16101, P: 724-652-
0821

THIRD PUBLICATION

Bethle, Jordi L.
Late of New Castle, Lawrence County,
Pennsylvania
Administratrix: Janette Bertino, 432 Kings
Rd., Apollo, PA 15613
Attorney: Matthew T. Mangino, 315 N.
Mercer St., New Castle, PA 16101, 724-
658-8535

Haegg, Adrienne L.
Late of Ellwood City Borough, Lawrence
County, Pennsylvania
Executrix: Gailyn M. Matscherz, 205 N. Main
St., Butler, PA 16063
Attorney: Gene G. Dimeo, Dimeo Law
Group, PLLC, 120 Fourth St., Ellwood City,
PA 16117, 724-752-9955

Isaac, Betty R.
Late of Pulaski, Lawrence County,

Pennsylvania
Executor: Martin Isaac, 135 Ambrosia Rd.,
Edinburg, PA 16116
Attorney: Shawn A. Sensky, 809 Wilmington
Ave., New Castle, PA 16101

Lawrence, Helen
Late of Pulaski, Lawrence County,
Pennsylvania
Executors: Robert Alan Lawrence, 3818
US 422, Pulaski, PA 16143 and Amy Jean
Lawrence, 3722 Winchel Rd., Shaker
Heights, OH 44122
Attorney: Louis Pomerico, 2910 Wilmington
Rd., New Castle, PA 16105, 724-658-7759

Matis, Joshua J.
Late of Volant, Lawrence County,
Pennsylvania
Administratrix: Myka Davis, 910 Clarksville
Rd., Hermitage, PA 16148
Attorney: Michael C. Bonner, 713 Wilmington
Ave., New Castle, PA 16101

Nord, Kathleen H.
Late of Neshannock Township, Lawrence
County, Pennsylvania
Executor: Mark Richard Nord a/k/a Mark
R. Nord, 233 Forrest Rd., New Castle, PA
16105
Attorney: Frank G. Verterano, Verterano &
Manolis, 2622 Wilmington Rd., New Castle,
PA 16105-1530

Peters, Tina M.
a/k/a Peters, Tina
a/k/a Peteres, Tina Marie
Late of Lawrence County, Pennsylvania
Executor: Brian J. Peters
Attorney: Edward Leymarie, Jr., Leymarie
Clark Long, P.C., 423 Sixth St., Ellwood
City, PA 16117

Sari, Charles L.
Late of Perry Township, Lawrence County,
Pennsylvania
Executrix: Kathy J. Sari, 2840 Ellwood Rd.,
New Castle, PA 16101
Attorney: Gregory S. Fox, Fox & Fox, P.C.,
323 Sixth St., Ellwood City, PA 16117

LEGAL NOTICE

Kiara L. Bollinger and Eric J. Bollinger have
formed a Non-Profit Corporation known as
Evan's Monumental Gifts, Inc., 860 Oswald
Street, Wampum, PA 16157, and the purpose
is to purchase cemetery stones for children.

Gregory S. Fox
Fox & Fox, P.C.

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323 Sixth St.
Ellwood City, PA 16117
L.C.L.J. - June 26, 2023

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Lawrence County, Pennsylvania at Case No. 70045 of 2023, M.D., In the Matter of Petition for Change of Name: Sierra Timothy Ryan

Notice is hereby given that on May 4, 2023, the petition of Sierra Timothy Ryan was filed in the above-named Court, requesting an order to change his name from **Sierra Timothy Ryan** to **Sierra Timothy Buckley**.

The Court date has been scheduled for July 7, 2023 at 3:00 p.m. in Courtroom #4 of the Lawrence County Government Center, Lawrence County, PA as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the prayer of the petitioner should not be granted.

L.C.L.J. - June 26, 2023

COURT OF COMMON PLEAS LAWRENCE COUNTY, PA 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 9/13/23 at 10:00 am, at Lawrence County Gov't. 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 Plaintiff, 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't. Center
430 Court St.
New Castle, PA 16101
724.656.1921

William J. Mansfield, Inc.
237 W. Lancaster Ave., Suite 231
Devon, PA 19333

L.C.L.J. - June 26, 2023

NOTICE

To All Persons Interested, You Will Take Notice:

That the following accounts and statements of proposed distribution or request for audit of Executors, Administrators, Trustees and Guardians, Etc., have been filed in the Orphans' Court of the Court of Common Pleas of Lawrence County, Pennsylvania. The accounts and statements of proposed distribution are opening for examination.

All parties in interest have the right to file written objections to the account or statement of proposed distribution as *provided by law and rules of court*.

The said accounts will be presented to the Court for audit, distribution of assets and final confirmation on July 14, 2023 at 9:00 a.m. e.s.t., at which time all parties in interest will have the opportunity to be heard.

**FIRST AND FINAL ACCOUNTS OF DISTRIBUTION
JULY 14, 2023**

10012/23 O.C.A. First and Final Account of Lisa Marcotullio, Executrix of the Estate of Frank Marcotullio, Deceased.

10013/23 O.C.A. First and Final Account of Michael W. Nalli, Administrator of the Estate

of Ford Everett Wimer, Deceased.

10014/23 O.C.A. First and Final Account of Gary M. Murphy, Administrator of the Estate of Frances Fayette Murphy aka Fayette Bracken, Deceased.

Jodi Klapon-Esoldo
Prothonotary, Clerk of Courts and Orphans' Court

L.C.L.J. - June 19 and 26, 2023