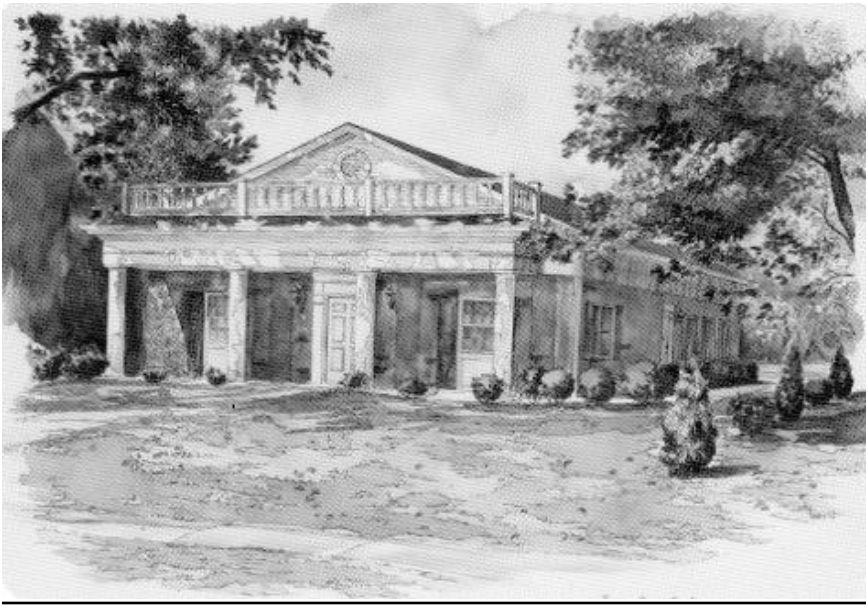
Beaver County Legal Journal

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

Vol. 76 **March 5, 2022** **No. 10**



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.

SUBSCRIPTION

Yearly subscription $50.00
Single Copy . . . . . $ 1.00
Back Issues. . . . . .$ 2.50

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COURT CALENDAR

Civil & Criminal Trial Week, Jury Trial Only . . . . . March 7
Praecipe for Argument Court, Last Day for Filing . . . . . March 8
Audit List . . . . . March 10
PFA . . . . . March 11

NOTICES TO THE BAR

"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**. For course descriptions & tuition, go to 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 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**. For course descriptions & tuition, go to 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

Wednesday, March 30, 2022

"Practical Applications of Electronic Monitoring - The Electronic Ball and Chain"
Presenters: Nick Francalancia, Esquire
James Raymer, Amy Osman and Eric Borham

NOTICE
TRACEY ANTOLINE-PATTON
REGISTER OF WILLS AND CLERK OF THE ORPHANS' COURT

The following Executors, Administrators, Guardians, and Trustees, as the case may be, have filed their Accounts and Statements of Proposed Distribution in the office of the Register of Wills and Clerk of the Orphans' Court Division of the Court of Common Pleas of Beaver County, Pennsylvania.

All parties interested are hereby notified that the same will be presented to the Orphans' Court Division of the Court of Common Pleas of Beaver County, Pennsylvania, on **MARCH 10, 2022 in JUDGE'S CHAMBERS** for confirmation and Audit of said Accounts, scheduling of hearing on written objections to accounts (which must be filed before the date of Audit) and ordering Distribution of the balance ascertained to be in the hands of the Accountant.

Judge's Chambers

ESTATE	ACCOUNTANT	ATTORNEY
Karen Hicks	Jeffrey S. Hicks	Joseph M. Budicak
Carole J. McBride	D. Sean McBride	Ashley Elias
Nina Marcantonio	Armando Rocco Marcantonio III	Michael W. Nalli

feb. 26, mar.5

NEW LEGAL NOTICES

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 16, 2021 for **Three Rivers Healing Touch** at 2009 South Trillium Drive Aliquippa, PA 15001. The name and address of each individual interested in the business is Lisa Morrison at 2009 South Trillium Drive Aliquippa, PA 15001. This was filed in accordance with 54 PaC.S. 311.417.

mar. 5

_____

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S. Section 301 et. seq. that a certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on 12/22/2021 for the conduct of a business in Beaver County under the fictitious name of **Thrifty Escapes** with its principal place of business at 937 Mercer Rd, Beaver Falls, PA 15010. The name and address of the person owning or interested in said business is Krysta Stoops, 552 Perry Highway, Harmony, PA 16037.

mar. 5

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA

IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
Andrew M. Chabala
NO. 2022-10251

NOTICE

Notice is hereby given that on February 28, 2022, the petition of Andrew M. Chabala was filed in the above named Court, requesting an order to change the name of Andrew Michael Chabala to Drusilla Mischelle Chabala.

The Court has fixed the day of April 20, 2022, at 9:00 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.

mar. 5

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IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA

IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
Justin Kraus
NO. 10093-2022

NOTICE

Notice is hereby given that on January 24, 2022, the petition of Justin Kraus was filed in the above named Court, requesting an order to change the name of Justin Kraus to Violet Marina Kraus.

The Court has fixed the day of March 18, 2022, at 3:00 p.m. in Courtroom 6, 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.

mar. 5

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA

IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
Leslie Spencer Siebach
NO. 10252-2022

NOTICE

Notice is hereby given that on February 28, 2022, the petition of Leslie Spencer Siebach was filed in the above named Court, requesting an order to change the name of Leslie Spencer Siebach to Spencer Leslie Siebach.

The Court has fixed the day of April 20, 2022, at 9:15 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.

mar. 5

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA
CARLTON CAPITAL, LLC,
Plaintiff,
v.
MARIANELA VELAZQUEZ,
AAMES FUNDING CORP.
D/B/A AAMES HOME LOAN,
COMMONWEALTH OF
PENNSYLVANIA DEPARTMENT
OF REVENUE, BEAVER FALLS
MUNICIPAL AUTHORITY and
NEW BRIGHTON BOROUGH,
Defendants.
NO.: 11302-2021

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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
788 Turnpike Street
Beaver, Pennsylvania 15009
Telephone Number: (724) 728-4888

mar. 5

NOTICE

The Martin L. McCullough
Revocable Living Trust

The assets of the Trust known as the Martin L. McCullough Revocable Living Trust created by Martin L. McCullough, late of the Township of Center, are being distributed by the Successor Trustee of the Trust. All persons having claims or demands against Martin L. McCullough Revocable Living Trust are requested to make known the same and all persons indebted to the said decedent or the Trust are requested to make payment without delay to the Successor Trustee.

MICHAEL D. MCCULLOUGH,
SUCCESSOR TRUSTEE

C/O RONALD J. DIGIORNO, ESQUIRE
150 Pleasant Drive, Suite 103
Aliquippa, PA 15001

mar. 5, 12, 19

LEGAL NOTICES

NOTICE
Ruth G. Bender Revocable Living Trust
Dated July 22, 2008

Notice is hereby given that the settlor of the trust referred to above has died and, pursuant to its terms, the trust will be distributed. All persons indebted to the trust are requested to make payment, and those having claims to present shall do so without delay to the Trustee:

Glen E. Bender
c/o 472 Constitution Blvd.
New Brighton, PA 15066
James R. Fenchel II, Atty.

Fenchel Law Offices
By: James R. Fenchel II, Esq.

feb. 19, 26, mar. 5

NEW ESTATE NOTICES

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

DOROTHY ARSEVICH, late of the City of Aliquippa. Diana Haynes, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

VIRGINIA MAE BASALYGA, late of Columbia, Tennessee. Jeffrey John Basalyga and Joel Jonathan Basalyga, Co-Executors, 1112 Glenwood Drive, Columbia, TN 38401. Chelsea M. Mague, Atty.

NANCY JEAN DECHICKO, a/k/a NANCY DECHICKO, late of the Township of North Sewickley. Matt DeChicko, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

WALTER S. HOUSE, JR., late of Vanport Borough. Candace Lynn Hendrickson, Administratrix, 101 Forrestdale Drive, Industry, PA 15052. Michael J. Hummel, Atty.

BETTY J. JAGERSKI, late of the Borough of Monaca. Susan M. Jagerski, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

EDWARD J. KALLEN, late of Center Township. Robert J. Campbell, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

HERBERT E. LAWRENCE, JR., a/k/a HERBERT E. LAWRENCE, late of Chippewa Township. Douglas E. Lawrence, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

CHARLES W. LINDAUERE, late of Ohioville Borough. Deborah M. Lindauere, Executrix, 152 Windover Drive, Midland, PA 15059. John L. Butya, Atty.

PATRICIA A. METHENY, late of Beaver Falls. David Gregg Metheny, Executor, c/o J. Philip Colavincenzo, Esquire, 255 College Avenue, Beaver, PA 15009. J. Philip Colavincenzo, Atty.

SUSAN VAN NEWKIRK, late of the Township of Hopewell. Scott Van Newkirk, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

RAYMOND EDWARD PEFFERMAN, a/k/a RAYMOND E. PEFFERMAN, late of the Township of Hopewell. Louise Malackanich, Executrix, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

CLIFFORD R. PFLUGH, late of Center Township. Diane L. Pflugh, Executrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

DEBRA S. PIROLI, a/k/a DEBRA PIROLI, late of the Township of Hopewell. Linda L. Galzarano, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JOSEPH EDWARD SAMUEL, a/k/a JOSEPH E. SAMUEL, late of the City of Aliquippa. Keith A. George, Administrator, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

SANDRA LORRAINE SHANNON, a/k/a SANDRA DAVIDSON, late of Hopewell Township. Roxanne R. Cripe, Administratrix C.T.A., c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

LOUIS P. STANASOLOVICH, late of New Sewickley Township. Diane M. Pearson, Executrix, 100 Amber Court, Wexford, PA 15090. Edward J. Kabala, Atty.

ANN M. TURKOVICH, a/k/a ANN TURKOVICH, late of Center Township. Georgann Hogan, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DON E. WARNES, late of Beaver Borough. Bruce M. Warnes, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

DEBRA L. WASKO, a/k/a DEBRA LYNN WASKO, late of the Borough of Baden. Cynthia L. Wasko, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DENNIS MONTE WILSON, late of Rochester. Robert Darrell Wilson, Executor, 223 Hines Road, Slippery Rock, PA 16057. Addison L. Walter, Atty.

RAYMOND YURKOWSKI, late of the Township of Hopewell. Monica A. Yurkowski, Executrix, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

2nd Publication

LOIS R. JACOBS, late of Center Township. Dana Jacobs, Administrator, 185 Grandview Drive, Monaca, PA 15061. Ashley Sharek, Atty.

ELSIE J. KUBICK, a/k/a ELSIE KUBICK, late of the Borough of Economy. Karen Lee Rotnour, Executrix, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

NOEL R. SKAPIK, late of Ambridge. Richard West, Executor, 611 Whistler Drive, Rochester, PA 15074. Ashley Sharek, Atty.

DAVID J. STEFANOSKY, late of Rochester. Jessica Stefanosky and Joshua Stefanosky, Co-Administrators, c/o Analija M. Zampogna, Esquire, 10475 Perry Highway, Suite 204, Wexford, PA 15090. Analija M. Zampogna, Atty.

AMANDA GRACE ZILK, late of New Brighton Borough. Natalie V. Ollis, Administratrix, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

3rd Publication

CHARLES ROBERT BATTO, a/k/a CHARLES R. BATTO, late of New Sewickley Township. Judith Ann Schaub, Executrix, 315 Ridge Road, New Brighton, PA 15066. Joseph M. Olimpi, Atty.

ROXIE DENMAN COSTANZA, late of New Sewickley Township. Sarah Costanza, Executrix, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

ELINOR J. FARBER, late of the Township of Hopewell. Kim DiCicco, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

MARY L. FRASER, a/k/a MARY LOUISE FRASER, late of the Borough of Baden. Tanya M. Ruchti, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

CHRISTINA HERMICK, a/k/a CHRISTINE HERMICK, late of Hopewell Township. Della Junker, Administratrix, 1623 Glenbrook Avenue, Coraopolis, PA 15108. Richard J. Klixbull, Atty.

DORIS J. HINKLE, a/k/a DORIS JEAN HINKLE, late of the Township of Center. Georgenia Jones, Administratrix CTA, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jorden P. Colalella, Atty.

ROBERT P. JONES, late of Conway Borough. Terrence P. Jones, Executor, 162 Autumn Hill Drive, Cranberry Township, PA 16066. John T. Richards, III, Atty.

JOSEPH M. KOROMAUS, late of Baden. Joseph R. Koromaus, Executor, 502 Crestwood Court, Cranberry Township, PA 16066. Amy D. Rees, Atty.

LENA DIANE LALAMA, a/k/a LENA D. LALAMA, late of the City of Beaver Falls. Sherry Shirley, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

JOAN L. NICASTRO, a/k/a JOAN NICASTRO, late of the Township of Center. Richard Nicastro, Laura Nicastro and Anthony Nicastro, Co-Executors, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

GWENDOLYN T. SHIEL, late of Enon Valley. Julie S. Davies, Executrix, c/o Cathy D. Campbell, Esquire, 2777 Darlington Road, Beaver Falls, PA 15010. Cathy D. Campbell, Atty.

VIRGINIA M. SKELTON, a/k/a VIRGINIA MAE SKELTON, late of the Township of Hopewell. Carolyn S. Blaney, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

RALPH K. SPICKERMAN, late of the Borough of New Brighton. Sharon Kovach, Executrix, c/o Gregory K. Douglass, Esquire, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

JOHN R. STEINACKER, late of the Township of New Sewickley, Beaver County. George W. Steinacker, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

MARY ANN STIGGI, late of Beaver Falls. Teresa A. Mazzant, Executrix, 424 First Avenue, Ellwood City, PA 16117. Gregory S. Fox, Atty.

RICHARD D. WALLS, late of the Township of Brighton. Linda Walls Bonnar, Executrix, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Kathryn L. Johnston, Atty.

MOLLY L. WICKLINE, late of Patterson Township. Donna M. Cortese, Administratrix Pendente Lite, 1317 W. 9th Street, Beaver Falls, PA 15010. Kathleen B. Murren, 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

DAWNA J. PERLICK from Robert A. Perlick, 20362-21

LEASHIA URSIDA from Mark Ursida, 20196-21

MARLENE FALK from Cecil Falk, 20230-19

ASHLEY H. JOHNSON from Dustin M. Johnson, 20321-21

RONALD CRAMER from Kristen Cramer, 20298-20

ADAM TRONZO from Glenys Tronzo, 20351-21

ANDREW TESSARO from Tina Tessaro, 20354-21

MICHAEL A. VOJNOVICH from Frances C. Vojnovich, 20109-21

MICHAEL MCSHANE from Kerri McShane, 20220-21

VERONICA KITZMILLER from Dale Kinney II, 20248-21

DIVORCE DOCKET

CASSIE R. FOX vs Thomas L. Metcalf, 20025-22-G.G. Dimeo

ANNALYN MAGBONUA vs Jason E. Peck, 20026-22-Pro Se

KATELYN DEBOGOVICH vs Travis Debogovich, 20027-22-S.L. Steele

MERCEDES OLSON vs Andrew Zang, 20028-22-Pro Se

CHRISTINA GORBACHEV vs Victor Sergey Gorbachev, 20029-22-Pro Se

DANNY PARANIK a/k/a vs Leanne K. Paranik, 20030-22-L.C. Sadecky

TONI MARIE ANSKATE vs Vincent Paul Anskate Jr., 20031-22-R.D. Rojas

TARA WOODROME vs Henry Woodrome, 20032-22-Pro Se

APPEARANCE DOCKET

JPMORGAN CHASE BANK vs Joshua K. Denney, 10101-22-Debt Collection-R. Kline

CAVALRY SPV I vs Sue Hester, 10102-22-Debt Collection-D.J. Apothaker

CAVALRY SPV I vs Donna R. Collins, 10103-22-Debt Collection-D.J. Apothaker

LANDON FEDELES vs Lacey Dean, 10104-22-Custody/Visitation-G.R. Fedeles

CARRIE BONZO vs Robert Tanner, 10105-22-Custody/Visitation-D.N Hanna

COM. OF PA, DEPT. OF TRANSP. vs Benjamin Boaz Sandlin, 10106-22-Civil Appeals-T.J. Mahady

CITIZENS BANK vs Lucas B. Prisuta al, 10107-22-Mortgage Foreclosure-C.L. Graham

NATIONSTAR MTG. al vs Eugene A. Wright al, 10108-22-Mortgage Foreclosure-J. Calcagno

DISCOVER BANK vs Cathy Krut, 10109-22-Debt Collection-T.J. Nolan

MARILYN M. HALL vs B.V. Mall al, 10110-22-Premises Liability-M.A. Bole

HUNTINGTON NA. BANK vs Robert J. Capo Jr. al, 10111-22-Mortgage Foreclosure-K.J. Hong

STEVEN J. HEANEY vs Paul E. Shok al, 10112-22-Other-N.R. Pagliari

DISCOVER BANK vs John G. Faltenovich, 10113-22-Debt Collection-M.R. Lipinski

HOUSING AUTH. OF B.C. vs Olympia Laster, 10114-22-Landlord/Tenant Dispute-G.A. Verlihay

AMERCO REAL ESTATE CO. vs Center Twp. Board of Superv., 10115-22-Civil Appeals-B.J. Rabik

CORONER REPORT 2021, 10116-22-Other

NAVEAH CAMACHO MAE REICH, a minor by her guardian, 10117-22-Other-S.L. Steele

DANTE MARSICK vs Shayna Cordes, 10118-21-Custody/Visitation-T.F. Dukovich

HOUSING AUTH. OF THE CO. OF BEAVER vs David Fitzgerald, 10119-22-Landlord/Tenant Dispute-G.A. Verlihay

NATIONS LENDING CORP. vs Lynn W. Baker, 10120-22-Mortgage Foreclosure-E.A. Hunt

PARAMOUNT RES. MTG. GROUP INC. vs Edward Lubon, 10121-22-Mortgage Foreclosure-M.T. McKeever

LVNV FUNDING vs Marissa Matos, 10122-22-Civil Appeals-T.A. Gordon

CITIZENS BANK vs Robert W. Blair Jr., 10123-22-Mortgage Foreclosure-J. Calcagno

DUQUESNE LIGHT CO. vs Precision Tree Serv., 10124-22-Other-L.N. Rulli

JOSHUA LILLEY vs Brian McNeely, 10125-22-Other-J.R. Ronca

STATE FARM MUT. AUTO. INSUR. CO. vs Kevin L. Tate al, 10126-22-Motor Vehicle-T.L. McElhaney

ALIQ. BOARD OF SCHOOL DIR., 10127-22-Other-J.F. Cambest

COUNTRY MUT. INSUR. CO. vs Curt L. Grimm, 10128-22-Other-D.J. DeLuca

HOPEWELL AREA SCHOOL DISTR. AUDIT REPORT JUNE 30, 2021, 10129-22-Other-M.D. Urban

ELEMENTS FIN. FED. CR. UN. vs John T. Engel, 10130-22-Debt Collection- M.D. Urban

LYNN M. KATEKOVICH al vs Core Network al, 10131-22-Professional Liability-T.G. Wojton

KARL ANTHONY vs Thomas T. Schrekengost, 10132-22-Motor Vehicle -K.R. McMillen

JOSEPHINE ZERNICH vs Jaymin S. Dillon, 10133-22-Motor Vehicle-K.R. McMillen

PROTECTION FROM ABUSE PETITIONS

THOMAS PRICE SR. vs Beth Wiley, 70030-22

DANIELLE IESHIA LIM vs Nicholas Matthew Sinibaldi, 70031-22

MATT ORDEAN vs Angelica Luick, 70032-22

KRISTA POURNERAS vs Thomas Javens II, 70033-22

RHONDA DOUDS vs Jessica Douds, 70034-22

RHONDA DOUDS vs Rick Douds Jr., 70035-22

CHRISTINE ASPIOTES vs Torrey Flannigan, 70036-22

DONNA L. SHEETS vs Dale L. Fenchel, 70037-22

TORREY FLANNIGAN vs Christine Aspiotes, 70038-22

MARIA KOOSHKABADI vs Ali Kooshkabadi, 70039-22

JENNIFER DAVIES vs Anthony Davies, 70041-22

TIFFANY BURTCH, on behalf of minor child vs Travis William Miller, 75001-22

DEEDS

MERCHANT GARAGE al to Bunker Place, Amb. $2,000
J.M. MORGAN to K.L. Geib ux, Baden $3,544
S.P. FRANK ux to T.T. Jackson, B.F. $799
J.E. FLICK TRUST al to J.V. Mook al, Economy $2,429.03
B.A. GRUBICH ESTATE al to K. Grubich, Monaca
R.J. CRAWFORD to K. Moser ux, Chip. Twp. $1,900
M. BAYCURA al to M.L. Shields, N.B.
W.L. FOSTER ESTATE al to W.L. Foster III, Frank. Twp.
K.L. MOSKES to N.J. Moskes, Monaca
L. RAMBO III to Green Acreage Prop., N.B.
H.R. KETTERER ux to T.T. Kelosky ux, Frank. Twp. $2
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $1,985
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $1,475
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $4,750
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $2,240
W.E. GUIDO to J. Redfield al, Daugh. Twp. $3,000
D. STALA al to J.R. Seltz, Aliq. $56.25
S.A. BERRINGER ux to B. Dillon ux, Hanover Twp.
E.N. COOPER to E.N. Cooper ux, Baden
K.F. KIMMERLE ux to Slade Holdings, B.F. $100
FANNIE MAE al to A. Simpson al, Aliq. $1,120
NVR INC. to J.P. Oliver Sr., Chip. Twp. $3,302.46
W. PINCIOTTI ux to W. Pinciotti ux, Bridgewater
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $5,750
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $615
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $1,245
R. BARENSFELD ESTATE al to Barensfeld Real Estate Sep. Trust No. 1 al, Marion Twp. $885
E. LAFEVER al to T. Launder, Chip. Twp. $4,500
P.K. POTTER BY TAX CLAIM to N. Oravitz, Hope. Twp. $181.80
W.L. FOSTER III ux to D.L. Kelosky ux, Frank. Twp. $4,200
T.A. MILLER to C.F. Ritenour, Chip. Twp. $2,600
T. BELL to M. Bell, Roch.
A.M. REICH to R.G. Bortz ux, New Galilee $1,275
J.K. KINCADE al to J. Fleeson, B.F.
B. GAMBLE al to Gamble Trust al, Hope. Twp.
A.B. BARONE ux to J.D. Farelli al, Center Twp. $1,950
J.P. CIRILLO al to JPC123, N.B. $2,040
BETTERS ACQ. GROUP to Mickey's Holdings Inc., Industry $80
M. HRECZKOSIEJ ux to M.E. Renwick-Deere al, So. Heights $1,259
W.P. BJELIVUK ux to W.P. Bjelivuk ux, Economy
W.P. BJELIVUK ux to W.P. Bjelivuk ux, Economy
B.A. JAMES to USA Regrowth Fund, N.B. $350
L.A. RUPERT to C. Balkovitz al, So. Beaver Twp. $3,250
N.L. WICHRYK to A.M. Stoll al, Big Beaver $210
J.R. LAMPUS to K.E. Henderson, Chip. Twp. $1,490
T.J. CHAMBERS al to T.T. Le ux, Center Twp. $3,220
K.E. HENDERSON to G.J. Peluso, So. Beaver Twp. $550
I.F. KNOTT ux to A.L. Torrence al, Vanport Twp. $1,300
M.L. SMITH ESTATE al to Garnaco Prop. Holdings, Amb. $350
LDB CAP. to Garnaco Prop. Holdings, Roch. $448.11
J.M. MORGAN al to J.A. Horvatin, Freedom $1,020
J.S. PERICH to J.S. Perich ux, Center Twp.
NVR INC. to G. Trimble ux, Chip. Twp. $3,553.90
BIG KNOB VOL. FIRE DEPT. NO. 1 OF NEW SEW. TWP. to NSPC, New Sew. Twp. $1,661
T.M. LEO to J. Hein al, White Twp. $360
D.R. HOGUE ux to J. DeGore ux, West Mayfield $1,000
T.F. PELUSO ESTATE al to Equity Trust Co. al, N.B. $450
G. ALONSO to F.C. Christian, Brigh. Twp. $2,570
N.M. LE al to SFR3-040, Amb. $570
N.E. RUGGERI ESTATE al to R.J. Santarelli ux, Midland $1,050
PINEHURST VILLAGE DEVEL. PTNRS. al to Old Country Ledge Devel. Inc., Ohioville $2,800
S.M. PUCEVICH ux to Pucevich Trust al, Center Twp.
R.N. KOHSER III ux to M.A. Stanczak, Monaca $1,700

G.L. VUKOVCAN ux to A.E. Vukovcan, Amb. $1,650
C.A. DISTANISLAO to Z.J. Tepsic, Bridgewater $1,380
TRIPLE ALPHA HEIGHTS al to Segavepo 2, Center Twp. $2,325
S. DEWOERHEL to K. Tempest, Hope. Twp. $5
G.G. TIMCHAK to A.L. Metzgar al, Hope. Twp. $2,200
J.A. BANOVSKY ux to J.A. Banovsky, Center Twp.
V. KREPPS JR. BY TAX CLAIM ux to M.T. Silosky, East Roch. $3.03
BURNS TRUST al to L. Rupert, Brigh. Twp. $2,350
DEUTSCHE BANK NA. TRUST CO. al to C. Mamone, Roch. Twp. $615
R.J. CRONIN ux to B. Sargent ux, Hope. Twp. $5,399
CITY OF ALIQ. ECON. DEVEL. CORP. to L. Wallace Sr., Aliq. $5.93
K.J. KRUT ESTATE al to J.T. Ralston, Daugh. Twp. $1,325
M. ROMAN ux to D. Bottles ux, Amb. $820
J.L. KERTESZ al to S.L. Songer, East Roch. $1,180
HUNTINGTON BANK al to G.H. Morrow al, Chip. Twp.
H&H ELECTRIC SERV. INC. to P. Duncan al, B.F. $30
G.L. GREGORIO al to R.C. Clear Jr., Amb. $970
H&H ELECTRIC SERVICE INC. to P. Duncan al, B.F. $30
D.W. BLANKE ux to J.C. Mann, Frank. Twp. $2,890
L.A. FISHER ux to Fisher Trust al, Hope. Twp.
S. FISHER al to Fisher Trust al, Baden
S.R. WOLFE ux to P. Patel al, Amb. $900
D.D. DECARIA ESTATE al to G. Decaria, No. Sew. Twp.
A. RATHBUN to E.D. Beem ux, Beaver $2,450
MEERKAT MANAG. CO. BY TAX CLAIM to Initiative Rlty., Aliq. $606
NVR INC. to K.G. Rohe, Center Twp. $2,487
T.C. ADAMS al to J. Johnson, Chip. Twp. $2,210
V.R. DABHOLKAR ux to V.V. Saykin ux, Center Twp. $2,800
P.A. MORRIS ESTATE al to D.W. Davidson, Chip. Twp. $2,100
US BANK al to R.J. Baker, Hope. Twp. $1,030
R. MAGEE ux to American Intern. Rel. Sol., Center Twp. $4,200
AMERICAN INTERN. REL. SOL. to C. Gussett Jr. ux, Center Twp. $4,099
H.J. SIMPSON ux to J.E. McBride, B.F. $950
MORGAN STANLEY ABS CAP. I INC. TRUST 2007-HE6 al to Woodridge USA Prop., Eastvale $50
T.L. STEFFEN to J.A. Ellis al, Chip. Twp. $2,070
S. SULLIVAN to N. D'Atri al, West Mayfield $250
C.R. COLLINS to D.K. Muir, B.F. $100
HTE HOUSING al to Walloon Group, Roch. $1,056.92
K.C. LOWERRE ux to Wallace & Burkett, Roch. $900
ADL20 ENTER. to C. Clinger ux, Hope. Twp. $2,650
P.L. SELLERS to RP Homes 2, Center Twp. $2,050
N.R. ORAVITZ al to N.R. Oravitz ux, Hope. Twp.

MORTGAGES

J.C. BLACKWOOD al to Secr. of HUD, Chip. Twp. $2,118.33
B.T. GIALLORENZO al to PNC Bank, Center Twp. $65,000
V.A. DUNCAN to Citizens Bank, Vanport Twp. $50,000
R. MEADOWS al to SSB Bank, Economy $120,000
B.D. CATALOGNA to A&S FCU, Hope. Twp. $45,000
J.B. FORSTER JR. ux to West-Aircomm FCU, Brigh. Twp. $60,000
J.T. CAREY TRUST al to First Na. Bank, Brigh. Twp. $425,000
J.T. CAREY al to First Na. Bank, Brigh. Twp. $150,000
G.K. GEIB al to First Choice Mtg. Serv. Inc., Baden $328,700
G. CRAFT ux to Secr. of HUD, Center Twp. $42,810.47
J. VAN MOOK al to Sail Mtg. Corp., Economy $218,612
K.N. GRUBICH to West-Aircomm FCU, Monaca $56,800
G.E. STUMPF ux to Cardinal Fin. Co., Roch. Twp. $91,575
K. MOSER ux to Evansville Teachers FCU, Chip. Twp. $133,000
R.R. KAUFMAN ux to Dollar Bank, New Sew. Twp. $290,000
GREEN ACREAGE PROP. al to West-Aircomm FCU, N.B. $72,000
S.R. LAVEING ux to Freedom United FCU, Pul. Twp. $66,000
T.L. SEIBERT al to Rocket Mtg., No. Sew. Twp. $72,660
GREEN ACREAGE PROP. al to West-Aircomm FCU, N.B. $108,000
GREEN ACREAGE PROP. al to West-Aircomm FCU, N.B. $104,000

GREEN ACREAGE PROP. al to West-Aircomm FCU, Amb. $130,000
N.A. MAKER al to Wells Fargo Bank, Pat. Twp. $90,000
J. REDFIELD al to Citizens Bank, Daugh. Twp. $264,000
GREATER FAITH FAMILY WORSHIP CNTR. al to Hancock Co. Sav. Bank, Industry $230,000
B. DILLON ux to Dollar Bank, Hanover Twp. $116,400
A. SIMPSON al to First Na. Bank, Aliq. $89,600
M.M. PAHEL al to Secr. of HUD, Hope. Twp. $12,792.50
R.E. BAUMGARTNER ux to PNC Bank, Pat. Twp. $100,000
N. GEIS ux to Amerisave Mtg. Corp., Aliq. $100,000
J.P. OLIVER SR. to Farmers Na. Bank, Chip. Twp. $516,800
R. BECHTOLD al to Rocket Mtg., Economy $310,200
T. LAUNDER to Rocket Mtg., Chip. Twp. $405,000
M.J. KAVANAGH al to Pennymac Loan Serv., Hope. Twp. $87,500
BRYLAN REAL ESTATE CO. al to West-Aircomm FCU, Chip. Twp. $176,000
C.F. RITENOUR to Loandepot.com, Chip. Twp. $247,000
M. SCHMIDT ux to New Alliance FCU, Baden $19,059
L.P. HAYMOND ux to New Alliance FCU, Economy $55,000
K.S. KREMPASKY ux to Wells Fargo Bank, Economy $192,300
R.V. MILLER ux to Rocket Mtg., Baden $148,000
T.T. JACKSON to PA Equity Res. Inc., B.F. $78,452
L. AUTEN to PNC Bank, Hope. Twp. $100,000
P. LAVALLE to Wesbanco Bank Inc., Roch. Twp. $75,000
Z.M. BOLLAND to R-S Bellco FCU, Daugh. Twp. $168,000
P.A. LIPNICKY al to Wells Fargo Bank, Rac. Twp. $130,000
K.R. FRIEND to All Reverse Mtg. Inc., Greene Twp. $270,000
K.R. FRIEND to Fed. Housing Comm., Greene Twp. $270,000
M.R. CLARK to Rocket Mtg., Baden $122,100
S. JOHNSON to Rocket Mtg., N.B. $68,729
M.E. RENWICK-DEERE al to Howard Hanna Mtg. Serv., So. Heights $85,720
T. BARNICK to Rocket Mtg., B.F. $52,910
R.O. PHILLIP to Rocket Mtg., Hope. Twp. $105,200
C. BALKOVITZ al to Victorian Fin., So. Beaver Twp. $245,000
K.E. HENDERSON to Citizens Bank, Chip. Twp. $134,100
A.L. TORRENCE al to Farmers B&S Bank, Vanport Twp. $91,000
GARNACO PROP. HOLDINGS to R. Daniel, Amb. $53,000
GARNACO PROP. HOLDINGS to Elite Pro Systems, Roch. $94,000
J.A. HORVATIN to Union Home Mtg. Corp., Freedom $100,152
T.A. DIETZ ux to Citizens Bank, Center Twp. $252,000
J.S. PERICH ux to Mtg. Electr. Reg. Systems, Center Twp. $160,000
J. STOCK ux to Mtg. Electr. Reg. Systems, N.B. $67,000
W.T. HOLLAND al to Clearview FCU, Midland $30,000
M. FITZGIBBONS ux to First Cmwlth. Bank, Economy $50,000
J. CRAWFORD al to Baxter Cr. Un., Hope. Twp. $40,000
K.E. SCHREIBER al to PNC Bank, Ellwood City $61,120
T.J. MOSORA JR. ux to PNC Bank, So. Beaver Twp. $308,000
J.B. SNYDER to Citizens Bank, Amb. $880,000
R.R. KLUG ux to Northwest Bank, Brigh. Twp. $200,000
J.F. PETERS ux to West-Aircomm FCU, Monaca $43,000
G.R. BURTON ux to Huntington Na. Bank, No. Sew. Twp. $100,000
G. TRIMBLE ux to NVR Mtg. Fin. Inc., Chip. Twp. $268,264
S. HACKETT to Rocket Mtg., Koppel $161,592
J. HEIN al to Truenorth Manag., White Twp. $33,953.42
J.F. MCCULLOUGH JR. ux to First Na. Bank, Baden $130,000
N.G. WALAAN al to Union Sav. Bank, Economy $114,000
C.F. SANTARELLI al to PNC Bank, Midland $84,000
D.A. NORTON JR. ux to Quicken Loans, No. Sew. Twp. $170,000
OLD COUNTRY LODGE DEVEL. INC. to S&T Bank, Ohioville $2,400,000
L.J. BONNAR al to Citizens Bank, Brigh. Twp. $140,000
T.A. DESIMONE ux to United Wholesale Mtg., Indep. Twp. $117,500
K.A. BOWSER to Clearview FCU, Industry $105,000
D.A. KLESSER to JLB Corp., Harmony Twp. $104,000
D.A. BACKUR to JLB Corp., Ohioville $146,250
D.H. DRINNON to JLB Corp., Brigh. Twp. $132,275

M.A. STANCZAK to PA Equity Res. Inc., Monaca $164,900
B. MCKENZIE al to Rocket Mtg., Monaca $134,310
L.A. BARRETT to Clearview FCU, Economy $40,000
A.E. VUKOVCAN to PNC Bank, Amb. $157,000
Z.J. TEPSIC to Mtg. Electr. Reg. Systems, Bridgewater $132,974
J.D. METZGAR ux to Rocket Mtg., Hope. Twp. $160,000
J.W. CHICKOS to New Alliance FCU, Amb. $90,000
R. D'AMBROSIO al to New Alliance FCU, Amb. $40,000
R.A. D'AMBROSIO al to New Alliance FCU, Amb. $99,000
A.L. STEFFLER to New Alliance FCU, Monaca $125,000
B. SARGENT ux to Mtg. Electr. Reg. Systems, Hope. Twp. $481,548
V.D. ROSE to Home Point Fin. Corp., New Sew. Twp. $160,000
J.T. RALSTON to Evansville Teachers FCU, Daugh. Twp. $125,875
D. BOTTLES ux to EMM Loans, Amb. $77,900
L.E. JACOBS JR. ux to Armco Cr. Un., Frank. Twp. $100,000
S.L. SONGER to Evansville Teachers FCU, East Roch. $119,191
A. SIMPKIN al to Secr. of HUD, Brigh. Twp. $16,865.78
T.L. FISHER to PNC Bank, West Mayfield $75,000
C.J. ROTHACHER ux to PNC Bank, New Sew. Twp. $55,380
R.D. CAWTHERN ux to Citizens Bank, Indep. Twp. $260,000
D.T. METELSKY al to Citizens Bank, Economy $110,000
R.D. DOUGHTY ux to PA Equity Res. Inc., Beaver $227,411
D.R. JANSMA ux to First Na. Bank, Pat. Twp. $200,000
R.J. COSTANZA ux to West-Aircomm FCU, Hope. Twp. $63,000
A.M. OLLIGSCHLAEGER al to Huntington Na. Bank, Economy $270,000
J.C. MANN to Citizens Bank, Frank. Twp. $280,330
K.A. PLETCHER al to Mtg. Electr. Reg. Systems, Hope. Twp. $252,472
P. PATEL ux to JPMorgan Chase Bank, Amb. $67,500
S.P. RAPE ux to Flagstar Bank, Center Twp. $146,520
N.J. HUPP ux to West-Aircomm FCU, So. Beaver Twp. $25,000
S.L. BARCH to Secr. of HUD, New Sew. Twp. $18,570.53
P. MINGER to Dollar Bank, Rac. Twp. $75,000
G.T. VEDRO to Victorian Fin., Center Twp. $155,250
R.E. BEEM al to Citizens Bank, Beaver $196,000
K.G. ROHE to NVR Mtg. Fin. Inc., Center Twp. $198,960
J. JOHNSON to Mtg. Electr. Reg. Systems, Chip. Twp. $176,800
V.V. SAYKIN ux to Mtg. Electr. Reg. Systems, Center Twp. $274,928
D.L. COOK al to Quicken Loans, No. Sew. Twp. $107,100
C. GUSSETT JR. ux to PA Equity Res. Inc., Center Twp. $419,327
J.A. CARMON al to PNC Bank, B.F. $40,000
J.J. OSEGUEDA to PNC Bank, Hope. Twp. $173,600
M.F. DOYLE ux to Northwest Bank, Industry $30,000
M.A. LANDY al to PNC Bank, Center Twp. $35,000
J.E. MCBRIDE to First Cmwlth. Bank, B.F. $94,050
M. WELCH to Secr. of HUD, N.B. $7,683.20
G.A. BIBRI ux to PNC Bank, West Mayfield $10,700
L. WATSON al to Mtg. Electr. Reg. Systems, Chip. Twp. $199,755
J.L. DAWSON al to Rocket Mtg., Bridgewater $109,890
S. RICHARDS ux to Huntington Na. Bank, Hanover Twp. $11,500
C. CLINGER ux to Mtg. Electr. Reg. Systems, Hope. Twp. $271,095
J.R. THOMPSON ux to Dollar Bank, Economy $156,000
E.J. SCHLEMMER ux to Rocket Mtg., No. Sew. Twp. $233,000
S.R. NOVOTNY to Cake Mtg. Corp., Economy $187,500
M.R. ORAVITZ al to Navy FCU, Hope. Twp. $111,000

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 April 6, 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/beavercountypasheriffsales

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

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. SCOTT A. LAVRUSKY, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; REBECCA FARRELL, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; KELLIE STRAILE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; CARRIE SCHURR, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF HENRY R. LAVRUSKY (IF ANY), Defendant.

Execution No: 2021-11018
Amount: $52,668.87

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Rochester, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 16 Community Springs Court, Rochester, PA 15074 and found in Deed Book 1277, Page 629, Parcel No. 76-003-0505.000.

Parcel No: 76-003-0505.000
Market Value: $15,950.00
Location of Property: 16 Community Springs Court, Rochester, PA 15074.

No. 2

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. RUSSELL G. PHILLIPS, JR.; AMANDA M. EMERT, Defendant.

Execution No: 2021-11391
Amount: $78,503.62

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Raccoon, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 114 Anderson Street, Aliquippa, PA 15001 and found in Instrument Number 3556822, Parcel No. 75-182-0205.000.

Parcel No: 75-182-0205.000
Market Value: $17,950.00
Location of Property: 114 Anderson Street, Township of Raccoon, PA 15001.

No. 3

MIDFIRST BANK, Plaintiff vs. MARGIE D. SHAW, AKA MARGIE SHAW, Defendant.

Execution No: 2020-10174
Amount: $72,839.51

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of Ohioville, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 498 Smiths Ferry Road, Midland, PA 15059 and found in Deed Book 1704, Page 057, Parcel No. 71-005-0113.000.

Parcel No: 71-005-0113.000
Market Value: $19,550.00
Location of Property: 498 Smiths Ferry Road, Borough of Ohioville, PA 15059.

No. 4

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. BRADLEY J. YOUNG, AS ADMINISTRATOR TO THE ESTATE OF KENNETH L. YOUNG, Defendant.

Execution No: 2019-11120
Amount: $180,798.63

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Chippewa, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 165 Brady Avenue, Beaver Falls, PA 15010 and found in Deed Book 798, Page 479, Parcel No. 57-022-0406.002.

Parcel No: 57-022-0406.002
Market Value: $47,600.00
Location of Property: 165 Brady Avenue, Township of Chippewa, PA 15010.

No. 5

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. AMY RUCKERT, AKA AMY N. RUCKERT; MARTIN M. RUCKERT, Defendant.

Execution No: 2021-11389
Amount: $61,801.63
KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Chippewa, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 105 Braden School Road, Beaver Falls, PA 15010 and found in Instrument No. 3585124, Parcel No. 57-007-0201.000.

Parcel No: 57-007-0201.000
Market Value: $16,800.00
Location of Property: 105 Braden School Road, Township of Chippewa, PA 15010.

No. 6

WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4 C/O PHH MORTGAGE CORPORATION, AS SERVICER FOR MORTGAGEE, Plaintiff vs. ROBERT N. DALE A/K/A ROBERT DALE AND SHAWN B. DALE A/K/A SHAWN DALE, Defendant.

Execution No: 11143-2018
Amount: $148,503.15
EDWARD J. MCKEE, ESQUIRE

ALL that certain piece, parcel or lot of land situate in the Third Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being Lot Numbered 343 and the Northerly 12.5 feet of Lot Numbered 344 upon the Liberty Land Company's Plan of "Economy" recorded in the Recorder's Office of Beaver County in Plan Book Volume 1, Page 242, bounded and described as follows, to-wit:

BEGINNING at a point on the Easterly side of Maplewood Avenue distant 81 feet southwardly from the southeasterly corner of Tenth Street and Maplewood Avenue, the said point being the dividing line common to Lots Numbered 342 and 343 in said Plan; thence southwardly along the easterly side of Maplewood Avenue, 37.50 feet to a point; thence eastwardly on a line parallel with the dividing line to lots numbered 343 and 344 in said Plan, 100 feet to the westerly line of Alley "C" in said Plan (20 feet wide); thence northwardly along the westerly line of said Alley "C", 37.50 feet to the dividing line common to Lots numbered 342 and 343 in said Plan, first mentioned; thence westwardly along said dividing line 100 feet to the easterly line of Maplewood Avenue, at the place of beginning.

Having erected thereon a two and one-half story brick dwelling.

Parcel #: 11-002-0803.000

Premises being known as: 934 Maplewood Avenue, Ambridge, PA 15003.

BEING the same premises Robert N. Dale a/k/a Robert Dale and Shawn B. Dale a/k/a Shawn Dale by Deed dated June 24, 2005 and recorded July 5, 2005 in the Office of the Recorder of Deeds in and for Beaver County in Instrument #: 3254997, granted and conveyed Robert N. Dale a/k/a Robert Dale and Shawn B. Dale a/k/a Shawn Dale.

Parcel No: 11-002-0803.000
Market Value:
Location of Property: 934 Maplewood Avenue, Ambridge, PA 15003.

No. 7

CITIMORTGAGE, INC., Plaintiff vs. HEATHER M. SCHMUCK and STANLEY M. SCHMUCK, Defendant.

Execution No: 11313-2020
Amount: $36,273.02
ANDREW J. MARLEY, ESQUIRE

Situate in the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being known as 478 Mecklem Avenue, Rochester, PA 15074.

BEING THE SAME PREMISES AS David S. Ferguson Sr. and Margaret M. Ferguson, by Deed dated April 8, 2002, and recorded on April 9, 2002, by the Beaver County Recorder of Deeds as Instrument No. 3122960, granted and conveyed unto Stanley M. Schmuck and Heather M. Schmuck, as Tenants by the Entireties.

Parcel No: 46-001-0713.000

Commonly known as: 478 Mecklem Avenue, Rochester, PA 15074.

Parcel No: 46-001-0713.00
Market Value: $32,400.00
Location of Property: 478 Mecklem Avenue, Rochester, PA 15074.

No. 8

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC4, Plaintiff vs. DAVID P. BURGESS, Defendant.

Execution No: 2019-11609
Amount: $59,583.27

BROCK & SCOTT, PLLC, ESQUIRES

ALL THAT CERTAIN dwelling situate at 232 HILLSIDE AVE., ELLWOOD CITY, PA 16117, BOROUGH OF ELLWOOD CITY, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 3246619.

Parcel No: 22-001-0930.000
Market Value: $19,850.00
Location of Property: 232 Hillside Ave., Ellwood City, PA 16117.

No. 9

SPECIALIZED LOAN SERVICING LLC, Plaintiff vs. SHANNON E. SANDERS and THOMAS A. SANDERS, Defendant.

Execution No: 11390-2021
Amount: $97,229.63

CHRISTOPHER A. DENARDO, ESQUIRE

ALL THOSE two certain pieces, parcels or lots of land situate in the Borough of Conway, County of Beaver and Commonwealth of Pennsylvania, being parcels No. 7 and 8 in an unrecorded plan of lots known as Ray A. Bock Plan No. 1, prepared by L.G. Moslener, Registered Engineer, dated January 22, 1951, and lying together and together bounded and described as follows, to-wit:

Parcel No: 18-002-0224.000
Market Value: $28,650.00
Location of Property: 705 13th Street, Conway, PA 15027.

No. 10

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. KENNETH D. PARKER, Defendant.

Execution No: 2021-11269
Amount: $188,064.24

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Harmony, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 906 Ridge Road, Ambridge, PA 15003 and found in Instrument No. 3536576. Parcel No. 64-004-0400.000.

Parcel No: 64-004-0400.000
Market Value: $35,100.00
Location of Property: 906 Ridge Road, Township of Harmony, PA 15003.

No. 11

WELLS FARGO BANK, N.A., Plaintiff vs. REGINA VESCIO, AKA REGINA T. VESCIO; JOHN VESCIO, Defendant.

Execution No: 2019-11587
Amount: $152,745.57

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Hopewell, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 3015 Riverview Court, Aliquippa, PA 15001 and found in Instrument No. 3344803, Parcel No. 65-058-0135.000.

Parcel No: 65-058-0135.000
Market Value: $56,400.00
Location of Property: 3015 Riverview Court, Township of Hopewell, PA 15001.

No. 12

EQUITY TRUST COMPANY CUSTODIAN FBO TERESITA SHELTON IRA, Plaintiff vs. BLAST FOUNDATION INC.; BRIAN NARRY; AND LAURA STAPLETON-NARRY, Defendant.

Execution No: 2021-11432
Amount: $71,559.55

MEHMET BASOGLU, ESQUIRE

ALL THAT CERTAIN parcel of land situate in the City of Aliquippa, formerly Borough of Aliquippa, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. 188 (erroneously stated as Lot No. 185 in prior deed) in Woodlawn Land Company, Plan No. 12, recorded in the Recorder's Office of said Beaver County in Plan Book Volume 2, Pages 114 and 115, bounded and described as follows:

BEGINNING on the Northerly line of Wade Street at the dividing line between Lot Nos. 184 and 185 as shown on the said plan; thence by said Northerly line of Wade Street, Westwardly 35 feet to a line of Lot No. 188 in said plan; thence by line of Lot No. 188 aforesaid, Northwardly 108 feet to the Southerly line of Lot No. 153 in said plan; thence by said line of Lot No. 153 and (erroneously omitted in prior deed) continuing by line of Lot No. 151 in said plan; Eastwardly 35 feet to line of Lot No. 184 in said plan; thence by line of Lot No. 184 aforesaid, Southwardly 108 feet to the Northerly line of Wade Street at the place of beginning.

PARCEL NO. 08-036-0405.000

BEING the same premises which Wayne M. Johnson and Sandra D. Johnson, his wife, by Deed dated 01/16/1995 and recorded 01/19/1995 in the Office of the Recorder of Deeds in and for the County of Beaver in

Deed Book Volume 1631, Page 884, granted and conveyed unto Harold C. Myers, Jr. and Brenda I. Myers, husband and wife.
AND ALSO BEING the same premises which Harold C. Myers, Jr. and Brenda I. Myers, husband and wife, by Deed dated 01/09/2008 and recorded 1/11/2008 in the Office of the Recorder of Deeds in and for the County of Beaver in Instrument No. 3315327, granted and conveyed unto Harold C. Myers, Jr.
TO BE SOLD AS THE PREMISES OF BLAST BOUNDATION INC.

Parcel No: 08-036-0405.000
Market Value: $90,597.00
Location of Property: 1122 Wade Street, Aliquippa, PA 15001.

No. 13

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. WESLEY M. BURTON, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF PANSY BURTON; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF PANSY BURTON (IF ANY), Defendant.

Execution No: 2021-11383
Amount: $33,991.04
KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of Freedom, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 557 4th Avenue, Freedom, PA 15042 and found in Deed Book 977, Page 888, Parcel No. 27-001-0408.000.

Parcel No: 27-001-0408.000
Market Value: $14,600.00
Location of Property: 557 4th Avenue, Borough of Freedom, PA 15042.

No. 14

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., SUCCESSOR BY MERGER TO INTEGRA MORTGAGE COMPANY, Plaintiff vs. THOMAS F. GREEN, Defendant.

Execution No: 10883-2019
Amount: $8,841.97
KML LAW GROUP, ESQUIRE

All that certain lot of land situate in Borough of New Brighton, Beaver County, Pennsylvania.
PARCEL NO. 42-001-0413.000
BEING PREMISES: 732 10TH AVENUE, NEW BRIGHTON, PA 15066
BEING THE SAME PREMISES WHICH Debra A. Brown, formerly known as Debra A. DeDominicis by Deed dated 10/18/1993 and recorded 10/21/1993 in the Office of the Recorder of Deeds in Deed Book 1554 at Page 135, granted and conveyed unto Thomas F. Green and Janet L. Green (deceased), husband and wife.

Parcel No: 42-001-0413.000
Market Value: $81,507.00
Location of Property: 732 10th Avenue, New Brighton, PA 15066.

No. 15

FRANKLIN AMERICAN MORTGAGE COMPANY, Plaintiff vs. ATRAYAL E. JOHNSON and JONATHAN MOULTON, Defendant.

Execution No: 2018-10437
Amount: $128,342.24
KML LAW GROUP, ESQUIRE

All that certain lot of land situate in Township of Rochester, Beaver County, Pennsylvania.
PARCEL NO. 76-005-0501.000
BEING PREMISES: 623 WHISTLER DRIVE, ROCHESTER, PA 15074
BEING THE SAME PREMISES WHICH Yvonne M. Stassi, single by Deed dated 3/21/2016 and recorded 4/18/2016 in the Office of the Recorder of Deeds in Deed Book Instrument #3526929, conveyed unto Jonathan Moulton, single and Atrayal E. Johnson, single.

Parcel No: 76-005-0501.000
Market Value: $204,222.00
Location of Property: 623 Whistler Drive, Rochester, PA 15074.

No. 16

BOROUGH OF MIDLAND, Plaintiff vs. DEBBIE L. WILLIAMS, Defendant.

Execution No: 2017-40992
Amount: $2,239.72
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece, parcel or lot of land situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania, being the easterly 23 feet of Lot Numbered 496 and the westerly 24 feet of Lot Numbered 497 in Midland Plan "D-Revised", as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 3, pages 2 to 6 inclusive, said part of lots lying together and together bounded and described as follows:
On the North by parts of lots numbered 531 and 532, same Plan; on the East by other part of said lot numbered 497; on the South by Ohio Avenue, and on the West by other part of said lot numbered 496. Said part of lots

lying together and having a combined frontage of 47 feet on Ohio Avenue and extending back therefrom of uniform width to Lots Numbered 531 and 532 in said Plan. Said part of lots having a depth on the easterly side of 100.858 feet and a depth on the westerly side of 103.726 feet.

Parcel No: 33-011-0408.000
Market Value: $53,400.00
Location of Property: 1269 Ohio Avenue, Midland, Pennsylvania 15059.

No. 17

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. LEONARD DOUGHTY, JR. and RENE A. DOUGHTY, Defendant.

Execution No: 2015-40826
Amount: $1,395.67
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece, parcel or lot of ground with improvements thereon, lying and being situate in the City of Beaver Falls (formerly Borough of College Hill), County of Beaver and Commonwealth of Pennsylvania, being the northern portion of Lot No. 40 in the College Hill Plan of Lots, bounded and described as follows, to-wit:

ON the North by Lot No. 39; on the East by Ninth Avenue; on the South by other portion of same Lot; on the West by Tenth Avenue (formerly Elizabeth Street), having a frontage on said Tenth Avenue of 35.00 feet, and extending back therefrom of uniform width, 145.00 feet to Ninth Avenue.

EXCEPTING AND RESERVING therefrom and thereout that portion 17.00 feet by 34.50 feet conveyed to Carlo Borsani, et ux., by deed dated June 10, 1938 and recorded in the Recorder's Office of Beaver County in Deed Book Volume 449, Page 148.

Parcel No: 07-001-0702-000
Market Value: $28,800.00
Location of Property: 2705 9th Avenue, Beaver Falls, Pennsylvania 15010.

No. 18

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. GREGORY TUMAS and BARBARA O. TUMAS, Defendant.

Execution No: 2008-42107
Amount: $1,702.13
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain lot of land lying and being situate in the Third Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 850 in the Economy Plan of Lots in said City, bounded and described as follows, to-wit:

ON the North by Fourteenth Street; on the East by other part of Lot No. 850; on the South by Lot No. 851, same Plan; and on the West by Fifth Avenue. Having a frontage of 43 feet on Fifth Avenue and extending back therefrom of equal width throughout 102.49 feet to other part of said Lot No. 850.

Parcel No: 03-003-0201-000
Market Value: $26,000.00
Location of Property: 1326 5th Avenue, Beaver Falls, Pennsylvania 15010.

No. 19

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. SARAH M. HERKO, Defendant.

Execution No: 2016-41189
Amount: $1,471.89
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL THOSE TWO CERTAIN lots or pieces of land situate in the Borough of Koppel, County of Beaver and Commonwealth of Pennsylvania, being Lot Nos. 68 and 69 according to the plan of lots called the Plan of Koppel, which plan is recorded in the office for the recording deeds, etc. in and for said County of Beaver, in Plat Book Volume 1, page 308.

Parcel No: 32-002-0704.000
Market Value: $28,500.00
Location of Property: 231-233-R Richard Street, Koppel, Pennsylvania 16136.

No. 20

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. KENNETH ROBERT THOMAS, Defendant.

Execution No: 2003-40440
Amount: $2,232.52
PORTNOFF LAW ASSOCIATES LTD., ESQUIRE

PARCEL ONE:

ALL that certain piece, parcel or lot of land lying and being situate in the Second Ward of the City of Beaver Falls, in the County of Beaver and Commonwealth of Pennsylvania, being Lot No. 10 in the Alfred Milnes Plan of Lots in said City, bounded and described as follows, to-wit:

ON the North by an unnamed street of forty (40) feet more or less in width; ON the East by Lot No. 9 in the same plan; ON the South by an unnamed ten foot alley; and ON the West by Lot No. 11 in Alfred Milnes' Second

Plan of Lots in the Township of Patterson and City of Beaver Falls, Pennsylvania. Said Lot No. 10 herein conveyed having a frontage of 45.3 feet on said forty foot street and extending back therefrom of equal width 187.5 feet to said ten foot alley.

BEING the same premises conveyed to William H. Thomas and Dora V. Thomas, husband and wife, by deed of Donald F. McCready, et ux., dated January 6, 1947, and recorded in Beaver County Deed Book Volume 559, Page 193.

PARCEL TWO:

ALL that certain piece, parcel or lot of land lying and being situate in the City of Beaver Falls, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. 9 in the Alfred Milnes Plan of Lots in said City, bounded and described as follows, to-wit:

ON the North by a forty (40) foot street; ON the East by Lot No. 8, same plan; ON the South by an alley; and ON the West by Lot No. 10, same plan. Said lot having a frontage of 45.3 feet on said 40 foot street, and extending back therefrom of equal width 187.5 feet to said alley.

Parcel No: 02-003-0717-000
Market Value: $42,200.00
Location of Property: 1513 West 8th Street, Beaver Falls, Pennsylvania 15010.

No. 21

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. WILLIAM L. COOK, JR., Defendant.

Execution No: 2017-40034
Amount: $1,533.81
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece, parcel or lot of land lying and being situate in the Fifth Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot Numbered Six (6) in the Ohnsman Plan of Lots, being a subdivision of Lots Numbered Nine (9) and Ten (10) in the Addition to the Economy Plan of Lots and recorded at Beaver, Pennsylvania, in Plan Book Volume 1, Page 81; said Lot Numbered Six (6) herein conveyed being bounded and described as follows:

On the North by Lot Numbered Two hundred four (204), Darragh and Porter Plan, Twenty-two and seventy-five hundredths (22.75) feet; on the East by Lot Numbered Five (5), Ohnsman Plan, Eighty-five and five-tenths (85.5) feet, on the South by Seventeenth Street, Twenty-two and five-tenths (22.5) feet, and on the West by Sherman Alley, Eighty-four and five-tenths (84.5) feet; the said lot herein conveyed having a frontage of Twenty-two and five-tenths (22.5) feet on Seventeenth Street and extending back therefrom of equal width eight-five and five-tenths (85.5) feet on the Easterly boundary and Eighty-four and five-tenths (84.5) feet on the Westerly boundary line to Lot Numbered Two hundred four (204) aforesaid.

Parcel No: 05-002-0900-000
Market Value: $19,000.00
Location of Property: 414 17th Street, Beaver Falls, Pennsylvania 15010.

No. 22

BOROUGH OF MIDLAND, Plaintiff vs. MARIO JACOME and DOROTHY JACOME, Defendant.

Execution No: 2016-40352
Amount: $1,450.46
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain parcel, piece, or tract of land situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania, known as lot number seven hundred fifty-four (754), Plan "H", bounded and described as follows:

BEGINNING at a point on the northerly property line of Fifth Street and the westerly line of the lot herein described; thence along a line North forty-five (45) degrees, thirty-five (35') minutes East, a horizontal distance of one hundred twenty-nine and ninety-eight hundredths (129.98') feet to a point; thence along a line South forty-four (44) degrees, twenty-five (25') minutes East, a distance of ninety-four and four hundred thirty-eight thousandths (94.438') feet to a point on the northerly property line of Fifth Street; thence along said northerly property line of Fifth Street, South eighty-one (81) degrees, thirty-five (35') minutes West, a distance of one hundred sixty and six hundred sixty-eight thousandths (160.668) feet to the place of beginning.

Parcel No: 33-004-0614-000
Market Value: $29,400.00
Location of Property: 489 Virginia Avenue, Midland, Pennsylvania 15059.

GIVEN UNDER MY HAND AND SEAL
THIS 18TH DAY OF FEBRUARY

TONY GUY, SHERIFF

mar. 5, 12, 19

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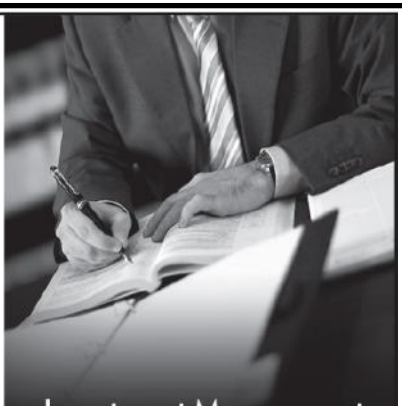

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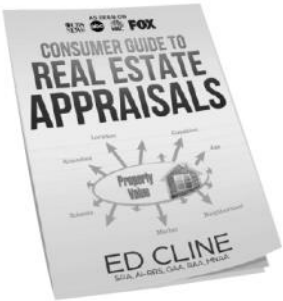

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788 Turnpike Street
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