

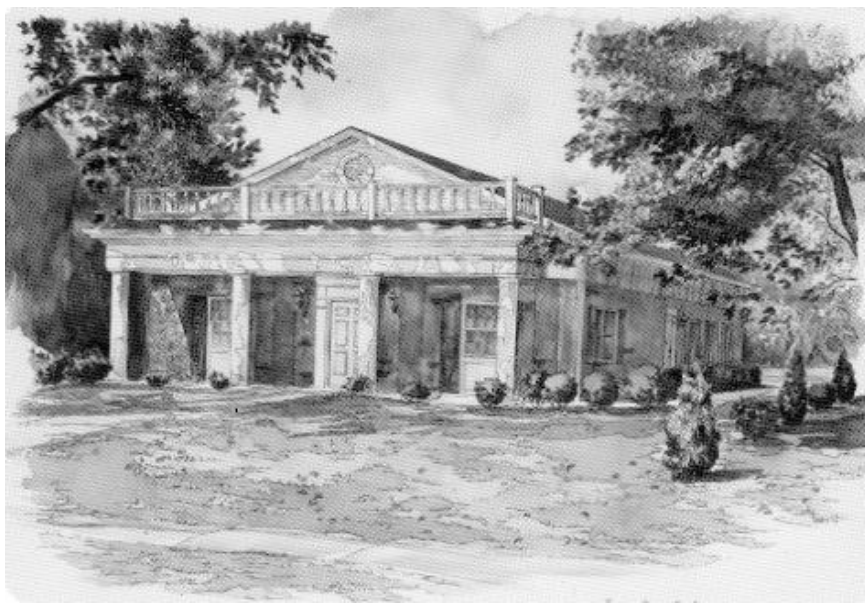
Beaver County Legal Journal

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

Vol. 76

March 26, 2022

No. 13



Established March 25, 1939

BEAVER COUNTY BAR ASSOCIATION

788 Turnpike Street, Beaver, Pennsylvania 15009

BEAVER COUNTY LEGAL JOURNAL

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
788 Turnpike Street, Beaver, Pennsylvania 15009
Telephone (724)728-7622 Fax (724)728-7717
E-mail: legaljournal@beavercountybar.net

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

CONTENTS

Notices to the Bar	Page III
Seminars	Page IV
Legal Notices	Page VII
Estate Notices	Page VIII
Docket Entries	Page X
Deeds/Mortgages	Page XII

COURT CALENDAR

Criminal Judicial Pre-Trial Conferences [1st JPTC]	March 28
Judicial Juvenile Hearings	March 28
Civil Case Management Conference	March 28
ARD Pleas, Sentence Court	March 30
Status Conferences	March 30
Judicial Juvenile Hearings	March 31
Domestic Relations Hearings	March 31
PFA	April 1

NOTICES TO THE BAR

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY
PENNSYLVANIA
CIVIL DIVISION - LAW

IN RE:
CIVIL MOTIONS COURT

Miscellaneous No. 10150-2022

AMENDED ORDER

AND NOW, this 15th day of March, 2022, IT IS HEREBY ORDERED that Civil Motions Court for the period beginning Monday, March 21, 2022 and continuing through Friday, April 29, 2022 will be heard by Judge Laura Tocci.

IT IS FURTHER ORDERED that Civil Motions Court during the week of April 18, 2022 will be held on **Wednesday, April 20 and Thursday, April 21, 2022**. There will be no Motions Court on Monday, April 18 or Tuesday, April 19, 2022.

BY THE COURT,
James J. Ross, J.

**“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

Thursday, April 21, 2022

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

Presenter: Brian Quinn, Esquire

Beaver County Legal Journal

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 **APRIL 7, 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

Sean W. Douglas
William J. Bamberger, Jr.
Patricia I. Krut
Betty J. Mitchell
Dorothy Stephanie Muller
Richard Lee Shafer, Jr.
Janet Lee Laird

ACCOUNTANT

Paula Douglas
Sandra Rylott
Michelle Krut
Raymond C. Mitchell
Jody Muller Altman
Judith Mahon
Everitt H. Laird, Jr.

ATTORNEY

Nathan L. Bible
Ashley M. Elias
Ashley M. Elias
Ashley M. Elias
Ashley M. Elias
Ashley M. Elias
Craig E. Wynn

mar. 26, apr. 2

NEW LEGAL NOTICES

NOTICE OF VOLUNTARY DISSOLUTION

Notice is hereby given by **Bob Garvin Agency, Inc.**, a Pennsylvania Business Corporation, with a registered address of PO Box 357, Beaver, PA 15009, has approved its voluntary dissolution pursuant to Section 1975 of the Business Corporation Law of 1988, as amended, whereupon its corporate existence shall cease upon filing of Articles of Dissolution with the Pennsylvania Department of State.

W. John Rackley, Esquire
345 Commerce Street
Beaver, PA 15009

mar. 26

CHANGE OF NAME

In the Court of Common Pleas of Beaver County, Pennsylvania, No. 10294-2022. **In Re: Petition for Name Change of Larissa Faith Carl to Larissa Faith Carl-Henry.** To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said petition and fixed the 26th day of May, 2022, at 9:45 a.m., as the time and courtroom of the Honorable James J. Ross, Courtroom No. 6, Beaver County Courthouse, Beaver, Pennsylvania 15009, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Chad F. McMillen, Esquire
Attorney for Petitioner
McMillen, Urick, Tocci & Jones
2131 Brodhead Road
Aliquippa, PA 15001
Phone: (724) 375-6683
Fax: (724) 375-5099

mar. 26

NOTICE

In the Court of Common Pleas of Beaver County, PA, Mark Gaudino, Plaintiff v. Amy M. Johnson and Craig H. Johnson, et al, Defendants, Case No. 10285-22, Action to Quiet Title re: 820 17th Street, Ambridge, Beaver County Tax Parcel 12-007-1110.000. 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 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, Beaver County Bar Assn, 788 Turnpike St., Beaver, PA 15009, 724-728-4888, <http://bcba-pa.org/lawyer-referral-service/>. Dana Kwidis, Esq., 1122 3rd St., Beaver, PA 15009, 724-774-6145.

mar. 26

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

- MARY B. ARZBERGER, late of Ohioville Borough. Jason Arzberger, Executor, c/o Tiffany E. York, Esquire, P.O. Box 177, Beaver, PA 15009. Tiffany E. York, Atty.
- RUTH B. BURKHUSE, late of Raccoon Township. Ralph W. Burkhouse, Executor, 461 Weir Cole Road, Prosperity, PA 15329.
- NANCY L. KNOX, a/k/a NANCY LEE KNOX, late of the Borough of Conway. Natasha R. Knox, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.
- JOHN EDWARD KULIK, late of Economy Borough. Rita Kulik, Administratrix, 24 Longvue Circle, Ambridge, PA 15003. Joseph M. Olimpi, Atty.
- JOHN A. MIHALSKY, late of Conway Borough. Rick Alan Keck, Executor, 1337 Porter Street, Conway, PA 15027. Jessica Madden Briggs, Atty.
- STEPHEN PETROSKY, JR., late of Industry Borough. Timothy W. Petrosky, Executor, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.
- RUTH RUBINO, a/k/a RUTH M. RUBINO, late of Rochester. Suzanne M. Summers, Executrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.
- DONALD J. SHRIVER, late of Brighton Township. William L. Shriver, Executor, c/o Tiffany E. York, Esquire, P.O. Box 177, Beaver, PA 15009. Tiffany E. York, Atty.
- YVONNE M. WITT, late of the Borough of Freedom. Sharon Ours, Administratrix, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

SONIA M. ZONDOS, late of the Township of Harmony. Nicholas Kyriazi, Executor, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

2nd Publication

BETTY M. ADAMS, a/k/a BETTY ADAMS, late of the Township of Pulaski. Cindy M. Adams, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

JASON ROBERT CAFRELLI, late of Aliquippa. Brandi Bartley, Administratrix, c/o Michael F. Santicola, Esquire, 722 Turnpike Street, Beaver, PA 15009. Michael F. Santicola, Atty.

HENRIETTA J. CASSI, late of Rochester Boro. Cinthy A. Stevens, Administratrix, 1223 Second Street, Beaver, PA 15009. Joseph M. Olimpki, Atty.

FRANK G. DECANIO, late of Freedom Borough. Frank G. Decanio, Jr., Executor, 1050 Westfield Drive, Prince Frederick, MD 20678. Garen Fedeles, Atty.

DAVID L. GROPP, late of Brighton Township. John C. Gropp, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JOHN RICHARD HALLIGAN, JR., late of Beaver Falls. Laura M. Halligan, Administratrix, 503 Fourth Street Ext., Eastvale, Beaver Falls, PA 15010. Sarah G. Hancher, Atty.

DENNIS MICHAEL HULICK, a/k/a DENNIS M. HULICK, late of Ellwood City Borough. Antoinette Baker, Administratrix, 314 Ewings Mill Road, Moon Township, PA 15108. Gregory S. Fox, Atty.

JAMES V. LAGROSSE, JR., late of the City of Aliquippa. Joseph LaGrosse, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

CHERYL LEMLEY, a/k/a CHERYL RAE LEMLEY, late of Brighton Township. Lorraine Miller, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

MARY N. MARCHIONE, late of Monaca. Christine Shearer, Executrix, 21060 Willowbrook Drive, Ashburn, VA 20147. Jessica Madden Briggs, Atty.

RALPH J. MITCHELL, a/k/a RALPH JOSEPH MITCHELL, late of the Township of Brighton. Shery M. Arnold, Executrix, c/o Nalli, Elias & Associates,

PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JAMES H. ROBERTS, JR., a/k/a JAMES HENRY ROBERTS, JR., late of the Township of Hopewell. James H. Roberts, III, Administrator, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

LINDA LEE ROBINSKY, a/k/a LINDA L. ROBINSKY, a/k/a LINDA ROBINSKY, late of the Borough of New Brighton. Lisa Kessler, Administratrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

ANTOINETTE SANTILLI, late of Aliquippa. James J. Santilli, Jr., Executor, c/o Bea Diaz-Cothen, Esquire, 1122 Third Street, Beaver, PA 15009. Bea Diaz-Cothen, Atty.

DAVID R. SOKOLOSKI, late of North Sewickley Township. Donald P. Sokoloski, Administrator, c/o Cusick, DeCaro & Langer, P.C., 100 Decker Drive, P.O. Box 5137, New Castle, PA 16105. Adrienne A. Langer, Atty.

3rd Publication

ROBERT EUGENE BEATTY, late of Chippewa Township. Jodi L. Przybysz, 131 Forest Drive, Darlington, PA 16115; Todd A. Beatty, 467 Anderson Road, Enon Valley, PA 16120; and Keith E. Beatty, Jr., 2503 11th Avenue, Beaver Falls, PA 15010, Co-Executors. William M. Braslawsee, Atty.

MICHAEL EUGENE BURCKURE, JR., late of Rochester Township. Miranda Kruluts, Executrix, 127 Hoffman Street, Glenshaw, PA 15116. Rebecca A. Olds, Atty.

JEAN E. COZMA, late of Industry Borough. Linda Cozma, Executrix, 1812 Davidson Street, Aliquippa, PA 15001. Robert P. Dappenbrook, Atty.

NANCY B. ELLINWOOD, late of the Borough of Rochester. William M. Hornyack, Executor, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

BRIGITTE HANEY, late of North Sewickley Township. Ruby Craine, Administratrix, P.O. Box 362, Ellwood City, PA 16117. Robert A. Banks, Atty.

LUTHER B. LINDEMANN, a/k/a LUTHER B. LINDEMAN, late of the Township of Brighton. Karl Lindemann and Daniel Lindemann, Co-Administrators, c/o

Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

MILDRED T. METELSKY, a/k/a MILDRED METELSKY, a/k/a M. METELSKY, late of the Borough of Economy, Michaelene Scheponik, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

CHRISTINA A. PAGNOTTO, late of New Sewickley Township. Michael J. Pagnotto, Executor, 257 Patriot Lane, Freedom, PA 15042. John R. Cook, Atty.

WILLIAM A. PULLINGER, late of the Borough of New Brighton. Mark J. Pullinger and Catherine A. Kuharsky, Co-Executors, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

RUTH J. REPPERT, late of Brighton Township. Regina R. Logan and Robette L. Dlugosz, Co-Executrices, c/o Samuel J. Orr, III, Esquire, 1521 Third Street, P.O. Box 515, Beaver, PA 15009. Samuel J. Orr, III, Atty.

JACK L. ROMIGH, late of Brighton Township. Megan L. Kolder, 739 Harmony Road, Baden, PA 15005 and Kelly M. McNally, 367 Rocky Hill Road, Somersworth, NH 03878, Co-Executors. Jessica Madden Briggs, Atty.

PAUL R. SCHAFFER, a/k/a PAUL ROBERT SCHAFFER, JR., late of North Sewickley Township. Kimberly Bennett, 1425 Wildwood Road, Ellwood City, PA 16117 and William Porter, 360 Dinnerbell Road, Butler, PA 16002, Co-Executors. Gregory S. Fox, Atty.

JEANETTE SEGAL, late of Brighton Township. Allan Segal, Executor, 17 Lindsay Drive, Beaver Falls, PA 15010. Albert A. Torrence, Atty.

EDWARD SINGER, late of Monaca Borough. Van A. Singer, Executor, 1455 Clinton Drive, Yardley, PA 19067. Dana Marie Kwidis, Atty.

DON E. WOLF, late of New Sewickley Township. Francis Minnette, 685 4th Avenue, Freedom, PA 15042; Beverly Paxson, 429 Harmony Avenue, Rochester, PA 15074; and Patricia Welsh, 133 Miller Road, Rochester, PA 15074, Co-Executors. William M. Braslawce, 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

CODY R. PLUMMER from Breanna M. Plummer, 20230-21

LYNNE ANN MCGEE from Ronald F. McGee Jr., 20184-21

HOLLY L. ROBERTS from Michael Paul Roberts, 20052-20

THOMAS CRAWFORD from Kathleen Crawford, 20353-15

WILL MARK BENKART from Mary K. Benkart, 20358-18

KIMBERLEE S. BARGER from Jay W. Barger, 20002-20

SARABETH BUSTAMANTE from Joseph Leighton, 20018-22

DIVORCE DOCKET

BRANDON APPLE vs Kristen Apple, 20059-22-T. Foster

DIANE KLINGENSMITH vs John Klingensmith, 20060-22-T.F. Dukovich

HUGH GALBREATH vs Cheryl Galbreath, 20061-22-J.M. Spratt

TODD C. LOWRY vs Alyssa L. Lowry, 20062-22-R. Raver

MARCUS COSTANZA vs Linda Costanza, 20063-22-J.M. Spratt

KENNETH BLACKBURN vs Hope A. Blackburn, 20064-22-C.D. Campbell

LESLIE ANNE TROHAUGH a/k/a vs Derek Jeffrey Trohaugh, 20065-22-Pro Se

JULIE MCKEEL vs Jeffrey Johnson, 20066-22-S.R. Hurst

MICHAEL J. MASON vs Sarah R. Mason, 20067-22-T.J. Mitko

ABBY HARING vs John Haring, 20068-22-J.M. Spratt

APPEARANCE DOCKET

PORTFOLIO REC. ASSOC. vs William G. Weller, 10234-22-Debt Collection-R.N. Polas, Jr.
PORTFOLIO REC. ASSOC. vs Tyler Davis, 10235-22-Debt Collection-R.N. Polas, Jr.
PORTFOLIO REC. ASSOC. vs Kara McKay, 10236-22-Debt Collection-R.N. Polas, Jr.
PORTFOLIO REC. ASSOC. vs Adrienne Long, 10237-22-Debt Collection-R.N. Polas, Jr.
SEGAVEPO vs Alysia Marie Williams, 10238-22-Landlord/Tenant Dispute-A.N. Carr
PARKER WHEATON vs Jeff Smith al, 10239-22-Landlord/Tenant Dispute-N. Francalancia
US BANK NA. ASSN. al vs Patricia Rouser al, 10240-22-Ejectment-M.T. McKeever
ROCKET MTG. al vs Cole Jackson al, 10241-22-Mortgage Foreclosure-M.T. McKeever
TAX CLAIM BUREAU OF B.C., 10242-22-Other-Law Dept.
TIMOTHY P. SYE vs Com. of PA, Dept. of Transp., 10243-22-Civil Appeals-A.M. Bittner
JOCELYN ROSE ZAHN, 10244-22-Other-Pro Se
JOHN MORITZ vs Marianne Moritz, 10245-22-Custody/Visitation-B. Eberle
PORTFOLIO REC. ASSOC. vs Alma Smiley, 10246-22-Debt Collection-G.J. Babcock
PORTFOLIO REC. ASSOC. vs Megan K. Foley, 10247-22-Debt Collection-G.J. Babcock
KATHLEEN SABOL vs Darrolyn Hutchinson, 10248-22-Landlord/Tenant Dispute-Self
MICHAEL L. MATTHEWS SR. vs Mike Janectic al, 10249-22-Civil Appeals-Self
MIDLAND CR. MANAG. INC. vs George Francic, 10250-22-Debt Collection-K. Homoleski
ANDREW M. CHABALA, 10251-22-Other-Pro Se
LESLIE SPENCER SIEBACH, 10252-22-Other-Pro Se
FIRST CMWLTH. BANK vs Shacara M. Bryant, 10253-22-Mortgage Foreclosure -G.W. Darr
BANK OF AMERICA vs Jonathan D. Sheffield, 10254-22-Debt Collection-J.M. Flink
WELLS FARGO BANK vs Anna M. Castillo, 10255-22-Debt Collection-T.A. Cirino
VINCENT L. JONES al vs Carl Young al, 10256-22-Premises Liability-E.N. Williams
LITTLE GIRAFFE 2020 vs James F. Lutz Jr., 10257-22-Quiet Title-L.R. Demosky

PATRICIA A. BANE vs Bable Family Rev. Living Trust al, 10258-22-Other-M. Huffines
HUNTINGTON NA. BANK vs Dave Caccia Handyman Serv. al, 10259-22-Debt Collection-J.P. Valecko
MONRO INC. vs Com. of PA, Dept. of Transp., 10260-22-Civil Appeals-M. Calore
ANTHONY D. MINER vs Com. of PA, Dept. of Transp., 10261-22-Civil Appeals-M. Calore
SEAIRRA CORRYN BARRETT vs Com. of PA, Dept. of Transp., 10262-22-Civil Appeals-Pro Se
JAMES BOYUK vs Burnham Ind. Contr. Inc., 10263-22-Other-T. Conboy
PAUL E. COPLEY JR. vs Avalotis Corp., 10264-22-Other-T. Conboy
DOUGLAS C. JOHNSON SR. vs McCarl's, 10265-22-Other-T. Conboy
MARK GAUDINO vs Klayton Prop. al, 10266-22-Quiet Title-D. Kwidis
AMBER TURNER al vs J. Grimm Homes, 10267-22-Other-R.A. King
THEODIS BADGETT vs Wright Auto. Group, 10268-22-Motor Vehicle-Pro Se
TAX CLAIM BUREAU OF B.C., 10269-22-Other-Law Dept.
TAX CLAIM BUREAU OF B.C., 10270-22-Other-Law Dept.
TAX CLAIM BUREAU OF B.C., 10271-22-Other-Law Dept.

PROTECTION FROM ABUSE PETITIONS

RACHEL ASPIOTES vs Antonio Maxie Jr., 70065-22
RACHEL ASPIOTES vs Shay Maxie, 70066-22
JAMES MILLER vs Danielle M. Flara, 70067-22
RENEE L. SUMMERVILLE vs Dennis L. Summerville, 70068-22
MICHAEL JOHN MCNEES SR. vs Amy Nicole Gunter, 70069-22
COLLEEN ROSS vs Holland Ross, 70070-22
VANESSA BORING vs Joshua Michael Ausberry, 70071-22
HOLLAND ROSS vs Colleen Ross, 70072-22
RACHEL ROBERTS vs George Poelcher Jr., 70073-22
BRANDY SAGER vs Lendale Jones, 70074-22
VANESSA K. SPENCE vs Jeffrey L. Spence, 70075-22
JUSTICE MARIE TUSICK vs Jaden Thomas Tusick, 70076-22

Beaver County Legal Journal

MAKAYLA MOORE vs Luke Hall,
70077-22
JAMIE BARILE vs Clayton Barile, 70078-22
KRISTEN PECCHI vs John Alan Fusarini,
70080-22
ERIC COSTO vs Erin Marie Rudolph,
70081-22
JAMIE BARKLEY vs Donald Cleaver,
70082-22

DEEDS

T. HARDEN to S.A. Powers, Aliq. \$1,340
A.C. JORDAN JR. to 3JEL Holdings,
B.F. \$9,700
J.L. RICHMAN to A.J. Mali,
So. Beaver Twp. \$1,250
K.A. HOLSINGER ux to J.F. Murphy,
Industry \$1,640
J.L. ANTHONY to J.L. Anthony ux,
So. Beaver Twp.
N.B. LAPINSKI al to P. Staniaszek al,
Hope. Twp. \$4,130
E. DUMEK al to Aman and Nikhill Prop.,
Amb. \$500
J. PARRISH al to V. Farelli Jr. ux,
Rac. Twp. \$1,750
ANTONINI TRUST al to M.J. Kress al,
Rac. Twp. \$1,300
K. HATZIS to H. Hatzis, No. Sew. Twp.
R. UNIS to Sid Renew, Aliq. \$633.27
R.J. UNIS to Sid Renew, Hope. Twp. \$606
R.J. ASHCROFT al to R.J. Ashcroft ux,
Greene Twp. \$5.66
J.R. ASHCROFT al to J.R. Ashcroft ux,
Greene Twp. \$37.35
J. WEISS al to B. Rodgers,
Hope. Twp. \$1,320
BETJ PROP. to P.G. Peduzzi,
Hope. Twp. \$2,750
T.W. HAVENS to I.A. Jaber,
Brigh. Twp. \$2,700
H.L. HUNSINGER al to C. Najmeh al,
Greene Twp. \$2,935
A.T. BIANCULLI to A.T. Bianculli ux,
Daugh. Twp.
MIDFIRST BANK to E. Tuncer al,
Brigh. Twp. \$670
NVR INC. to J.D. Narad Sr.,
Chip. Twp. \$3,401.55
K.L. WHITTINGHAM al to R.J. Larkin ux,
Beaver \$2,120
H.M. OLIVER to J.M. Wombacker al,
Pat. Twp. \$3,050
D. MONTINI ux to K. Montini, Hope. Twp.
C.A. CRAWFORD to E.L. Waldron,
B.F. \$350
C.L. ASHTON to C.L. Ashton al,
Harmony Twp.
J.L. EMERICK al to M. Stewart-Markey,
Amb. \$650

D. GORDON al to D. Gordon al, Aliq.
D.P. LEPKOWSKI al to D.P. Lepkowski,
Ohioville
J.M. SMITH al to Smith Trust al,
New Sew. Twp.
L.L. VAUGHAN to L.L. Vaughan Trust al,
Hope. Twp.
R.E. SCHULTZ to R.E. Schultz ux,
Rac. Twp.
LEWARCHIK TRUST al to P.J. Bartley al,
Daugh. Twp. \$1,900
L.J. CARROLL to Carroll Trust, Pat. Twp.
R.J. ZUPANEK al to J. Hindman,
Amb. \$850
T.R. MASSON ESTATE al to
J.R. Allison, Daugh. Twp. \$1,425
J.E. EMERICK ux to C.T. Powell Jr.,
Midland \$600
D. HARTLEY to E. Rimoldi, Freedom \$430
J. ALLISON to S. Webb, N.B. \$480
R.T. DANNIBALE JR. al to C. Dannibale al,
Aliq.
R. ASCHENBRENNER ux to G.A. Robb ux,
White Twp. \$2,650
D.A. STAGLIANO ux to A.M. Stagliano,
Hope. Twp.
C.M. FRESE to J.W. Fraser al, N.B. \$945
GRACE CHRISTIAN CHURCH OF
EAST ROCH. al to Rock Christian
Fellowship, East Roch.
M.D. BELICH al to M.D. Belich al,
Center Twp.
T. MOYE to T. Moyer al, Aliq.
T. MOYE to T. Moyer al, Aliq.
AXID PTNRS. al to Wright Bros. Devel.
XII, Beaver \$2,374.78
M.J. LINDAUER ux to G.D. Penn al,
Roch. \$680
V. GILLIAM BY TAX CLAIM al to
G. Wills Jr., Aliq. \$303
G.B. HORTON JR. BY TAX CLAIM to
G. Wills Jr., Aliq. \$303
M. WIDGET BY TAX CLAIM to
C. Wills, Aliq. \$378.75
K. KRECEK al to J.F. Kreczek, Chip. Twp.
R.A. SNYDER al to C.S. Keller al,
No. Sew. Twp. \$1,550
J.L. PIKE al to J.L. Pike, Midland
T.L. PHILLIPS al to Friendly FCU, B.F.
R. ZIKOVICH ux to S.M. James,
Rac. Twp. \$2,699
S.A. STICKLES to M.A. Stickles al,
Rac. Twp.
N.D. KRAPANZA SR. al to
N.D. Krapanza Jr. al, Hope. Twp.
J.S. MENACHER to J.A. Priolo ux,
Rac. Twp. \$2,750
D. MCPHERSON ESTATE al to
D. Galindo al, Monaca \$2,600
N.M. DUNMIRE al to W.W. Sames,
Harmony Twp. \$1,670
P.A. HARVEY to C.R. Cook Jr.,
Daugh. Twp. \$2,080

Beaver County Legal Journal

- J. MCNALLY al to J. Modro ux,
Big Beaver \$1,650
- R.L. UMSTEAD ux to R.B. Locke ux,
Pat. Twp. \$1,879
- K. HOFFMEIER to T.M. Barber III al,
Pul. Twp. \$1,740
- NA. PROP. GROUP al to NPG PA1,
N.B. \$712.05
- P.E. TAYLOR ux to P.E. Taylor ux,
Center Twp.
- K.A. IVANCIK al to B.M. Darroch,
Amb. \$450
- KOPRIVA TRUST al to R.M. Burry ux,
No. Sew. Twp.
- J. PICHELLI al to H. Blinn IV ux,
Midland \$450
- F. DEVITIS to Tailwater Invest. Ptrns.,
New Sew. Twp. \$140
- V.S. SLOVAN to B. Lepkowski ux,
Chip. Twp. \$2,250
- H.K. CARROLL al to H.K. Carroll, Midland
C. FIKISZ to V.F. Troy IV ux, Hope. Twp.
- SADIKOVIC al to D.A. Garuccio,
Amb. \$1,360
- B.C. GROUP al to T. Meenach,
Monaca \$1,440
- MARKWEST LIBERTY MIDSTREAM &
RES. to J.D. Vance, Big Beaver \$48
- NA. PROP. GROUP al to NPG PA1,
B.F. \$660.54
- MORTGAGES**
- S.A. POWERS to Mtg. Electr. Reg. Systems,
Aliq. \$128,627
- M.S. HOUGH ux to Citizens Bank,
Hope. Twp. \$100,000
- V.G. HAUSER al to Mtg. Electr. Reg.
Systems, Brigh. Twp. \$332,000
- M.A. FRIEND to Mtg. Electr. Reg. Systems,
Hope. Twp. \$116,151
- S. MERKEL ux to Wells Fargo Bank,
Brigh. Twp. \$179,500
- 3JEL HOLDINGS to B1Bank, B.F. \$796,000
- C.E. DAVIS ux to Mtg. Electr. Reg. Systems,
Roch. Twp. \$75,000
- A.J. MALI to West Penn Fin. Serv. Cntr. Inc.,
So. Beaver Twp. \$122,735
- A.J. MALI to PA Housing Fin. Agency,
So. Beaver Twp. \$4,709
- R.D. LUZELL to Mtg. Electr. Reg. Systems,
Ohioville \$179,080
- L.M. KOHLER al to Huntington Na. Bank,
Chip. Twp. \$100,000
- B.J. GCOPOULOS ux to Mtg. Electr. Reg.
Systems, Economy \$232,702
- J.F. MURPHY to Mtg. Electr. Reg. Systems,
Industry \$161,029
- P. STANIASZEK al to Mtg. Electr. Reg.
Systems, Hope. Twp. \$387,000
- R.L. HANSEN to Mtg. Electr. Reg. Systems,
Chip. Twp. \$450,138
- A.J. YACKOVICH al to Brentwood Bank,
Center Twp. \$387,800
- S.D. CAROSI ux to Mtg. Electr. Reg.
Systems, Pat. Heights \$139,000
- PUTSURE ACQ. al to Standard Bank,
Amb. \$114,375
- G. MALESKY to Rocket Mtg.,
Center Twp. \$180,000
- J.W. BLUMLING ux to Wesbanco Bank Inc.,
Economy \$75,000
- E. FARELLI al to Mtg. Electr. Reg. Systems,
Rac. Twp. \$140,000
- M.J. KRESS al to Hancock Co. Sav. Bank,
Rac. Twp. \$123,500
- GROUND ZERO DEVEL. al to M&M RE
Holdings, Amb. \$50,000
- C.R. ACKERMAN al to Rocket Mtg.,
Center Twp. \$158,220
- R.M. BURCHELL al to Clearview FCU,
Hanover Twp. \$250,000
- H.M. BLINN IV ux to Clearview FCU,
Brigh. Twp. \$50,000
- B. RODGERS to Mtg. Electr. Reg. Systems,
Hope. Twp. \$125,400
- J.E. LANDER al to PNC Bank,
Economy \$175,000
- R.R. WILLIAMS to Mtg. Electr. Reg.
Systems, Hope. Twp. \$79,600
- P.G. PEDUZZI to Mtg. Electr. Reg. Systems,
Hope. Twp. \$261,250
- F.E. EICHENBERG ux to Citizens Bank,
Hope. Twp. \$66,600
- R. KOCIS ux to First Na. Bank,
Beaver \$150,000
- W.X. STANLEY to Keybank, Amb. \$93,000
- I.A. JABER to American Fin. Mtg. Corp.,
Brigh. Twp. \$261,900
- N. CHITSAZ al to Mtg. Electr. Reg. Systems,
Greene Twp. \$278,825
- R.J. YOKERS al to PNC Bank,
Chip. Twp. \$90,000
- L.L. MCCOLLUMS al to First Na. Bank,
New Sew. Twp. \$126,000
- J.D. NARAD SR. to Mtg. Electr. Reg.
Systems, Chip. Twp. \$272,124
- A.L. MOREIRA al to Huntington Na. Bank,
Brigh. Twp. \$51,400
- R.J. LARKIN ux to Mtg. Electr. Reg.
Systems, Beaver \$208,160
- R.A. CHURCHIN ux to New Alliance FCU,
Harmony Twp. \$125,000
- A. MASON al to Wesbanco Bank Inc.,
Frank. Twp. \$288,000
- M.L. WATTERSON al to Mtg. Electr. Reg.
Systems, Pat. Twp. \$289,750
- N.R. HOMICH al to New Alliance FCU,
Economy \$100,000
- R.L. STRICKLER JR. ux to Blackhawk FCU,
So. Beaver Twp. \$203,700
- P.F. FONDI al to Wells Fargo Bank,
Harmony Twp. \$188,000
- L.C. MARTIN ux to CFSBANK,
Indep. Twp. \$71,000

Beaver County Legal Journal

B.T. SMITH to Clearview FCU,
Darl. Twp. \$168,000

P.L. LODOVICO al to Clearview FCU,
Pat. Twp. \$130,000

J.M. SABO al to Blueleaf Lending,
Indep. Twp. \$251,000

P.J. BARTLEY al to Pentagon FCU,
Daugh. Twp. \$152,000

J. HINDMAN to Northwest Bank,
Amb. \$68,000

J.R. ALLISON to Citizens Bank,
Daugh. Twp. \$128,250

D.L. GALLAGHER to Secr. of HUD,
Roch. \$10,786.19

J.F. PUSATERI ux to United Faith Mtg.,
Brigh. Twp. \$167,500

S. WEBB to Union Home Mtg. Corp.,
N.B. \$36,000

K.L. POWELL to Secr. of HUD,
So. Beaver Twp. \$33,344.52

A.J. YACKOVICH ux to Brentwood Bank,
Center Twp. \$208,000

F.J. MORELLI al to Wells Fargo Bank,
Pat. Twp. \$79,500

C. MATTHEWS al to PNC Bank,
Beaver \$119,662

C. DANNIBALE al to Wells Fargo Bank,
Aliq. \$41,000

D.A. WASILOSKI to S&T Bank,
Monaca \$62,400

R.A. BREWER ux to Wesbanco Bank Inc.,
So. Beaver Twp. \$150,000

KINDRED PROP. al to RCN Prop.,
Brigh. Twp. \$146,250

M. DOBOSH-DUNN al to Wesbanco Bank
Inc., Aliq. \$60,000

S.E. MILCIC ux to First Cmwlth. Bank,
Daugh. Twp. \$93,100

J.J. ZYCHOWSKI ux to Mtg. Electr. Reg.
Systems, Economy \$164,000

G.A. ROBB ux to Mtg. Electr. Reg. Systems,
White Twp. \$174,000

D.J. SULLIVAN al to PNC Bank,
Chip. Twp. \$250,000

D.J. RUSSO al to Huntington Na. Bank,
Brigh. Twp. \$245,000

G.A. BUFFINGTON to West-Aircomm FCU,
Beaver \$85,000

A. ZAHN ux to Mtg. Electr. Reg. Systems,
Hope. Twp. \$178,000

J.W. FRASER al to Mtg. Electr. Reg.
Systems, N.B. \$75,600

K.S. WHITELOCK to R-S Bellco FCU,
B.F. \$15,839.45

M.K. DOBBINS ux to Farmers Na. Bank,
Indep. Twp. \$36,500

T.M. JONAS to Mtg. Electr. Reg. Systems,
New Sew. Twp. \$119,591

R.A. ROWE ux to PNC Bank,
Chip. Twp. \$206,000

M.D. PENN al to Howard Hanna Mtg. Serv.,
Roch. \$51,000

M.L. ROMASCO ux to PNC Bank,
Economy \$40,000

S.K. SILK al to Dollar Bank,
Hope. Twp. \$165,000

M. BIANCULLI al to PA Equity Res. Inc.,
Daugh. Twp. \$97,600

MSDS LLC al to Broadview Cap.,
Roch. \$1,575,000

S.M. JAMES to PNC Bank,
Rac. Twp. \$202,425

F.L. REISKER ux to Secr. of HUD,
Rac. Twp. \$42,566.27

D.A. RIHS to Citizens Bank,
Economy \$75,000

D. SISLEY al to Mtg. Electr. Reg. Systems,
Economy \$145,500

A. MARRA to Mtg. Electr. Reg. Systems,
Beaver \$199,000

J.A. PRIOLO al to Mtg. Electr. Reg. Systems,
Rac. Twp. \$261,250

A.P. GALINDO ux to Mtg. Electr. Reg.
Systems, Monaca \$255,290

W.W. SAMES to Evansville Teachers FCU,
Harmony Twp. \$133,600

C. COOK al to Mtg. Electr. Reg. Systems,
Daugh. Twp. \$212,784

S.M. MODRO al to Mtg. Electr. Reg.
Systems, Big Beaver \$156,750

W.G. BRANHAM ux to New Alliance FCU,
Brigh. Twp. \$50,000

A.T. TEDESCO to Mtg. Electr. Reg. Systems,
Economy \$202,020

T.M. BARBER III al to Mtg. Electr. Reg.
Systems, Pul. Twp. \$178,002

NPG PA1 al to PML Funding, N.B. \$60,000

T.D. CAMPBELL ux to Mtg. Electr. Reg.
Systems, No. Sew. Twp. \$121,460

B. LEPKOWSKI ux to Mtg. Electr. Reg.
Systems, Chip. Twp. \$125,000

J.A. FLANNERY ux to Mtg. Electr. Reg.
Systems, Chip. Twp. \$330,460

D.P. DAWSON to Premier Bank,
Brigh. Twp. \$11,000

V.F. TROY IV ux to PNC Bank,
Hope. Twp. \$64,000

D.A. GARUCCIO to PNC Bank,
Amb. \$131,920

R.M. MAMMONE ux to Dollar Bank,
Roch. Twp. \$128,000

D.T. FILIP ux to Huntington Na. Bank,
New Sew. Twp. \$250,000

T. MEENACH to Mtg. Electr. Reg. Systems,
Monaca \$149,184

NPG PA1 al to PML Funding, B.F. \$63,750

J.A. MASSOUD ux to West-Aircomm FCU,
Rac. Twp. \$25,000

J.J. HOFFMAN ux to S&T Bank,
Hope. Twp. \$136,000

R.C. KUMER III ux to Mtg. Electr. Reg.
Systems, Harmony Twp. \$87,505

A Trusted Fiduciary Partner for Over 100 Years

Serving clients in Western Pennsylvania, Ohio and West Virginia



Harold Migias, JD
Senior Vice President
Trust and Investment Services
Office: (724) 909-7055
Cell: (304) 312-4619

WesBanco Bank, Inc. is a Member FDIC. Trust and Investment Services may invest in insured deposits or nondeposit investment products. Nondeposit investment products are not insured by the FDIC or any other government agency, are not deposits or other obligations of, or guaranteed by any bank, and are subject to investment risks, including the potential loss of principal. www.wesbanco.com



- Investment Management
- Trust Administration
- Employee Benefit Services


WesBanco
Trust and Investment Services

When you need a true expert, call Ed Cline Appraisals

As an attorney, you need solid, meticulous documentation that provides an accurate determination of property value in a format that makes sense for you and your clients.

You can rely on Ed Cline Appraisals for the utmost in professionalism, credibility, and expertise. **Call now** to receive a **FREE COPY** of the *Consumer Guide to Real Estate Appraisals*.



Visit our website www.eca1.com or call us at (724) 847-3211 to discuss how we can help you and your clients.

- Estates
- Divorce
- Tax Appeals
- Litigation

Beaver County Legal Journal
788 Turnpike Street
Beaver, PA 15009