

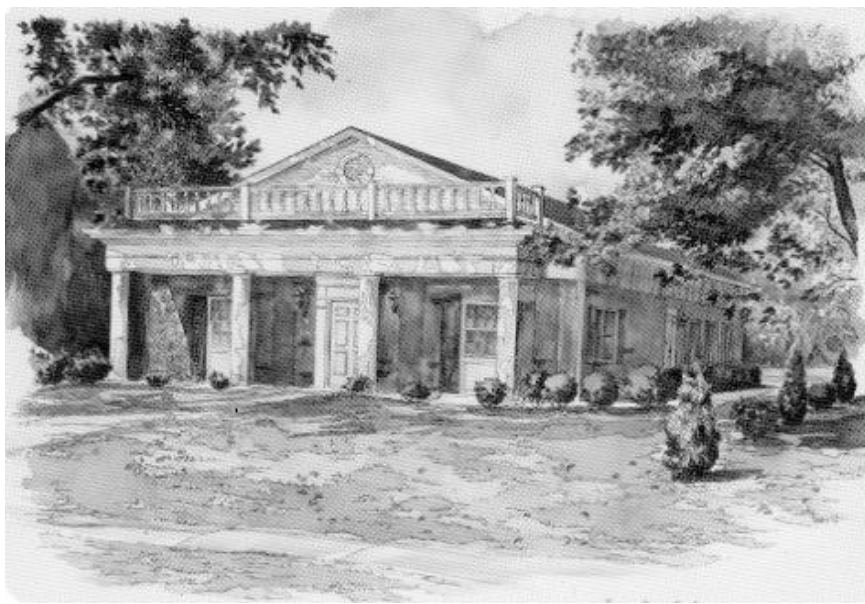
# *Beaver County Legal Journal*

A Weekly Publication Containing Decisions of the 36th  
Judicial District of Pennsylvania.

**Vol. 76**

**April 16, 2022**

**No. 16**



*Established March 25, 1939*

**BEAVER COUNTY BAR ASSOCIATION**

788 Turnpike Street, Beaver, Pennsylvania 15009

**BEAVER COUNTY LEGAL JOURNAL**

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER  
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Suellen M. Verlihay, Editor  
MerryBeth Sylvester, Publications/Subscriptions

**DEADLINE FOR COPY**

The Beaver County Legal Journal is published every Saturday.  
Legal Notices must be received at 788 Turnpike Street, Beaver, PA 15009  
by 12:00 Noon the preceding Tuesday.

The Beaver County Legal Journal  
publishes all notices exactly as submitted.

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**COURT CALENDAR**

Judicial Juvenile Hearings . . . . .	April 18
Criminal Judicial Pre-Trial Conferences (Track 4) . . . . .	April 19
ARD Pleas, Sentence Court . . . . .	April 20
Status Conferences . . . . .	April 20
Mortgage Foreclosures . . . . .	April 20
Judicial Juvenile Hearings . . . . .	April 21
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PFA . . . . .	April 22

<p><b>NOTICES TO THE BAR</b></p>
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**“LIVE via SIMULCAST” PBI SEMINARS SCHEDULED  
AT BCBA**

The following PBI Live via Simulcast seminars will be offered at the Beaver County Bar Association Building, 788 Turnpike Street, Beaver, PA. **Please register directly with PBI at 1-800-932-4637 or online at [www.pbi.org](http://www.pbi.org).** For course descriptions & tuition, go to [www.pbi.org](http://www.pbi.org). Visa and Mastercard are accepted. These seminars have been approved by the PA Supreme Court Continuing Legal Education Board for the stated hours of credit. Registrations received more than 3 days before the presentation qualify for an Early Registration discount.

**No Simulcast Seminars presently scheduled at the Bar Association  
Please go to [www.pbi.org](http://www.pbi.org) for more information**

**PBI CLE VIDEO SEMINARS IN BEAVER**

The following PBI video seminars will be shown at the Beaver County Bar Association Building, 788 Turnpike Street, Beaver, PA. **Please register directly with PBI at 1-800-932-4637 or online at [www.pbi.org](http://www.pbi.org).** For course descriptions & tuition, go to [www.pbi.org](http://www.pbi.org). Visa and Mastercard are accepted. These seminars have been approved by the PA Supreme Court Continuing Legal Education Board for the stated hours of credit. Registrations received more than 3 days before the presentation qualify for an Early Registration discount.

*\*Commentators needed for these video seminars. Please call the Bar Association if you are interested in being the commentator for a particular seminar.*

**BEAVER COUNTY BAR ASSOCIATION**  
**Continuing Legal Education Committee**  
**Seminar Series:**

The Beaver County Bar Association will present the following CLE seminars at the Beaver County Bar Association, 788 Turnpike Street, Beaver, PA. Each seminar has been or will be approved by the Pennsylvania Supreme Court Continuing Legal Education Board for one (1) hour of substantive or (1) hour of ethics credit. Please register with the Bar Association at 724-728-3769.

Registration . . . . . 11:30 a.m.  
Seminar . . . . . 12:00 p.m. - 1:00 p.m.  
Tuition/Seminar Only. . . . . Member - \$10/Non-Member - \$20  
Tuition/Seminar and Lunch . . . . . Member - \$20/Non-Member - \$30

**Thursday, April 21, 2022**

**“Be It Resolved—Striving For A Work  
Life Balance in 2022”**

Presenter: Brian Quinn, Esquire

**NEW LEGAL NOTICES**

**ARTICLES OF INCORPORATION**

Non-profit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania with respect to a not-for-profit corporation that has been incorporated as a Pennsylvania not-for-profit corporation under the provisions of the Pennsylvania Business Non-Profit Corporation Law of 1988. The name of the corporation is: **Aliquippa Alumni Association, A Pennsylvania Domestic, Non-Profit Corporation.**

Name of Attorney: Michael W. Nalli, Esquire

Name of Law Firm: Nalli, Elias & Associates  
PC

Address: 150 Pleasant Drive,  
Suite 101  
Aliquippa, PA 15001

apr. 16

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

IN THE MATTER OF  
PETITION FOR CHANGE OF NAME OF  
Kayden Braun-Sobach  
by Jesse R. Braun  
NO. 10212-2022

**NOTICE**

Notice is hereby given that on February 28, 2022, the petition of Kayden Braun-Sobach by Jesse R. Braun, was filed in the above named Court, requesting an order to change the name of Kayden Braun-Sobach to Kayden Braun.

The Court has fixed the day of April 20, 2022, at 9:30 a.m. in Courtroom 2, of the Beaver County Courthouse, Beaver, Pennsylvania 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 request of the petitioner should not be granted.

apr. 16

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

IN THE MATTER OF  
PETITION FOR CHANGE OF NAME OF  
Michelina Stine, obo Amir Libert-Fuller  
NO. 10437-2022

**NOTICE**

Notice is hereby given that on April 11, 2022, the petition of Michelina Stine was filed in the above named Court, requesting an order to change the name of Amir Libert-Fuller to Amir Libert-Stine.

The Court has fixed the day of July 15, 2022, at 1:00 p.m. in Courtroom 2, of the Beaver County Courthouse, Beaver, Pennsylvania 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 request of the petitioner should not be granted.

apr. 16

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

IN THE MATTER OF PETITION FOR  
CHANGE OF NAME OF:  
Lydia Marie Cartagena, a minor  
By: Cassidy Lynn Pantaleo  
No.: 10408-2022

**NOTICE**

Notice is hereby given that on Thursday, March 31, 2022, the Petition of Cassidy Lynn Pantaleo was filed in the above named Court, requesting an order to change the name of Lydia Marie Cartagena to Lydia Marie Pantaleo.

The Court has fixed the date of May 24, 2022 at 12:45 p.m. in Courtroom No. 2 of the Beaver County Courthouse, Beaver, Pennsylvania 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 request of the petitioner should not be granted.

Ronald J. DiGiorno, Esquire  
Attorney for Petitioner  
150 Pleasant Drive, Suite 103  
Aliquippa, PA 15001  
724-378-9951  
724-378-9953 fax  
rjdiigiorno@verizon.net

apr. 16

**TO: ELAINE C. BAUDER, HER UNKNOWN HEIRS AND ASSIGNS AND CONNIE J. LUTZ, HER UNKNOWN HEIRS AND ASSIGNS**

IN THE COURT OF COMMON PLEAS OF  
BEAVER COUNTY, PENNSYLVANIA  
CARLTON CREATIVE SOLUTIONS, LLC,  
Plaintiff

vs.

ELAINE C. BAUDER, her unknown heirs and assigns; CONNIE J. LUTZ, her unknown heirs and assigns; and WALTER KEITH MCKINNEY also known as W. KEITH MCKINNEY,

Defendants.

CIVIL DIVISION

No. 10207-2022

**NOTICE TO DEFEND**

**YOU HAVE BEEN SUED IN**

**COURT.** If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, 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 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.

Lawyer Referral Service of the  
Beaver County Bar Association  
Turnpike Street  
Beaver, PA 15009  
Telephone Number: (724) 728-4888

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**LEGAL NOTICES**

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**Notice of Trust Administration**

Charles Childs Revocable Living Trust Agreement dated February 10, 2004; Charles Childs, Settlor, of Aliquippa, PA, died January 20, 2022. Notice is hereby given to all persons indebted to the decedent to make immediate payment, and to those having claims against decedent to present them in writing to the Trustee or his attorney: Charles B. Childs, c/o Esther L. Evans, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Suite 602, Pittsburgh, PA 15219.

apr. 2, 9, 16

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**NEW ESTATE NOTICES**

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*Letters Testamentary or of Administration having been granted in the following Estates of decedents domiciled in Beaver County, Pennsylvania, unless otherwise indicated, all persons having claims or demands against the estates of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators or counsel.*

**1st Publication**

FRANK E. ALBANESE, a/k/a FRANK ALBANESE, late of the Township of Center. Roni Albanese, Administratrix, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

TERRY HAROLD BARNETT, a/k/a TERRY H. BARNETT, late of Center Township. Stacy Crivelli, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.



UNYE BOURNE, late of the Township of Brighton. Richard Bourne, Administrator, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

SHIRLEY ANN DEFELICE, late of the Borough of Monaca. Anthony DeFelice, Administrator, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

THERESA DEVINCENTIS, a/k/a THERESA J. DEVINCENTIS, late of the Borough of Monaca. Janet Oestreicher, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

WILLIAMS EVANS, a/k/a WILLIAM EVANS, late of the Township of Brighton. Peggy Evans, Administratrix, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

OLGA V. HOMICK, a/k/a OLGA HOMICK, late of the Borough of Monaca. Rickey Homick, Executor, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

PHILIP SHILOH ICENHOUR, late of Beaver Borough. River Icenhour, Administrator, 453 Dravo Avenue, Beaver, PA 15009. Robert King, Atty.

DONNA J. KABLER, late of Chippewa Township. Darren Kabler, Administrator, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

HELEN FLORENCE KATUS, a/k/a HELEN F. KATUS, late of the Township of Hopewell. Kathleen Marie Seech, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JANET R. SCALERA, a/k/a JANET SCALERA, late of Chippewa Township. Amy S. Findlay, Executrix, 2550 N. Lakeview Avenue S2101, Chicago, IL 60614. Nicole L. Phatak, Atty.

JUNE L. SMITH, late of the Township of Hopewell. William B. Smith, Executor, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

ALMA J. STURM, late of Rochester Township. Richard A. Reese, Executor, 1348 Charlotte Avenue, Rochester, PA 15074. James T. Benedek, Atty.

JOYCE ANN VELOSKI, late of Franklin Township. Garret Allan Veloski, Executor, 314 Hartzel School Road, Fombell, PA 16123. Kassie R. Gusarenko, Atty.

JUSTIN VENEY, late of Aliquippa. Draeva Veney, Executor, 502 Wykes Street, Aliquippa, PA 15001. Alexis S. Cobb, Atty.

EDWARD A. VICKODIL, SR., a/k/a EDWARD A. VICKODIL, late of the Township of Center. Frank J. Vickodil, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

MARYANN WARGA, late of Conway Borough. Jeffery Michael Peel, Executor, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

JOHN WONDOLKOWSKI, late of Chippewa Township. Stacey Stewart, Executrix, c/o Allen Andrascik, Esquire, 2777 Darlington Road, Beaver Falls, PA 15010. Allen Andrascik, Atty.

**2nd Publication**

MYLLIE AYERS, late of Beaver Falls. Julie K. Walsh, Executrix, 1319 Fox Avenue, Beaver Falls, PA 15010. Lynette A. Costa, Atty.

RICHARD K. BEGLIN, late of New Sewickley Township. Pamela K. Licht, Executrix, 226 Woodridge Drive, Cranberry Township, PA 16066. Lynette A. Costa, Atty.

CHERYL L. CARNEVALE, a/k/a CHERYL LYNN CARNEVALE, late of the Borough of West Mayfield. Kirsten Carnevale, Administratrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DARLA MAY CLEVER, late of the Township of Brighton. Jason Clever, Administrator, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

SHIRLEY L. DUFF, late of North Sewickley Township. James H. Duff, Executor, 131 Young Lane, Beaver Falls, PA 15010. Gene G. Dimeo, Atty.

DONNA L. FIELD, a/k/a DONNA LEE FIELD, late of Patterson Township. Connie R. Genco, Executrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

JUDY D. HAMILTON, late of Beaver. Michael C. Hamilton, Administrator, 201 Western Avenue, Beaver, PA 15009. Michael C. Hamilton, Atty.

FRANK J. KRUPA, III, late of Ambridge. Dawn M. Simonetti, Administratrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

RITA J. MARTIN, a/k/a RITA JOAN MARTIN, late of the Township of Chippewa. Jerry L. Gorrell, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

WILMA SUE MCCULLOUGH, late of Beaver Falls. Jane L. McCullough, Administratrix, c/o Cathy D. Campbell, Esquire, 2777 Darlington Road, Beaver Falls, PA 15010. Cathy D. Campbell, Atty.

FRANCIS J. MCDONALD, late of Chippewa Township. Cheryl A. Camp and Nicholas R. Camp, Co-Executors, 1400 Main Street, Apt. 598, Canonsburg, PA 15317.

DOROTHY L. MCGARRITY, late of Beaver County. Constance Kennedy, Executrix, c/o Nathan L. Bible, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Nathan L. Bible, Atty.

LYNN MARY KELLY MCGREAL, late of Brighton Township. Stephen P. McGreal, Executor, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

DENNIS E. MORGAN, late of the Township of Center. David Morgan, Administrator, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

RUTH RICHTER, a/k/a RUTH M. RICHTER, late of the Borough of Big Beaver. Cathy R. Wood, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

WILLIAM C. TRUSHEL, late of Baden. William C. Trushel, II, Executor, 600 Rochester Road, Pittsburgh, PA 15237. John M. Schaffranek, Atty.

GILBERT A. WILSON, late of New Sewickley Township. Amy L. Nesbit, Executrix, 3319 E. Hardies Road, Gibsonia, PA 15044. Robert H. Gustine, Atty.

**3rd Publication**

RUBY A. ALLISON, late of Hanover Township. Cecilia Stewart, Executrix, 118 Pleasant Hill Road, Hookstown, PA 15050. Megan E. Loftis, Atty.

ELEANOR PENTERMANN CANONGE, late of Economy Borough. Richard E. Canonge and Carole A. Carland, Co-Executors, c/o Timothy M. Carland, Esquire, 1176 Third Street, Beaver, PA 15009. Timothy M. Carland, Atty.

BARBARA ANN DEPAOLIS, a/k/a BARBARA A. DEPAOLIS, late of Freedom Borough. Beth Ann Curcio, Executrix, 1414 Third Avenue, Conway, PA 15027. Jessica Madden Briggs, Atty.

MARTHA V. DICARLO, a/k/a MARTHA VIOLA DICARLO, late of Darlington Township. Karen E. Lawrence, Executrix, c/o Allen Andrascik, Esquire, 2777 Darlington Road, Beaver Falls, PA 15010. Allen Andrascik, Atty.

MARGARET R. JURGES, late of the Township of Hopewell. Jeffrey S. Jurges, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

ANTHONY L. MASTROFRANCESCO, a/k/a ANTHONY MASTROFRANCESCO, late of the Township of Center. Lesa Mastrofrancesco, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JAMES R. MERRITT, late of Midland. James Robert Merritt, Administrator, 115 Chaffee Drive, Midland, PA 15059. Robert B. Stein, Atty.

JOHN E. SCHLOSSER, late of Patterson Township. Stacey J. Schlosser, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

SUSAN ERINTHA SCULLIN, a/k/a SUSAN E. SCULLIN, late of the Township of Hopewell. James G. Scullin, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

MARY A. SHRUM, a/k/a MARY ADELINE SHRUM, late of the Township of Patterson. Karin Lee Summers, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

BARBARA SPRINGER, a/k/a BARBARA ANNE SPRINGER, late of Monaca Borough. Denise M. Springer, Administratrix, c/o Joseph Cafaro, Jr., Esquire, 205 McKnight Park Drive, Pittsburgh, PA 15237. Joseph Cafaro, Jr., Atty.

KURT J. STEELE, late of Beaver County. Kara Steele, Administratrix, c/o Nathan L. Bible, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Nathan L. Bible, Atty.

**DOCKET ENTRIES**

From The Office Of  
The Prothonotary

It is understood that the accuracy of these entries is not guaranteed and no responsibility attaches for any errors or omissions in this report.

**DIVORCES GRANTED**

MARY JO PLUNKARD from Thomas Kenneth Plunkard, 20175-20  
STEVEN MICHAEL REFICE from Sabrina Refice, 20339-20  
MARLA J. BARCKHOFF from Martin A. Barckhoff, 20326-19  
JOHN STEPHENS from Tammie Stephens, 20298-21  
ROBERT MICKEY from Jacqueline Mickey, 20381-20  
JESSICA L. JANICKI from Shawn Mathew McCullough, 20392-21  
JOSHUA L. SHEETS from Janelle L. Sheets, 20062-21  
ANTHONY COLANGELO from Nancy Rossi, 20369-21

**DIVORCE DOCKET**

SALVATORE A. GALANTE III vs Kathryn Rae Galante, 20088-22-J.R. West  
GINA M. MILLER vs Dean M. Miller, 20089-22-N.L. Bible  
ASHLEY DONALDSON vs Landon Donaldson, 20090-22-Pro Se  
DEBORAH POWERS vs Timmy Powers, 20091-22-T.F. Dukovich  
REBECCA E. SAYMANSKY vs Walter G. Saymansky, 20092-22-K.L.Biss  
KIMBERLY S. GILLESPIE vs William E. Gillespie, 20093-22-R.C. Long  
DENNIS BROWN vs Tracey Myers Brown, a/k/a, 20094-22-Out of Co. Decree

**APPEARANCE DOCKET**

ERGON TRUCKING INC. vs C&R Landscape Devel., 10337-22-Motor Vehicle-W.W. Testa  
ROCK CREEK CAP. al vs Brittney M. Badgett al, 10338-22-Debt Collection-M.L. Sanginiti  
CAVALRY SPV I vs Deborah L. Ball, 10339-22-Debt Collection-D.J. Apothaker  
ROCK CREEK CAP. al vs Brittney Badgett al, 10340-22-Debt Collection-M.L. Sanginiti

ALYSSA RAYE HESS vs Harold Scott Scales Jr., 10341-22-Custody/Visitation-B. Vakiner  
JOHNATHAN HARLEY HANSON, 10342-22-Other-Pro Se  
LILLIAN AMBER ADAMS, 10343-22-Other-Pro Se  
MICHAEL J. BODYCOMBE al vs Sherry A. Maskrey, 10344-22-Motor Vehicle-S.J. Carmody  
LASHAY NICHOLE HARTLE vs Com. of PA, Dept. of Transp., 10345-22-Civil Appeals-Pro Se  
NICHOLAS PISTONE al vs Iridium LLC al, 10346-22-Premises Liability-R.J. Bopp  
MICHAEL ANTONIS vs Luis Rodriguez al, 10347-22-Landlord/Tenant Dispute-Self  
TAX CLAIM BUREAU OF B.C., 10348-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10349-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10350-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10351-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10352-22-Other-Law Dept.  
COM. OF PA, DEPT. OF TRANSP. vs Jesse Paul Charko, 10353-22-Civil Appeals-T.J. Mahady  
SHELBY GALTON al vs Samuel Halper al, 10354-22-Professional Liability-R.F. Daley  
JASON I. CLEVER/ADMINISTRATOR al vs Comp. Healthcare Manag. Serv. al, 10355-22-Professional Liability-R.F. Daley  
DANIELLE A. PIPKINS al vs Douglas H. Hixenbaugh al, 10356-22-Motor Vehicle-G. Floro  
SHYLO T. CUTLIP LANG al vs Alyssa R. Capone, 10357-22-Custody/Visitation-R.A. Banks  
WILMINGTON SAV. FUND SOCIETY al vs Aaron E. Channells III al, 10358-22-Mortgage Foreclosure-J.M. Fein  
ROBERT INCORVATI, 10359-22-Other-Pro Se  
FIDEL SYRIANOUDIS vs Venisha Martin, 10360-22-Custody/Visitation-Pro Se  
WELLS FARGO BANK vs Paul Boots al, 10361-22-Mortgage Foreclosure-J. Calcagno  
WELLS FARGO BANK vs Michael L. Janicki, 10362-22-Mortgage Foreclosure-K.J. Hong  
MIDFIRST BANK vs Tracy Tharp al, 10363-22-Mortgage Foreclosure-K.J. Hong  
JUSTIN P. WHITE vs Brittany Trainer, 10364-22-Custody/Visitation-Pro Se

**PROTECTION FROM ABUSE**

**PETITIONS**

DEBORAH POWERS vs Tim Powers,  
20108-22  
ANASTACIA BLAIR vs Michael Blair,  
70109-22  
ARIANA KING vs Ricardo Sanchez Jr.,  
20110-22  
BETH ANN CORDES vs Michael Brian  
Jablonsky, 70112-22  
LAURA BIBBY vs Christopher Ristau,  
70113-22

**DEEDS**

L. LEDONNE ESTATE al to H.A. Rashid ux,  
New Sew. Twp. \$2,650  
NVR INC. to J.P. Oliver Sr.,  
Chip. Twp. \$3,115.54  
T.J. POZZO ux to R. Walker al,  
Hanover Twp. \$5,590  
R.E. LAMEY JR. ux to R.E. Lamey Jr.,  
Darl. Twp.  
J. SIMONI to Fifth Ave. Property Group,  
Amb. \$706  
E. KELLER JR. ux to S. Veshio, Amb. \$350  
M.C. MALACK ux to N.J. Kirow ux,  
Chip. Twp. \$3,300  
J.L. WILKINSON to K.L. Wilkinson,  
Pat. Heights  
D. PETERS to A.J. Hunter al,  
Daugh. Twp. \$2,695  
E. SMITH JR. al to C.E. Smith ux, Aliq.  
M.S. SANDALA ux to D.A. Sandala,  
Marion Twp.  
C.C. KUPPERMAN al to A. Crivelli al,  
Indep. Twp. \$1,950  
A.R. SMITH BY TAX CLAIM to D. Naye al,  
Aliq. \$1,290.78  
J.L. PAXSON al to J.L. Hall al, Roch. Twp.  
C.C. CARROLL to Poskin Trust al,  
Bridgewater  
C.M. POSKIN to Poskin Trust al, Brigh. Twp.  
P. PAPAS to C.J. Grace ux, Hope. Twp.  
\$1,550  
M.J. LATZKO ESTATE al to S.R. Sharp ux,  
B.F. \$1,620  
R.C. RYNIAC ux to R.C. Ryniak, Pat. Twp.  
E.M. SCHWEIGER to C. Franks al,  
Harmony Twp. \$1,160  
J. SCHALLER BY TAX CLAIM ux to  
T. Moses ux, Hope. Twp. \$121.20  
L. MOON BY TAX CLAIM ux to T. Owens,  
Freedom \$363.60  
R.M. ARNOTT to G.W. McCracken al,  
Chip. Twp. \$2,800  
J.W. COVER ESTATE al to A.P. Telford,  
Eastvale \$795  
COLE TRUST al to A.E. Duncan,  
Koppel \$800  
S.J. SKELLEY to M.V. Burton al,  
Harmony Twp. \$645

L. GARCIA ESTATE al to J. Bartus ux,  
Harmony Twp. \$1,190  
D.A. GRIMES to T.A. Merriman ux, Beaver  
R.E. SENKO to A. Cain, Amb. \$919  
A.J. MCBRIDE to A. McGowan,  
Brigh. Twp. \$1,300  
M. ONDRUSEK al to M. Huffines al,  
Bridgewater \$800  
C.E. SHAFFER al to R. Goodgine,  
Center Twp. \$2,800  
M. ONDRUSEK al to M. Huffines al,  
Bridgewater \$875  
A.J. TROIA ESTATE al to K. George,  
Monaca  
MIRACLE CHURCH OF GOD IN CHRIST  
to Renew Quip, Aliq. \$35  
B. BETTERS al to C.T. Needham ux,  
Midland \$1,660  
J. THIELMAN to T.A. Mooney ux,  
Economy \$500  
K.S. TITLEY BY TAX CLAIM al to  
V. Pantarelli, Amb.  
A.R. OLIASTRO ESTATE al to  
L.M. Oliastro, No. Sew. Twp.  
A.R. OLIASTRO ESTATE al to  
A.R. Oliastro, Jr., No. Sew. Twp.  
A.R. OLIASTRO ESTATE al to  
K.E. Boehm, No. Sew. Twp.  
CITIZENS BANK to G.J. Fornataro ux,  
Marion Twp. \$1,370  
L.V. NOCERA V JR. ESTATE al to  
A. Nocera, Koppel  
D. STEFFINE to D. Steffine ux, Chip. Twp.  
S.L. WRIGHT to J. Wright ux, Frank. Twp.  
C. LONGMIRE al to D. Petry, Aliq. \$899  
B.C. LOCKHART to K. Kavalir, Aliq. \$5  
M. BEHM to P.M. Kroskey, Baden \$940  
S.W. LEGG ux to K. Godfrey,  
Rac. Twp. \$3,530  
K.L. MEYER al to R.F. Geiser III,  
So. Beaver Twp. \$3,270  
A. KLIMKOWSKI to M.J. Schwarz,  
Baden \$1,794  
A.J. FISHER ESTATE al to ADL20 Enter.,  
Baden \$600  
W. CARNEY ux to J. Dedrick ux,  
Economy \$3,880  
B.W. ATKINS ux to Homestead Horizons,  
Chip. Twp. \$1,240  
C.L. NEELY al to D.R. Lowes al,  
Baden \$1,699  
D.J. HANNON III ux to J.S. Bechtel al,  
Chip. Twp. \$2,450  
K. JAMIS ESTATE al to A.J. Swadlo al,  
Economy \$1,999  
R.W. BABLE to P.D. Shick,  
No. Sew. Twp. \$2,320  
J.M. SANKO al to R.K. Malone Jr. ux,  
Hanover Twp.  
M. GAUDINO to J.W. Drumm Jr. ux,  
East Roch. \$150  
KATCAR LLC al to Control Concepts  
Corp., Vanport Twp.

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M.A. GARUCCIO al to M.A. Garuccio ux,  
Pul. Twp.  
D. CARPENTER to C. Friehs, Amb. \$1,000  
L.R. BAUER to Route 856 Prop.,  
Economy \$320  
W. DAVIS BY TAX CLAIM to Sims Contr.  
Co., Aliq. \$775.68  
A.C. TAYLOR BY TAX CLAIM al to  
Sims Contr. Co., Aliq. \$424.20  
M. COOK BY TAX CLAIM al to  
Sims Contr. Co., Aliq. \$12.12  
R. SIMTH BY TAX CLAIM to T. Abercrom-  
bie, Aliq. \$424.20  
I.W. WASHINGTON BY TAX CLAIM to  
B.G. Fisher, B.F. \$212.10  
R. BILLINGSLEA JR. BY TAX CLAIM to  
Sims Contr. Co., Aliq. \$515.10  
B.N. TOMASKO to N.E. Droz,  
New Galilee \$987.78  
R. BUFALINI to J.A. Feher ux,  
Hope. Twp. \$500  
M.L. BRANDT to B.N. Safran al,  
New Sew. Twp. \$2,550.23  
M. GAUDINO to J.W. Drumm Jr. ux,  
East Roch. \$150  
R.A. HAMPE al to PGH Invest. Group,  
Aliq. \$300  
C.J. BRIGHTWELL al to D. O'Neal al,  
Big Beaver \$140  
C.F. SONSON to W.L. Smeltzer,  
Hope. Twp. \$2,550  
S.L. KALCEVIC al to E.C. Emes Jr. ux,  
N.B. \$1,436  
E.C. EMES JR. ux to E.C. Emes III ux, N.B.  
M.E. FARNAN to A. Kraner al,  
Midland \$1,300  
K.M. DALTON al to K.M. Vecchi al,  
Chip. Twp.  
D.D. SORICE al to C. Plese ux,  
Indep. Twp. \$2,699  
D. MARINKOVIC to S.M. Marinkovic ux,  
Hope. Twp.  
B.B. ROORBACK to Z.M. Renk,  
West Mayfield \$1,850  
DEBERRY TRUST al to K.S. Watson al,  
Brigh. Twp. \$2,440  
J.J. POPA to R.J. Graham ux,  
Darl. Twp. \$1,000  
R.D. WINTERROWD to P.L. Winterrowd al,  
Center Twp.  
J.P. ANDERSON to T.M. Anderson, Aliq.  
K.H. TKACIK to Maier Heating & Cooling,  
East Roch. \$40  
J. YASICK to R.J. Yasick Jr. ux, Center Twp.  
K.J. UNDERWOOD al to K.J. Dupree al,  
Hope. Twp.  
J.B. FRATANGELI to B.R. Fratangeli, Aliq.  
R.L. CONNOR ux to R.L. Connor ux,  
Greene Twp.  
E. CREACH to M.R. Hill Sr. al, Aliq.  
E. LEJEUNE al to A.K. Shockey,  
Baden \$1,450

E.A. CONNOR to R.L. Connor ux,  
Greene Twp.  
R.W. LEECH III to R.W. Leech III ux,  
Harmony Twp.  
H.E. FIGLEY ESTATE al to J.V. Woodward  
al, Chip. Twp. \$2,180  
RIDGETOP APPL. to Emory Peak Minerals,  
Rac. Twp. \$2,529.42  
R.V. PINELLO to C. Pinello, Hope. Twp.  
W.G. CARVER al to W.G. Carver,  
Brigh. Twp. \$519.65  
C.V. SMITH III ESTATE al to K. Cranmer  
al, Indep. Twp. \$2,100  
J.K. SNYDER ux to R.S. Snyder al, Aliq.  
D. MINNICI to J. Mora, Aliq. \$450  
P.J. HABER ESTATE al to J. Brophy,  
Hope. Twp. \$1,640  
S.B. MASTERS al to T.L. Begley Jr. al,  
Big Beaver \$1,117  
R. KULIK to R. Kulik al, Economy  
B.A. TRYBUS to B.M. Holder ux,  
Frank. Twp. \$1,450

### MORTGAGES

R.L. NESMITH SR. ux to BVFCU,  
White Twp. \$26,774  
J. MATICH ux to West-Aircomm FCU,  
Aliq. \$85,000  
L.J. HUNTER al to Mercer Co. State Bank,  
Economy \$263,500  
H.A. RASHID al to Americas Mtg. Prof.,  
New Sew. Twp. \$198,750  
P.M. ROSS al to Huntington Na. Bank,  
Beaver \$72,482  
A.K. ARBOGAST al to Huntington Na.  
Bank, Chip. Twp. \$60,683  
R. WALKER al to Mtg. Electr. Reg. Systems,  
Hanover Twp. \$447,200  
D.A. LORTZ ux to MV Rlty. of PA,  
Frank. Twp. \$705  
M.F. ZANELLA ux to Premier Bank,  
Hanover Twp. \$550,000  
FIFTH AVE. PROP. GROUP al to M&M RE  
Holdings, Amb. \$85,000  
R. IERINO to Royal United Mtg.,  
Ellwood City \$56,250  
I. IRWIN to Wells Fargo Bank,  
Economy \$117,000  
B.A. SATTLER ux to Brentwood Bank,  
Brigh. Twp. \$45,000  
N.J. KIROW ux to Mtg. Electr. Reg. Systems,  
Chip. Twp. \$260,000  
E.E. BARAN al to Mtg. Electr. Reg. Systems,  
Daugh. Twp. \$256,025  
C.E. SMITH ux to E. Smith, Jr., ux,  
Aliq. \$50,000  
J.M. HARTLE to Mtg. Electr. Reg. Systems,  
Hope. Twp. \$100,000  
S.G. RAY to Wesbanco Bank Inc.,  
No. Sew. Twp. \$70,000  
J.P. WERNER ux to PNC Bank,  
Economy \$300,000

## Beaver County Legal Journal

- J.A. PAVLINCH to Dollar Bank, Monaca \$80,000
- D.V. LARIMORE al to Citizens Bank, Economy \$104,600
- D.A. SANDALA to Flagstar Bank, Marion Twp. \$160,750
- F.J. GARUCCIO JR. ux to Secr. of HUD, No. Sew. Twp. \$5,602.86
- J.C. SNATCHKO to Keybank, Harmony Twp. \$100,000
- J. TAYLOR ux to Citizens Bank, Roch. Twp. \$100,000
- R.J. GROSSI to Citizens Bank, Center Twp. \$144,000
- B.W. FEDELL to Wesbanco Bank Inc., B.F. \$36,759
- T. ANDERSON ux to West-Aircomm FCU, Ohioville \$85,000
- PUTSURE ACQ. al to Washington Fin. Bank, Amb. \$300,000
- D.E. FITZGERALD ux to West-Aircomm FCU, Brigh. Twp. \$135,000
- C.J. GRACE ux to Howard Hanna Mtg. Serv., Hope. Twp. \$150,350
- K.B. GRACE al to PA Housing Fin. Agency, Hope. Twp. \$7,750
- S.R. SHARP ux to Guaranteed Rate Inc., B.F. \$157,140
- W.I. PARKHURST ux to USA, Industry \$20,680.88
- R.C. RYNIAK to Florida Cap. Bank, Pat. Twp. \$270,400
- E. NAJIM al to American Neighborhood Mtg. Accept. Co., Harmony Twp. \$110,200
- J.G. SPANIK al to West-Aircomm FCU, Hope. Twp. \$100,000
- K.A. CROCKER al to Clearview FCU, Aliq. \$50,000
- E.E. HAUSER al to Clearview FCU, Indep. Twp. \$45,000
- G.E. MCCrackEN al to Sail Mtg. Corp., Chip. Twp. \$224,000
- S.L. WUENSCHEL to First Na. Bank, White Twp. \$35,000
- A.P. TELFORD to Rocket Mtg., Eastvale \$77,115
- A.E. DUNCAN to Princeton Mtg. Corp., Koppel \$76,000
- M.V. BURTON al to Guaranteed Rate Affinity, Harmony Twp. \$51,600
- J. BARTUS ux to Citizens Bank, Harmony Twp. \$115,430
- T.A. MERRIMAN al to Citizens Bank, Beaver \$316,912
- M.R. BRIDGMAN ux to Citizens Bank, Chip. Twp. \$169,500
- J.A. MORENO JR. ux to Clearview FCU, Center Twp. \$110,000
- B.D. SETNAR to Clearview FCU, Chip. Twp. \$33,082
- P. STEPANOVICH ux to Dollar Bank, Economy \$50,000
- D.M. HAVRANEK ux to PNC Bank, Center Twp. \$40,000
- D.J. BENEDICK to Secr. of HUD, New Sew. Twp. \$2,594.12
- C.L. FRANCONA ux to Citizens Bank, Center Twp. \$100,000
- A. CAIN to Holland Mtg. Advisors, Amb. \$90,234
- D.J. FAZENBAKER ux to Huntington Na. Bank, Ohioville \$85,000
- J.G. POWELL al to Rocket Mtg., Chip. Twp. \$126,400
- A. MCGOWAN to Royal United Mtg., Brigh. Twp. \$127,645
- G.A. STALA to Everett Fin. Inc., Aliq. \$124,400
- E.J. HOUGG to Lakeview Loan Serv., Koppel \$107,448
- K.A. WÖLBERT ux to Citizens Bank, Economy \$150,000
- A. MASTRANDREA to First Cmwlth. Bank
- R.A. KING al to First Na. Bank, Bridgewater \$64,000
- R. GOODGINE to Movement Mtg., Center Twp. \$266,000
- R. KING al to First Na. Bank, Bridgewater \$70,000
- M.A. GARUCCIO al to United Wholesale Mtg., Pul. Twp. \$187,000
- C.T. NEEDHAM ux to Guaranteed Rate Inc., Midland \$169,818
- D. PETRY to Union Sav. Bank, Aliq. \$88,271
- J.M. ROBERTS ux to West-Aircomm FCU, Brigh. Twp. \$70,000
- P. KROSKEY to West-Aircomm FCU, Baden \$92,053
- A.T. RUSH al to Rocket Mtg., Brigh. Twp. \$252,000
- J. FIORENZA ux to Secr. of HUD, New Sew. Twp. \$28,481.86
- K. GODFREY to Primelending, Rac. Twp. \$282,400
- R.F. GEISER III to Howard Hanna Mtg. Serv., So. Beaver Twp. \$321,077
- R.M. GOMOLA to Brentwood Bank, Ohioville \$90,000
- M.J. SCHWARZ to Huntington Na. Bank, Baden \$176,150
- J.P. GROVE ux to Nationstar Mtg., Hope. Twp. \$118,500
- A.S. HUNTER to Citizens Bank, N.B. \$42,600
- J.S. STRAGAND to Citizens Bank, New Sew. Twp. \$85,000
- R.L. BLAIR to Nationstar Mtg., Roch. Twp. \$97,929
- J. DEDRICK ux to Kash Mtg. Group Inc., Economy \$255,000
- HOMESTEAD HORIZONS to D. Boyd, Chip. Twp. \$145,000
- D.R. LOWES al to West Penn Fin. Serv. Cntr. Inc., Baden \$152,910
- J.S. BECHTEL al to Union Home Mtg. Corp., Chip. Twp. \$183,750

R.T. GRAY al to Rocket Mtg., Economy \$189,905  
M.A. OSLICK al to New Alliance FCU, Amb. \$30,000  
P.D. SHICK to Citizens Bank, No. Sew. Twp. \$225,040  
A.K. GULISH al to New Alliance FCU, Amb. \$65,000  
O.F. GONZALEZ ux to New Alliance FCU, Amb. \$20,000  
CONTROL CONCEPTS CORP. to First Cmwth. Bank, Vanport Twp. \$4,100,000  
ROUTE 856 PROP. to Blair Oak Invest., Economy \$400,000  
N.E. DROZ to United Wholesale Mtg., New Galilee \$230,500  
B.N. SAFRAN al to Wesbanco Bank Inc., New Sew. Twp. \$204,018  
B.N. SAFRAN al to Wesbanco Bank Inc., New Sew. Twp. \$25,500  
P.W. FOGLE JR. ux to Goodleap, Chip. Twp. \$334,000  
T.T. BEATTY ux to Wesbanco Bank Inc., So. Beaver Twp. \$50,000  
D.R. LEWIS ux to Rocket Mtg., Daugh. Twp. \$170,500  
B. CONRAD ux to PNC Bank, Hope. Twp. \$212,000  
T. CARUSO ux to Fedex Empl. Cr. Assn., Brigh. Twp. \$10,000  
D. MAREK al to Figure Lending, Economy \$22,592  
J.M. DEMBOWSKI al to First Cmwth. Bank, Harmony Twp. \$80,000  
N. KERNICK al to PNC Bank, Hope. Twp. \$54,000  
P.L. FURIGA to Citizens Bank, Economy \$240,000  
T.L. EMES al to Plaza Home Mtg. Inc., N.B. \$140,999  
E.C. EMES III ux to Plaza Home Mtg. Inc., N.B. \$111,200  
M.J. HALULKO to Secr. of HUD, Industry \$17,559.90  
R.W. VOSMAER ux to Huntington Na. Bank, Economy \$210,389  
M. DINELLO to Wesbanco Bank Inc., Chip. Twp. \$125,684  
A. KRANER al to Huntington Na. Bank, Midland \$102,000  
C. PLESE ux to Ohio Valley Comm. FCU, Indep. Twp. \$215,920  
Z.M. RENK to Fin. of America Mtg., West Mayfield \$175,750  
R.C. KUMER III ux to Rocket Mtg., Harmony Twp. \$113,960  
BCW LLC al to West-Aircomm FCU, Brigh. Twp. \$221,000  
S. MORROW ux to West-Aircomm FCU, Beaver \$221,000  
E. CHIAPPETTA al to PA Equity Res. Inc., Brigh. Twp. \$219,600

S. PATTISON al to West-Aircomm FCU, Brigh. Twp. \$221,000  
A.K. SHOCKEY to Mtg. Electr. Reg. Systems, Baden \$142,373  
J.V. WOODWARD al to Huntington Na. Bank, Chip. Twp. \$211,460  
N. VITALE al to PNC Bank, Indep. Twp. \$168,000  
R.L. JOHNSTON ux to Rocket Mtg., Greene Twp. \$186,513  
S.N. SAZON al to Wells Fargo Bank, Hope. Twp. \$141,250  
K.E. NEILL to Secr. of HUD, Center Twp. \$21,036.45  
D.M. LOGAN al to Wesbanco Bank Inc., Hope. Twp. \$39,400  
J. BROPHY to Huntington Na. Bank, Hope. Twp. \$161,029  
T.L. BEGLEY JR. al to Guaranteed Rate Affinity, Big Beaver \$112,828  
D. FREDERICK to Citizens Bank, Rac. Twp. \$40,440  
C.A. HOLDER al to First Na. Bank, Frank. Twp. \$108,750

**SHERIFF SALE**

Abstract of property taken in execution upon the writs shown as the properties of the severally named defendants, owners or reputed owners, and to be sold by the Sheriff of Beaver County, on MAY 4, 2022 at 10:00 am, the Beaver County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on <https://www.bid4assets.com/beavercountypasherrifsales>  
Terms are twenty (20) percent of the bid price at the time of Sale.  
The bidder is responsible to do a Lien search on the property.  
All property sold and in default will be resold at the next regular scheduled Sheriff Sale.  
Notice is hereby given that a schedule of distribution will be filed by the Sheriff, not later than thirty (30) days after the day of the sale, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

\_\_\_\_\_  
No. 1

RONALD S. JONES, TRUSTEE OF THE MARJORIE A. JONES IRREVOCABLE TRUST, Plaintiff vs. MINNETTE MEO, JASON OUDIT and A SECRET GARDEN, LLC, Plaintiff.

Execution No: 11280-2020  
Amount: \$52,581.04

MAX A. SCHMIERER, ESQUIRE

All that certain lot or tract of land situate in the 1st Ward of the Borough of Beaver, County of Beaver and Commonwealth of Pennsylvania.

Being known as 419 East End Avenue, Beaver, PA 15009.

Title is vested in Jason R. Oudit, a married man by deed from Spencer A. Key, Jr. and Lauraine M. Key, husband and wife, dated February 8, 2019 and recorded March 1, 2019 in Instrument Number 3587897.

Parcel No: 14-002-0601.000

Market Value: \$159,378.00

Location of Property: 419 East End Avenue, Beaver, PA 15009.

No. 2

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA, Plaintiff vs. CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JUANITA MAE RIDINGS, Defendant.

Execution No: 11490-2021

Amount: \$26,796.98

GREGORY JAVARDIAN, ESQUIRE

MARY F. KENNEDY, ESQUIRE

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Borough of Darlington, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 19-001-1511.000

Market Value: \$11,850.00

Location of Property: 607 Morris Street, Darlington, PA 16115.

No. 3

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA, Plaintiff vs. CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF SHARON L. STERLING, DECEASED, Defendant.

Execution No: 11429-2021

Amount: \$104,436.35

GREGORY JAVARDIAN, ESQUIRE

MARY F. KENNEDY, ESQUIRE

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Chippewa, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 57-005-0108.000

Market Value: \$17,400.00

Location of Property: 115 Klein Street, Beaver Falls, PA 15010.

No. 4

SPECIALIZED LOAN SERVICING LLC, Plaintiff vs. EDWARD C. KALETZ, Defendant.

Execution No: 2021-11333

Amount: \$48,717.58

ROBERT FLACCO, ESQUIRE

ROBERT CRAWLEY, ESQUIRE

ALL THAT CERTAIN lot or piece of ground situate in the Township of Hopewell, Beaver County, Pennsylvania, and being Lot No. 29.

Parcel No: 65-006-0718.00

Market Value: \$33,600.00

Location of Property: 609 Hickory Drive, Aliquippa, PA 15001.

No. 5

TRINITY FINANCIAL SERVICES, LLC, Plaintiff vs. GARY W. FINEGAN, Defendant.

Execution No: 11007-2021

Amount: \$29,698.88

LEOPOLD & ASSOCIATES, PLLC

Deed to Defendant recorded on March 16, 1999, in the Beaver County Recorder of Deeds at Instrument No. 30277095.

Parcel No: 65-013-0832.000

Market Value: \$21,150.00

Location of Property: 1123 Maine Avenue, Aliquippa, PA 15001.

No. 6

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. MARGARET DAVENPORT, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KAREN KOTSOPODIS, AKA KARN L. KOTSOPODIS; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KAREN KOTSOPODIS, AKA KAREN L. KOTSOPODIS, Defendant.

Execution No: 2021-11270

Amount: \$60,876.46

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situate in the Township of Independence, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 111 Shady Lane, Aliquippa, PA 15001 and found in Deed Book 1658, Page 548, Parcel No. 66-203-0209.002.

Parcel No: 66-203-0209.002

Market Value: \$19,300.00

Location of Property: 111 Shady Lane, Township of Independence, PA 15001.



No. 7

THE HUNTINGTON NATIONAL BANK,  
Plaintiff vs. DAVID L. CLOWES, Defendant.

Execution No: 2019-11582  
Amount: \$62,037.86

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Brighton, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 2815 Bradys Run Road, Beaver, PA 15009-8546, Parcel No. 55-142-0169.000.

Parcel No: 55-142-0169.000

Market Value: \$21,800.00

Location of Property: 2815 Bradys Run Road, Township of Brighton, PA 15009-8546.

No. 8

NORTHWEST BANK F/K/A NORTHWEST SAVINGS BANK, Plaintiff vs. JANET M. PACAK, MICHAEL A. BORRO, III and ANTHONY J. BORRO, SOLELY AS THE KNOWN HEIRS OF MARY LOUISE BORRO, DECEASED, AND ALL THE UNKNOWN HEIRS OF MARY LOUISE BORRO, Defendant.

Execution No: 2021-11655  
Amount: \$91,282.17

GARY W. DARR, ESQUIRE

ALL that certain lot or parcel of ground situate in the Borough of Conway, County of Beaver and Commonwealth of Pennsylvania, and further described in the Deed recorded at Instrument No. 3337735.

HAVING erected thereon a dwelling known as 717 13th Street, Conway, PA 15027 and designated as Parcel No. 18-002-0221.000.

Parcel No: 18-002-0221.000

Market Value:

Location of Property: 717 13th Street, Conway, PA 15027.

No. 9

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. JUSTIN LAYSHOCK, Defendant.

Execution No: 2015-40783  
Amount: \$960.80

PORTNOFF LAW ASSOCIATES, LTD.,  
ESQUIRE

ALL that certain piece or parcel of land situate in the Third Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 03-003-0304-000

Market Value: \$27,900.00

Location of Property: 1224 5th Avenue, Beaver Falls, Pennsylvania.

No. 10

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. JULIAN JACKSON, Defendant.

Execution No: 2016-40721

Amount: \$1,523.63

PORTNOFF LAW ASSOCIATES,  
LTD., ESQUIRE

ALL that certain parcel or lot of land situate in the Second Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 02-005-0305-000

Market Value: \$21,000.00

Location of Property: 1015 10th Avenue, Beaver Falls, Pennsylvania 15010.

No. 11

BOROUGH OF MIDLAND, Plaintiff vs. JAMES SLAPPY and PHYLLIS Y. SLAPPY, Defendant.

Execution No: 2011-40414

Amount: \$1,244.00

DAVID D. DUGAN, ESQUIRE

ALL that certain lot or piece of land situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania being Lot Number 404 in Midland Plan "A" on the Southerly side of Penn Avenue, having frontage on said Penn Avenue of 50 feet, extending back a distance of 125 feet to a line and preserving an even width throughout.

SUBJECT, nevertheless, to the reservations and restrictions mentioned, declared and created by the Midland Plan "A", and in the instrument of writing referred to in the adoption of said Plan, for which see Plan Book Volume I, pages 278 and 279 and Miscellaneous Book Volume 4, page 176 in the Recorder's Office of Beaver County aforesaid.

Parcel No: 33-005-0710-000

Market Value: \$28,500.00

Location of Property: 548 Penn Avenue, Midland, Pennsylvania 15059.

GIVEN UNDER MY HAND AND SEAL  
THIS 18TH DAY OF MARCH 2022

TONY GUY, SHERIFF

apr. 2, 9, 16

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