

# Lawrence Law Journal

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**THE LAWRENCE COUNTY BAR ASSOCIATION**

Larry J. Puntureri, *President*

James W. Manolis, *Opinion Editor*

JoEllen Thomas, *Executive Director*

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# Lawrence Law Journal

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## Lawrence Law Journal

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### FAMILY MOTION COURT

There will be no Family Motion Court on the following dates:  
Friday, August 30, 2024

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### Lawrence County Bar Association Sponsored CLE Lunches

All programs are held as follows: lunch 11:30 a.m.; CLE 12:00 - 1:00 p.m.  
Location: Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle  
RSVP: 724-656-2136 or jthomas@lawrencecountypa.gov

### Thursday, August 15, 2024

#### Ethics Seminar: The Good, The Bad, and The Just Plain Stupid

1 hour ethics credit

Presenter: Larry Kelly, Esquire

RSVP deadline: Friday 8/2

There is no cost to Lawrence County Bar Association members.  
Non-members are \$50.00

### Wednesday, September 18, 2024

#### Nuts & Bolts of Interlock in Pennsylvania

1 hour substantive credit

Presenter: Kathy Riley, Judicial Services Liason with Smart Start

Course Description: The purpose of this event is to educate DUI attorneys on Interlock, PennDOT process, discuss updates and potential legislative improvements. Attendees will be better prepared to answer questions and provide information, so they may help their clients through the Interlock process and limit the issues, violations, and concerns their clients may have.

RSVP deadline: Friday 9/6

There is no cost to Lawrence County Bar Association members.  
Non-members are \$50.00

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### Lawrence County Bar Association Quarterly Meetings

#### Wednesday, September 4, 2024

11:30 a.m. lunch; 12:00 meeting

Courtroom # 5

RSVP deadline: 8/23

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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

#### **Peters, Kevin J.**

Late of Lawrence County, Pennsylvania  
Administrator: Brian J. Peters  
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **Pizor, James H.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania  
Administrator: Mark J. Pizor  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

#### **Prestopine, Nathan Richard a/k/a Prestopine, Richard Nathan a/k/a Prestopine, Nathan R.**

Late of Lawrence County, Pennsylvania  
Co-Executors: Cynthia A. Stacy and Richard John Prestopine  
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **Rashid, David A.**

Late of Lawrence County, Pennsylvania  
Administratrix: Alina M. Rashid  
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **Ryhal, Susan J.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania  
Executor: Tina M. Miller, 224 Holyoke Rd., Butler, PA 16001  
Attorney: Andrew M. Menchyk, Jr., Stepanian & Menchyk, LLP, 222 South Main St., Butler, PA 16001

#### **Todd, Katherine Jane**

Late of Lawrence County, Pennsylvania  
Administrator: Christopher Todd, 309 South Crawford Ave., New Castle, PA 16101  
Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

#### **Vanasco, Joseph**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Executrix: Beverly Elaine Vanasco, 307 East Wallace Ave., New Castle, PA 16101  
Attorney: John R. Cook, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237

## SECOND PUBLICATION

#### **Mrozek, Emily**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Executrix: Donna M. Orosz, 8479 Hilltop Drive, Poland, OH 44514  
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

#### **Thomas, Richard E.**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Executor: William Thomas, 2003 Southview Dr., Harmony, PA 16037  
Attorney: Steven T. Casker, Lope, Casker & Casker, 207 E. Grandview Ave., Zelienople, PA 16063

## THIRD PUBLICATION

#### **Call, Guy Louis**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Kiley Prestopine  
Attorney: Amy D. Rees, Sechler Law Firm, LLC, 20206 Route 19, Suite 300, Cranberry Twp, PA 16066

#### **Rossi, Richard**

Late of North Beaver Township, Lawrence County, Pennsylvania  
Executor: Marc Richard Rossi, 6507 Sword Fern Ave. SE, Snoqualmia, WA 98065  
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

#### **Smith, Dianne M.**

Late of Ellwood City, Lawrence County, Pennsylvania  
Executrix: Michelle Harter, 521 Sumner Ave., New Castle, PA 16101  
Attorney: DON Legal, PLLC, Philip W. Berezniak, 101 South Mercer St., Suite 210, New Castle, PA 16101

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## FICTITIOUS NAME NOTICE

Notice is hereby given that, pursuant to the Fictitious Name Act, 54 Pa.C.S. §§301 et seq., an Application for Registration of Fictitious Name was filed on 7/10/24, with the PA Dept. of State setting forth that Bald is Beautiful L.L.C., with a registered address

of 2729 Pearl Dr., New Castle, PA 16101, will conduct business using the name, style and designation of The Feed Cart.

Evan C. Pappas, Solicitor  
Tucker Arensberg, P.C.  
300 Corporate Center Dr., Ste. 200  
Camp Hill, PA 17011

L.C.L.J. - August 5, 2024

## **SHERIFF SALES Wednesday, September 11, 2024 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. 10561-2023; US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, Plaintiff vs. Richard T. Lucio, Sr. a/k/a Richard Thomas Lucio, Sr. a/k/a Richard T. Lucio, Individually and as Administrator of the Estate of Jesse David Garza a/k/a David Jesse Garza, Deceased, Defendants. Property address: 332 Shaw Street, New Castle, PA 16101. Parcel ID: #02-056700 (2nd Ward New Castle); Improvements thereon consist of a residential dwelling. Judgment amount: \$51,022.99 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

### **Sale No. 2**

No. 10089-2024; Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mae Seasoned Credit Risk Transfer Trust, Series 2022-1, Plaintiff vs. Andrew J. Durst, Defendant. Property address: 302 McKee Crossing, New Castle, PA 16105. Parcel ID: #25-065000 (Neshannock Township); Improvements thereon of the residential dwelling or lot. Judgment amount: \$114,146.10 plus interest, costs and attorney fees. Attorney: Friedman Vartolo LLP

### **Sale No. 3**

No. 10115-2024; Flagstar Bank, NA, Plaintiff vs. Russell L. Perkins Solely in His Capacity as Heir of Penny L. Perkins, Deceased; The Unknown Heirs of Penny L. Perkins Deceased, Defendants. Property address: 919 Hazen Street, New Castle, PA 16101. Parcel ID: #04-083000 (4th Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$74,807.18 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

## Sale No. 4

No. 11008-2023. U.S. Bak Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, Plaintiff vs. Stuart Cummins and Tiffany Cummins, Defendants. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Stuart Cummins and Tiffany Cummins, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Felix H. Mele a/k/a Felix J. Mele, and Mary Kennedy, each unmarried, dated June 12, 2006, recorded June 20, 2006, at Document Number 2006-006795, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 708 Junior High Street, New Castle, PA 16101. Parcel No. 04-171600. (4th Ward New Castle) Debt: \$54,551.29 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

## Sale No. 5

No. 10149-2024; U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 c/o Specialized Loan Servicing LLC, Plaintiff vs. Rebecca K. Smith, Defendant. All the right, title, interest and claim of Rebecca K. Smith. Deed Book 487, Page 141. Property address: 1604 Morris Street, New Castle, PA 16102. Parcel ID: #08-024600 (8th Ward New Castle); Improvements: Residential. Judgment amount: \$56,467.59 plus interest, costs and attorney fees. Attorney: Parker McCay

## Sale No. 6

No. 10855-2023; Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ2, Plaintiff vs. Harvey A. Smith and Frances Lynn Smith, Defendants. All those certain lots or pieces of ground situate in Slippery Rock Township, Lawrence County, Pennsylvania. Property address: 4042 Ellwood Road, New Castle, PA 16101. Parcel ID: #32-103800 (Slippery Rock Township); Improvements: Residential property. Judgment amount: \$146,630.54 plus interest, costs and attorney fees. Attorney: RAS Citron, LLC

## Sale No. 7

No. 10118-2024; Navy Federal Credit Union,

Plaintiff vs. Joanne R. Grismore, Defendant. All those certain pieces or lots of land situate, lying and being in Union Township, Lawrence County, Pennsylvania, being Lots 11, 12 and 13 in the plan of lots known as the Plat of English Manor as recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plan Book Volume 6, Page 49. Property address: 1417 Johnson Street, New Castle, PA 16101. Parcel ID: #34-324500 (Union Township); The improvements there are: Residential dwelling. Judgment amount: \$113,575.79 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

## Sale No. 8

STAYED

## Sale No. 9

No. 50612-2018. City of New Castle, Plaintiff vs. Michael D. Lane and Brandy Lane, Defendants, owner (s) of property situate in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, being: 808 Morton Street, New Castle, Pennsylvania 16101. Improvements thereon: Residential property. Parcel No. 04-048700 Debt: \$5,139.96 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## Sale No. 10

No. 51136-2017. City of New Castle, Plaintiff vs. Edith Graham, Defendant, owner (s) of property situate in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, being: 1611 E. Washington Street, New Castle, Pennsylvania 16101. Improvements thereon: Residential property. Parcel No. 04-208500 Debt: \$5,310.88 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## Sale No. 11

No. 50248-2018. City of New Castle, Plaintiff vs. Donald Sherwood, Defendant, owner (s) of property situate in the Second Ward, New Castle, Lawrence County, Pennsylvania, being: 416 Park Avenue, New Castle, Pennsylvania 16101. Improvements thereon: Residential property. Parcel No. 02-295100 Debt: \$5,636.36 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## Sale No. 12

STAYED

## Sale No. 13

No. 50254-2018. City of New Castle, Plaintiff

vs. John Popovich, II, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, being: 112 W. Cherry Street, New Castle, Pennsylvania 16102. Improvements thereon: Residential property. Parcel No. 07-074000 (7th Ward New Castle) Debt: \$5141.00 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## **Sale No. 14**

STAYED

## **Sale No. 15**

No. 51090-2016. City of New Castle, Plaintiff vs. Delbert E. Allen and Catherine L. Allen, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, being: 205 N. Lafayette Street, New Castle, Pennsylvania 16102. Improvements thereon: Residential Building. Parcel No. 07-090600 (7th Ward New Castle) Debt: \$4,954.51 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## **Sale No. 16**

STAYED

## **Sale No. 17**

No. 50756-2020. Wilmington Area School District, Plaintiff vs. Charliene Kline, Defendant, owner (s) of property situate in Pulaski Township, Lawrence County, Pennsylvania, being: 467 State Route 208, Pulaski., Pennsylvania 16143. Improvements thereon: Residential Building. Parcel No. 29-118300 (Pulaski Township) Debt: \$5,539.76 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## **Sale No. 18**

No. 10435-2023; Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1, Plaintiff vs. Winnie M. Eardley, Defendant. All that certain piece, parcel, or lot of land situate, lying and being in the Second Ward of the City of New Castle, Lawrence County, Pennsylvania. Property address: 142 E. Euclid Avenue, New Castle, PA 16105. Parcel ID: #02-024500 (2nd Ward New Castle); The improvements there are: Residential dwelling. Judgment amount: \$115,620.62 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

## **Sale No. 19**

No. 10120-2024. Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-3 c/o Carrington Mortgage Services, LLC, Plaintiff vs. Edward D. Comer and Stacy Comer, Defendants, All that certain lot or piece of ground situate in 2nd Ward, City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, Property address: 119 East Garfield Street, New Castle, PA 16105. Improvements erected thereon. Parcel No. 02-162200 (2nd Ward New Castle) Debt: \$80,032.75 plus interest, costs and attorney fees. Attorney: Gregory Javardian, LLC

## **Sale No. 20**

No. 10080-2024; Metropolitan Life Insurance Company, Plaintiff vs. Regina R. Chiafallo F/K/A Regina R. Rauso, Defendant. Property address: 606 W. Madison Avenue, New Castle, PA 16102. Parcel ID: #07-105600(Neshannock Township); Improvements thereon consist of Single-Family Row House. Judgment amount: \$54,184.31 plus interest, costs and attorney fees. Attorney: Robert P. Wendt

Sworn to and subscribed before me this 25th day of July 2024.

Perry L. Quahliero Sheriff

L.C.L.J.: August 5, 12 & 19, 2024

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