

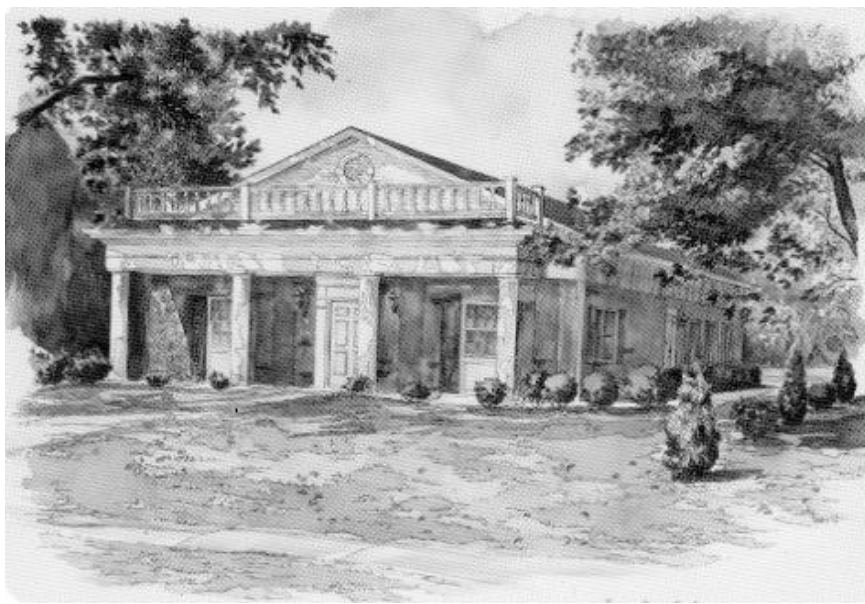
# *Beaver County Legal Journal*

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

Vol. 76

April 9, 2022

No. 15



*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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Telephone (724)728-7622 Fax (724)728-7717  
E-mail: legaljournal@beavercountybar.net

Suellen M. Verlihay, Editor  
MerryBeth Sylvester, Publications/Subscriptions

**DEADLINE FOR COPY**

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The Beaver County Legal Journal  
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**CONTENTS**

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Notices to the Bar . . . . .	Page III
Seminars . . . . .	Page IV
Legal Notices. . . . .	Page VII
Estate Notices . . . . .	Page VII
Docket Entries . . . . .	Page IX
Deeds/Mortgages . . . . .	Page X
Sheriff Sale . . . . .	Page XV

**COURT CALENDAR**

Judicial Juvenile Hearings . . . . .	April 11
Criminal Judicial Pre-Trial Conferences . . . . .	April 12
ARD Pleas, Sentence Court . . . . .	April 13
Criminal Judicial Pre-Trial Conferences . . . . .	April 13
Pre-Trial Conferences, Civil . . . . .	April 13
Accounts, Last Day for Filing . . . . .	April 14
Criminal Judicial Pre-Trial Conferences . . . . .	April 14
Judicial Juvenile Hearings . . . . .	April 14
PFA . . . . .	April 14

<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

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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**

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.

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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

## Beaver County Legal Journal

- 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, Gibsonsia, PA 15044. Robert H. Gustine, 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.

### **2nd 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.



**3rd 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.

**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.

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**DIVORCES GRANTED**

- MARY ANN BUCKINS from William Paul Buckins, 20288-21
- CANDICE L. DENSMORE from Christopher J. Densmore, 20383-21
- JAMIE L. KLINK from Donald W. Klink Jr., 20272-21
- RONALD T. LIVENGOOD from Randi J. Livengood, 20278-21
- JAYCIE NOELLE WIROR from Devin Austin Ferrell, 20372-21
- DAVID KATEKOVICH from Kelly Katekovich, 20076-20
- CHERYL BLAKLEY from William M. Blakley, 20352-21
- TIMOTHY RICHARDS from Crystal Richards, 20368-21

**DIVORCE DOCKET**

- SHANNON RITMILLER vs David Ritmiller, 20081-22-S.L.Steele
- DAVID MENDENHALL vs Melissa Mendenhall, 20082-22-M.C.Feldman
- CHERYL PINELLO vs Ryan Pinello, 20083-22-T.J.Mitko
- ALMONDINA MOORE vs Ethen Moore, 20084-22-T.F.Dukovich
- ALISON WAGNER SLACK, a/k/a vs Randy Alexander Slack, 20085-22-Pro Se
- KISSES ZARA MASILANG vs Kshitiz Adhikari, 20086-22-Pro Se
- JEFF A. EVANS vs Lori A. Evans, 20087-22-T.J.Mitko

**APPEARANCE DOCKET**

LITTLE GIRAFFE 2020 vs John Kit Hines al, 10309-22-Quiet Title-L.R. Demosky  
LITTLE GIRAFFE 2020 vs Stephanie Popik al, 10310-22-Quiet Title-L.R. Demosky  
LITTLE GARAFFE 2020 vs Irene M. Carr al, 10311-22-Quiet Title-L.R. Demosky  
JOHN CLAYTON vs Fedex Inc. al, 10312-22-Other-R.P. Agostoni  
KATHLENE WRIGHT vs Fast N Friendly Food Stores al, 10313-22-Premises Liability-B.E. Holuta  
HOUSING AUTH. OF B.C. vs Bridgette Grim al, 10314-22-Landlord/Tenant Dispute-Self  
NOLAN CARLL vs Drew Parker, 10315-22-Custody/Visitation-J.A. Feldman  
MEGAN FLAHERTY vs Donwayne Curenton, 10316-22-Custody/Visitation-Pro Se  
HOUSING AUTH. OF B.C. vs Karen Lowe al, 10317-22-Landlord/Tenant Dispute-G.A. Verlihay  
TAX CLAIM BUREAU OF B.C., 10318-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10319-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10320-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10321-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10322-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10323-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10324-22-Other-Law Dept.  
TAX CLAIM BUREAU OF B.C., 10325-22-Other-Law Dept.  
PNC BANK NA. ASSN. vs Michael Bridges al, 10326-22-Mortgage Foreclosure-K.J. Hong  
THOMAS DANYLO vs Andrew Keller, 10327-22-Landlord/Tenant Dispute-Self  
COM. OF PA, DEPT. OF TRANSP. vs Justin Craig Davis, 10328-22-Civil Appeals-T.J. Mahady  
BENJAMIN CASIMIRO ELIAS vs Rocio Marquez Morales, 10329-22-Custody/Visitation-K.A. Bodnar  
GUY DEFONDE vs First Energy Corp. al, 10330-22-Other-A.A. Papa  
FIRST NA. BANK OF PA vs Robin A. Slop-  
py al, 10331-22-Mortgage Foreclosure-D.W. Raphael  
HUNTINGTON NA. BANK vs Ethel H. Babinec, 10332-22-Mortgage Foreclosure-K.M. Wolf  
HUNTINGTON NA. BANK vs Robert J. Capo Jr. al, 10333-22-Mortgage Foreclosure-K.M. Wolf

LUCY A. WILKINSON al vs Valley Med. Fac. Inc. al, 10334-22-Professional Liability-M.W. Calder  
CHRISTOPHER PALOMBO al vs Jase A. Moser al, 10335-22-Buyer Plaintiff-R.B. Eisen  
FRANK GUBSER al vs Michael William Shutak al, 10336-22-Debt Collection-R.W. Kohler

**PROTECTION FROM ABUSE PETITIONS**

TERESA ANN STOBART vs William Scott Wilson, 70099-22  
KRISTAN HERRINGTON vs Jeffrey Lee Renner, 70100-22  
DAWN MISENCIK vs Edward Misencik Jr., 70101-22  
REBECCA E. PUHAC vs John Puhac, 70102-22  
DUSTYLYN PATRICK vs Howard Floyd Liberty, 70103-22  
DANIELLE KUSNIR vs Beth Snedeker, 70104-22  
BETH SNEDEKER vs Darnell Pringle, 70105-22  
BETH SNEDEKER vs Danielle Kusnir, 70106-22  
BETH SNEDEKER vs Edwin Clisby, 70107-22

**DEEDS**

M. TRESS to D.K. Benner ux, Darl. Twp. \$730  
J. KURASH ESTATE al to OJM Prop., Amb. \$600  
C.T. ROMEO ESTATE al to B.E. Silofau ux, Hope. Twp. \$1,500  
D. MILLER al to J.W. Porter ux, Indep. Twp.  
C. WELDON al to K.L. Williams, Aliq. \$1,499  
J.C. VUCINIC to E.L. Kaye, White Twp.  
J.I. MITCHELL ux to J.D. Mackrell, No. Sew. Twp. \$1,375  
N.G. LITTELL to N.G. Littell al, Brigh. Twp.  
J.D. KRIZAN al to J.D. Krizan ux, Chip. Twp.  
S. MAMONE to C. Mamone, Beaver  
M.J. LEASURE to C.M. Bacorn, So. Beaver Twp. \$3,750  
M.A. STIFFI ESTATE al to K.J. Hoffmeier, No. Sew. Twp. \$1,000  
BAYBERRY NO. ASSOC. al to K.A. Dambach ux, Frank. Twp. \$700

## Beaver County Legal Journal

- G.J. HEMER ux to D.J. Clever al, Darl. Twp. \$400
- V.A. MINKOVICH to Bickerstaff Prop., Aliq. \$50
- STANKO TRUST al to K.F. Kirschhofer, Pat. Twp. \$1,750
- P.C. COLE ux to J.F. Zebley Jr. ux, Industry \$3,700
- A.J. KOTUN to C. Ceccarelli, Center Twp. \$2,750
- E.R. NALLI al to E. Nalli ux, Center Twp.
- B. TURNER al to S.D. Staub al, Amb. \$400
- IN AND OUT HOUSING al to S.L. Stevens al, Amb. \$1,150
- M.J. MCKIM al to R.L. Haskins, B.F. \$920
- R.C. REDMOND ux to C. Gum ux, Brigh. Twp. \$4,210
- R.L. BENDEN TRUST al to B.C. Covalt ux, West Mayfield
- W.D.C. GLASSER to D.F. Crivelli, Economy \$1,670
- V. SAYRE to T.R. Sayre ux, New Sew. Twp.
- J. YURKEW JR. to Yurkew Trust al, New Sew. Twp.
- PETRO TRUST al to A.A. Petro, Aliq.
- C.A. WOJANIS ux to B.F. Sportsmen's Assn., So. Beaver Twp. \$150
- E.G. GRAW to N.P. Gross, Hope. Twp. \$1,440
- V.G. MCWITHEY to V.G. McWithey al, Frank. Twp.
- M.G. CICONI to N.P. Barksby ux, Center Twp. \$2,469
- R.C. LIN al to M.J. Murray, Midland \$750
- A. DESALLE al to J. Gresick ux, Harmony Twp. \$1,250
- N.G. LITTELL to N.G. Littell al, Brigh. Twp.
- H.A. ZUPSIC ESTATE al to W. Meyers ux, Darl. Twp. \$450
- M. POTOCZNY ESTATE al to R. Royal al, Hope. Twp. \$1,760
- J. CATANZARITA to J.I. Mitchell ux, Industry \$1,800
- A.R. ADAMS to K. Jennings al, Chip. Twp. \$1,200
- A.T. POURNARAS to Biomy Real Estate, Amb. \$1,100
- ADL20 ENTER. al to Outta the Park Ren., Brigh. Twp. \$1,430
- C. BARKLEY al to S.R. Pfeuffer al, Daugh. Twp. \$1,349
- R.G. COLBERT ux to J.W. Fontaine ux, Chip. Twp. \$110
- N.G. JUBA to C.G. Juba, Ohioville
- Y. SHETTY to S.D. Kopp ux, Brigh. Twp. \$685
- M.J. WAGNER al to M.J. Wagner ux, Ohioville
- F.W. PAGANI JR. to A.J. Chico, New Galilee \$1,240
- S.A. MASCHER al to R.J. Briggs ux, Chip. Twp. \$1,325
- C.A. CASPER to C.L. Ward, Center Twp. \$1,220
- K.A. LIVELY al to K.A. Lively al, Hope. Twp.
- M.E. HILL III al to M.K. Santilli, East Roch. \$364.32
- R. BURNS al to L.L. Lavan al, Monaca \$1,199.99
- L. GENTLE to S.K. Hunter ux, Hanover Twp. \$5,050
- CASSIE LLC to D&J Prem. Prop. and Rentals, Pat. Twp. \$970
- C.M. CAPUTO al to K.A. Trafford, Center Twp. \$3,500
- M.E. KREMMELE to V.A. Malack al, Chip. Twp. \$1,320
- A.M. DEDOMINICIS to A.A. DeDominicis III, Conway
- D. SANTIA ESTATE al to A.J. Santia ux, Aliq.
- A. MILLER to J. Casto, Roch. Twp. \$800
- C.J. MERSING BY TAX CLAIM to P. Snyder, Roch. \$142.41
- R.E. KAUFFMAN ESTATE al to W.D. Hart ux, No. Sew. Twp.
- SOUND THE ALARM MINIST. BY TAX CLAIM to K. Pittari, Aliq. \$72.72
- J.T. BRANTLEY ux to J. Spiker, Frank. Twp.
- H.M. DAVIS III ux to H.M. Davis III al, New Sew. Twp.
- J.A. SALVADOR to J.A. Salvador al, Big Beaver
- J.D. HALL to J.D. Hall al, Frank. Twp.
- SOUND THE ALARM MINIST. BY TAX CLAIM to K. Pittari, Aliq. \$72.72
- B.R. THALMANN al to R.M. Weihaus, Frank. Twp. \$2,450
- CARTUS FIN. CORP. to K.W. McKnight, Brigh. Twp. \$5,350
- 46<sup>TH</sup> TRUST #3302 al to Good Stewards Holdings, Pul. Twp. \$300
- J. FREDERICK BY SHERIFF al to Wintrust Mtg., Amb.
- S.N. SHAFFER BY SHERIFF al to Nationstar Mtg., Hope. Twp.
- P.F. HANEY ESTATE BY SHERIFF al to Wells Fargo Bank, Chip. Twp.
- T.J. BARISH to A.C. Little, Aliq. \$1,000
- ZOKAITES PROP. al to Mascio Trust al, Economy \$4,250
- D.L. HERBERT to M. Sheldon al, No. Sew. Twp. \$1,495.87
- M. VUKOVCAN al to M. Vukovcan, Chip. Twp.
- T.M. TYLENDAL to J.A. Arbogast ux, Harmony Twp. \$1,999
- H.F. KATUS ESTATE al to F. Sterner al, Hope. Twp. \$1,600
- REN. HOME EQUITY LOAN TRUST al to Monroy Prop. Rentals, Amb. \$613
- K.J. MALONEY to H.E. McDonald, White Twp. \$800

## Beaver County Legal Journal

- D.L. BROWN ESTATE al to B.R. Dye al, Hanover Twp.  
L.A. JAROVICH to Edgewater Prop., N.B. \$1,170  
D. PETERS to D. Peters al, Economy  
M.B. GEDDES al to M.B. Geddes, Hope. Twp.  
J. VANCISE-KUMMER al to M.K. Wedge, Harmony Twp. \$1,750  
R.M. SOOS to L.A. Rosenstell ux, Monaca \$1,265  
C.M. CABLE al to C.M. Cable, Center Twp.  
LAIRD BLDRS. INC. to D. Sealock, Hope. Twp. \$3,750  
J. BURGUNDER to V. Rubinstein, So. Heights \$800  
J.A. ALVARADO al to M.A. Petrell, Aliq. \$1,370  
A. TURBISH ESTATE al to RP Homes 2, Monaca \$1,664  
L.A. LEONE al to M.J. Misco Jr. ux, Center Twp. \$4,205  
N.C. WEAVER to N.C. Weaver ux, Greene Twp.  
M.K. PALUMBO al to F.E. Palumbo ux, N.B.  
D'ATRI INC. al to Jones Estates Knobvue PA, New Sew. Twp. \$43,478.25  
D. D'ATRI al to Jones Estates Forest Brook PA, New Sew. Twp. \$56,521.75  
P.M. ZITER to P.M. Ziter ux, New Sew. Twp.  
D.C. BLACK ux to D.M. Black, New Sew. Twp.  
E. HOLLER to A. Littell al, B.F. \$1,240  
B.R. HESSELSON to K.A. Davis, Brigh. Twp. \$1,880  
R. ALLISON BY SHERIFF al to Elmm Enter., Aliq. \$1,124.13  
C.P. MCCOY BY SHERIFF al to Comm. Loan Serv., Greene Twp.  
C. TRITT JR. BY SHERIFF ux to MCLP Asset Co. Inc., Center Twp.  
C. NEMETH al to B. Gross, West Mayfield  
K.N. TRAVIS ESTATE al to M. Major ux, Economy
- MORTGAGES**
- J. BRIERLEY to Dollar Bank, Harmony Twp. \$10,000  
N. RIDGWAY to Dollar Bank, Brigh. Twp. \$50,000  
S.K. LEFES to First Na. Bank, Center Twp. \$50,000  
D.C. SWARTZ to BVFCU  
D.K. BENNER ux to Union Sav. Bank, Darl. Twp. \$47,450  
E.N. REDDICK to Huntington Na. Bank, Aliq. \$56,000  
D.C. SWARTZ al to BVFCU, White Twp. \$72,750  
D.N. SILOFAU al to Amerisave Mtg. Corp., Hope. Twp. \$144,750  
K.A. GREHL to Rocket Mtg., Beaver \$175,475  
J.A. FORREST al to Wesbanco Bank Inc., Center Twp. \$200,000  
K.L. WILLIAMS to Home Point Fin. Corp., Aliq. \$147,184  
D. DIBACCO al to Brentwood Bank, Monaca \$60,000  
J.M. ROBERTS ux to Freedom Mtg. Corp., Brigh. Twp. \$191,214  
D. DIBACCO al to Brentwood Bank, Monaca \$40,000  
J.D. MACKRELL to Guaranteed Rate Affinity, No. Sew. Twp. \$135,009  
J. KRIZAN al to US Bank, Chip. Twp. \$126,000  
C. MAMONE to Nationstar Mtg., Beaver \$111,000  
S.A. LAVRUSKY ux to PA Equity Res. Inc., Roch. Twp. \$113,600  
C.M. BACORN to Citizens Bank, So. Beaver Twp. \$356,250  
A.C. TOMAYKO JR. ux to Dollar Bank, Frank. Twp. \$55,200  
A.C. TAYLOR al to Brentwood Bank, No. Sew. Twp. \$59,000  
K.F. KIRCHHOFFER to First Home Mtg. Corp., Pat. Twp. \$169,750  
R.J. CUTLIP ux to PNC Bank, Center Twp. \$315,000  
V.A. GOLLETTI to Secr. of HUD, Aliq. \$15,451.65  
J.F. ZEBLEY JR. ux to Guaranteed Rate Affinity, Industry \$200,000  
M.E. KRYDER ux to JLB Corp., Brigh. Twp. \$163,000  
J.P. WERNER ux to PNC Bank, Economy \$939,000  
J.J. PATTERSON ux to JLB Corp., Ohioville \$224,000  
D.H. ALEXANDER ux to Wesbanco Bank Inc., Hope. Twp. \$250,000  
S.L. STEVENS al to US Bank, Amb. \$116,161  
J.J. KOACH ux to Huntington Na. Bank, Frank. Twp. \$108,000  
E.A. GEISEL to Huntington Na. Bank, No. Sew. Twp. \$54,600  
T.S. HUNTER ux to Mercer Co. State Bank, Economy \$146,000  
C.A. FOEKS al to Huntington Na. Bank, Chip. Twp. \$184,000  
R.L. HASKINS to Guaranteed Rate Affinity, B.F. \$76,800  
C. GUM ux to Howard Hanna Mtg. Serv., Brigh. Twp. \$378,900  
RHO NU SIGMA al to Kiavi Funding Inc., Aliq. \$56,000  
D.P. PIRELLA to Wesbanco Bank Inc., Pat. Heights \$125,000

## Beaver County Legal Journal

- B.A. MAGNOTTA al to West-Aircomm FCU, Center Twp. \$82,400
- D. FICARRI III ux to Century Heritage FCU, Hanover Twp. \$36,629.61
- D.F. CRIVELLI to Citizens Bank, Economy \$163,975
- E.E. MILLER ux to Wesbanco Bank Inc., Economy \$75,000
- B.T. LODOVICO to Amerisave Mtg. Corp., Chip. Twp. \$124,763
- M.C. LISANTI ux to Secr. of HUD, Freedom \$7,778.04
- N.P. GROSS to Princeton Mtg. Corp., Hope. Twp. \$136,800
- J.L. KNIGHT al to Rocket Mtg., N.B. \$128,000
- W.F. WHITE JR. ux to Keybank, New Sew. Twp. \$185,000
- M.B. BOGGS ux to New Alliance FCU, Chip. Twp. \$250,000
- L.B. MATHESIUS to New Alliance FCU, Beaver \$40,000
- K.J. MAHONEY ux to Clearview FCU, New Sew. Twp. \$100,000
- M.C. DOYLE al to Dollar Bank, So. Beaver Twp. \$62,000
- C.A. KESLAR al to Dollar Bank, Harmony Twp. \$170,000
- N.P. BARKSBY al to Loan Cabin Inc., Center Twp. \$242,427
- M.J. MURRAY to Wesbanco Bank Inc., Midland \$71,250
- J. GRESICK ux to Rocket Mtg., Harmony Twp. \$118,750
- C. YOUNG al to PNC Bank, New Sew. Twp. \$100,000
- S.P. MATOKOVICH to Secr. of HUD, Hope. Twp. \$14,184.40
- B.J. MILLER to First Heritage Mtg., Economy \$244,000
- K.J. LIBERT to West-Aircomm FCU, West Mayfield \$45,000
- J. ROYAL ux to PNC Bank, Hope. Twp. \$140,800
- D.L. MITCHELL al to Freedom Mtg. Corp., Industry \$176,027
- K. JENNINGS al to Mtg. Research Cntr., Chip. Twp. \$96,000
- BIUMY REAL ESTATE al to Huntington Na. Bank, Amb. \$123,000
- S.R. PFEUFFER al to Sail Mtg. Corp., Daugh. Twp. \$136,262
- C.G. JUBA to GCU, Ohioville \$118,400
- R.R. WAGNER al to Carrington Mtg. Serv., Ohioville \$130,240
- A.J. CHICO to Citizens Bank, New Galilee \$119,861
- M.G. HOLSINGER ux to JPMorgan Chase Bank, No. Sew. Twp. \$119,800
- C.L. WARD to Rocket Mtg., Center Twp. \$115,900
- J. BENNETT ux to CFSBANK, Marion Twp. \$333,420
- R.E. LIVELY ux to NEWREZ, Hope. Twp. \$119,800
- E. WETZEL al to Wells Fargo Bank, Brigh. Twp. \$207,000
- H. HAMRICK al to Victorian Fin., Monaca \$117,825
- S.K. HUNTER al to Fairway Indep. Mtg. Corp., Hanover Twp. \$252,500
- K. TRAFFORD al to Guaranteed Rate Affinity, Center Twp. \$332,500
- T.W. JURKOWSKI al to Evansville Teachers FCU, Chip. Twp. \$92,400
- J. CASTO to Hollard Mtg. Advisors, Roch. Twp. \$78,551
- HPG PA DARL. al to Oxford Fin., So. Beaver Twp. \$140,000,000
- J. SCOTT to Secr. of HUD, Monaca \$19,559.50
- GOOD STEWARDS HOLDINGS al to Rehab Fin. Group, Pul. Twp. \$85,000
- J.F. ARNDT ux to West-Aircomm FCU, Brigh. Twp. \$85,000
- S.R. FRITZ ux to Allegent Comm. FCU, Hope. Twp. \$22,000
- T.L. COLLINS to Secr. of HUD, Aliq. \$2,875.30
- K.J. PARSONS al to Citizens Bank, Amb. \$50,000
- J.M. SMITH al to Quicken Loans, No. Sew. Twp. \$237,400
- R.W. DAVIS to Flagstar Bank, Roch. \$110,000
- A.C. LITTLE to Union Home Mtg. Corp., Aliq. \$98,188
- A.C. LITTLE to PA Housing Fin. Agency, \$5,000
- MASCIO TRUST al to Holland Mtg. Advisors, Economy \$165,000
- A.K. SEBASTIAN ux to Brentwood Bank, Beaver \$305,000
- L.L. EQUIZI al to Crosscountry Mtg., Center Twp. \$181,000
- M. VUKOVCAN to Wesbanco Bank Inc., Chip. Twp. \$249,500
- M. VUKOVCAN to Wesbanco Bank Inc., Chip. Twp. \$39,500
- J.A. ARBOGAST ux to PA Equity Res. Inc., Harmony Twp. \$189,905
- J. FLOOK to Secr. of HUD, Monaca \$3,983.01
- F.J. SANTILLI ux to West-Aircomm FCU, Hope. Twp. \$65,000
- H.A. MCDONALD to Devel. Mtg. Co., White Twp. \$80,808
- B. EDGER al to S&T Bank, N.B. \$93,600
- M.K. WEDGE to Citizens Bank, Harmony Twp. \$166,250
- C.M. CABLE to Fifth Third Bank, Center Twp. \$65,000

## Beaver County Legal Journal

- D. SEALOCK to PA Equity Res. Inc.,  
Hope. Twp. \$281,250
- M.A. PETRELL to Crosscountry Mtg.,  
Aliq. \$134,518
- M.J. MISCO JR. ux to Union Home Mtg.  
Corp., Center Twp. \$399,475
- F.E. PALUMBO ux to Mtg. Electr. Reg.  
Systems, N.B. \$120,591
- E. PERRONE ux to Secr. of HUD,  
Center Twp. \$55,074.44
- N.L. PIERI al to PNC Bank,  
Big Beaver \$170,000
- L.A. PHILLIPS al to American Fin. Corp.,  
Homewood \$207,000
- A.E. SICKELER al to PNC Bank,  
Hope. Twp. \$138,000
- S.M. DUGAN ux to Nationstar Mtg.,  
Amb. \$91,500
- K.S. TAYLOR al to First Cmwth. Bank,  
Beaver \$104,400
- M.W. RUDGE ux to Citizens Bank,  
Economy \$190,000
- C. MCHALE ux to Wesbanco Bank Inc.,  
No. Sew. Twp. \$61,000
- A. HUNTER to West-Aircomm FCU,  
Roch. \$78,000
- M.F.B. SMITH al to Huntington Na. Bank,  
Bridgewater \$64,500
- J.C. MARTINELLI to Huntington Na. Bank,  
Beaver \$113,996.10
- L.A. KRISO al to Wesbanco Bank Inc.,  
Center Twp. \$20,000
- A.L. WALKER to Huntington Na. Bank,  
Frank. Twp. \$177,389
- T.J. COOK ux to Huntington Na. Bank,  
Brigh. Twp. \$174,389
- V. HENLEY al to West-Aircomm FCU,  
Daugh. Twp. \$50,000
- K.S. WHITELOCK to R-S Bellco FCU,  
B.F. \$25,959.10
- D.M. BLACK to Wesbanco Bank Inc.,  
New Sew. Twp. \$96,000
- A. LITTELL al to PA Equity Res. Inc.,  
B.F. \$121,754
- K.A. DAVIS to Flagstar Bank,  
Brigh. Twp. \$196,969
- M.K. SHIREY al to Wesbanco Bank Inc.,  
Frank. Twp. \$228,600
- G.T. VEDRO to Victorian Fin.,  
Center Twp. \$146,250
- G.M. TAYLOR to First Cmwth. Bank,  
Beaver \$250,000
- M.K. GONCZI al to NEWREZ,  
Center Twp. \$138,400
- J.L. HART JR. ux to Wesbanco Bank Inc.,  
No. Sew. Twp. \$100,000
- C.A. MORRIS ux to Friendly FCU,  
Center Twp. \$88,606.96
- K.A. ANDERSON to Friendly FCU,  
Center Twp. \$44,480.45
- T.W. ALLISON JR. to Friendly FCU,  
Rac. Twp. \$80,000.96
- J. MENGON al to PNC Bank,  
Roch. Twp. \$200,000
- D.L. CICCONE ux to USX FCU,  
Monaca \$75,000
- D. SHOAF JR. ux to Amerisave Mtg. Corp.,  
Center Twp. \$199,000
- T. YOUNG al to Citizens Bank,  
Hope. Twp. \$208,000

**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 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/beavercountypasherrifffsales>

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 situated 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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Beaver County Legal Journal  
788 Turnpike Street  
Beaver, PA 15009