

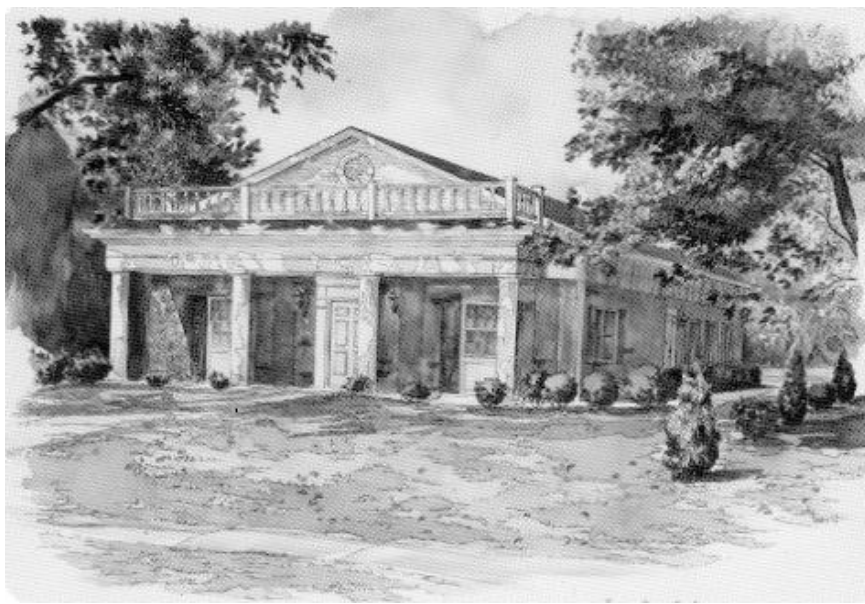
# *Beaver County Legal Journal*

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

Vol. 76

January 29, 2022

No. 5



*Established March 25, 1939*

## **BEAVER COUNTY BAR ASSOCIATION**

788 Turnpike Street, Beaver, Pennsylvania 15009

### MEMORIAMS

The Honorable Peter O. Steege

**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**

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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 IX  
Docket Entries . . . . . Page XI  
Deeds/Mortgages . . . . . Page XII  
Sheriff Sale . . . . . Page XV

**COURT CALENDAR**

Judicial Juvenile Hearings . . . . . January 31  
Civil Case Management Conference . . . . . January 31  
Praecipe for Argument Court, Last Day for Filing . . . . . February 1  
Status Conferences . . . . . February 2  
Suppressions . . . . . February 2  
Argument Court . . . . . February 2  
Sheriff’s Real Estate Sales, Sale Date . . . . . February 2  
Judicial Juvenile Hearings . . . . . February 3  
PFA . . . . . February 4

**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](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.*

**THE HONORABLE PETER O. STEEGE,  
JUDGE OF THE COURT OF COMMON PLEAS  
OF BEAVER COUNTY**

Judge Peter O. Steege, 88 of Monaca, passed away December 8, 2021 at Concordia, Villa St. Joseph, Baden, Pennsylvania.

Born November 9, 1933 in Hartford, Connecticut, he was a son of the late Otto and Cecelia Grace Steege. Judge Steege graduated from Wesleyan College, MA, and the University of Chicago Law School. He served as a Common Pleas Court Judge from 1986 to 2003, at which time he became Senior Judge. He was a member of the Park Presbyterian Church, Beaver and was a member of the Pennsylvania Bar Association and member and past President of the Beaver County Bar Association. He had been a former President and Board Member of the Medical Center, Beaver, was a former President and Board Member of Southwestern Pennsylvania Commission, was a Faculty Advisor of the National Judicial College, Pennsylvania Society, and had been a member of the Rochester Elks.

As an attorney prior to being elected to the Beaver County Bench in 1986, Judge Steege was active in the Beaver County Democratic Party and was a successful and well-respected lawyer, representing various Boards, Institutions and Authorities in Beaver County.

As a Judge he was known to be a strict adherent to rules of decorum and demanded respect to all in the courtroom, while being sympathetic and understanding where it was warranted. Judge Steege entered Senior Judge status in 2003 and subsequently retired after a distinguished career.

He is survived by his wife of nearly 47 years, Betty K. Steege, a son, Andrew (Karen) Steege, Charlotte, North Carolina; 2 daughters, Carin (James) Baker, Ohioville, and Jane Steege, Monaca, Pennsylvania; 2 step daughters, Elizabeth (Edward) Lindsay, Palm Springs, California, and Trilby (Mark) Reehl, New Brighton, PA; a sister, Janice (Richard) Russo, San Francisco, CA; 4 grandchildren, Jessica Timulak, Emily (Will) Toman, Mathew Adams, and Elizabeth (Justin) Prentice; along with great-grandchildren, Brandon Meyer, Owen Timulak, Paislee and Jace Prentice, Maddox and Paxon Huot, and Henry and Sawyer Toman. In addition to his parents, Judge Steege was preceded in death by his first wife, Anne Steege in 1974, and tragically, by his young son, Everett Steege in 1971.

**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 **February 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**

Lois J. Walker  
Ruth A. Wilder  
Donna J. Harker  
Adele Biller

**ACCOUNTANT**

Suzanne M. Cadamore  
Tim Finn  
Wendy L. Harker  
Robert Biller

**ATTORNEY**

Raymond C. Vogliano  
Tim Finn  
Gregory S. Fox  
Craig Wynn

jan. 29, feb. 5

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**NEW LEGAL NOTICES**

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**NOTICE**

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 1/19/2022, with respect to a proposed nonprofit corporation, **Lincoln Park Properties, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 935 Ohio Ave., Midland, PA 15059. A brief summary of the purpose or purposes for which said corporation is organized is: operation and management of charter schools and for any other lawful purpose.

jan. 29

**Notice for Publication**

In the Court of Common Pleas of Beaver, Orphans' Court Division, Estate of John W. Downey, deceased, Case No. 2021-01515: notice is given that Jonathan W. Downey a Petition to terminate the interests of the heirs and devisees of John W. Downey, deceased, in the real estate denominated 814 Mulberry Street Rear, Beaver, Pennsylvania 15009 and to determine that fee simple title is vested in Jonathan W. Downey. If no exceptions to the Petition are filed, Jonathan W. Downey will seek an Order adjudging that John W. Downey's title is vested in Jonathan W. Downey.

jan. 29, feb. 5, 12

**In The Court of Common Pleas Of Beaver County, Pennsylvania, No. 10848-2021**

**Thomas W. Baumann, Plaintiff v. Willow Thomas & Rob Shiring d/b/a Shiring's Construction, Defendants**

**Notice to: Willow Thomas**

Willow Thomas, you have been named as a defendant in a civil action instituted by Plaintiff Thomas W. Baumann against you in this Court. Plaintiff alleges in the Complaint that Plaintiff purchased from you a property located at 436 Clay Street, Rochester, PA in June of 2019. Plaintiff further alleges you agreed to waterproof the basement due to water leakage but did not fix the water leakage. Plaintiff claims that you are breach of the contract and should have to pay damages for repairs. Plaintiff has sued you under a theory of breach of contract, fraudulent and negligent misrepresentation, and violations of the Unfair Trade Practices and Consumer Protection Law.

You are hereby notified to plead to the Complaint in this case, of which the above is a brief summary, within twenty days from the date of publication.

**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.**

## Beaver County Legal Journal

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 Association  
788 Turnpike Street  
Beaver, PA 15009  
(724) 728-4888**

<http://bcba-pa.org/lawyer-referral-service/>

jan. 29

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Beaver County Bar Association  
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Beaver, PA 15009**

**Telephone Number: 724-728-4888**  
<http://bcba-pa.org/lawyer-referral-service/>

jan. 29

IN THE COURT OF COMMON PLEAS OF  
BEAVER COUNTY, PA  
MORTGAGE FORECLOSURE  
CASE NO.: 2021-11655  
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, Defendants.

TO: ALL THE UNKNOWN HEIRS  
OF MARY LOUISE BORRO

On December 9, 2021, Plaintiff filed a  
Complaint in Mortgage Foreclosure against  
you in the Court of Common Pleas of Beaver  
County, PA docketed at Case No. 2021-11655  
to foreclose Plaintiff's mortgage and sheriff's  
sale the property located at 717 13th Street,  
Conway, PA 15027, which you inherited from  
Mary Louise Borro, deceased, by intestate  
succession.

### 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.**

### NOTICE

Regis L. Benden Living Trust

The assets of the trust known as the Regis L.  
Benden Living Trust created by Regis L.  
Benden, late of the Borough of West  
Mayfield, are being distributed by the Succes-  
sor Trustee of the trust. All persons having  
claims or demands against the estate of Regis  
L. Benden or against the Regis L. Benden  
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.

Howard M. Benden, Successor Trustee  
c/o Robert J. Campbell, Esquire  
650 Corporation Street, Suite 201  
Beaver, PA 15009

jan. 29, feb. 5, 12



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**LEGAL NOTICES**

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**NOTICE**

The Richard E. and Martha D. DeBerry Living Trust Agreement, Dated December 10, 1997

Notice is hereby given that the settlors of the trust referred to above have 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:

Kim Richard DeBerry  
c/o 150 Pleasant Drive, Suite 101  
Aliquippa, PA 15001  
Michael W. Nalli, Atty.

Nalli, Elias & Associates, PC  
By: Michael W. Nalli, Esquire

jan. 15, 22, 29

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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**

JULIA DEMARCO, late of Beaver. Romeo DeMarco, Executor, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

SHIRLEY A. DEPP, late of Marion Township. Susan A. Depp and John A. Depp, Co-Executors, c/o 235 Ridge Road, New Brighton, PA 15066. Robert W. Galbraith, Atty.

ARTHUR J. FISHER, late of the Borough of Baden. Alexandra Riley, Administrator, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

DORIS M. INGRAM, late of the City of Aliquippa. Chris L. Ingram, Sr., Administrator, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

RUTH ELLEN KAUFFMAN, a/k/a RUTH ELLEN MCDANEL, late of North Sewickley Township. Warren D. Hart, 158 Shadyrest Road, Ellwood City, PA 16117 or Charlene Sundgaard, 3545 Fox Chase Drive, Imperial, PA 15126, Co-Executors. Gregory S. Fox, Atty.

MICHELE MASTRAMICO, late of the Township of Hopewell. Michael Mastramico & Philip Mastramico, Co-Administrators, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

MARY P. MATTHEWS, a/k/a MARY MATTHEWS, late of Beaver Boro. Debora M. Keefer, Executrix, c/o McNeese, Autenreith, Rackley & Walker, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

ELEANOR M. MCCANNA, a/k/a ELEANOR MAY MCCANNA, late of Daugherty Township. E. Stephen McCanna, Executor, 58 Mt. Pleasant Road, Amherst, VA 24521. Glenn A. Smith, Atty.

CAROLINE MCDERMOTT, a/k/a CAROLINE S. MCDERMOTT, late of Chippewa Township. Holly Ann Kovacevic, Executrix, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

CONSTANCE MILLMAN, late of the Township of Hopewell. John Robert Millman, Jr., Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

WILLIAM EDWARD SAMUELS, a/k/a WILLIAM SAMUEL, a/k/a WILLIE SAMUEL, a/k/a WILLIAM E. SAMUEL, late of Aliquippa. Gwendolyn Marie Lindsey, Executrix, P.O. Box 89, Aliquippa, PA 15001. Robert J. Taylor, Atty.

JAMES RICHARD SMITH, a/k/a JAMES R. SMITH, late of the Township of Brighton. James Richard Smith, Jr., Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

MAXINE ELIZABETH WALLACE, late of Hopewell Township. Paul Wallace, Executor, 6210 Regency Drive, Aliquippa, PA 15001. Michele P. Conti, Atty.

GERTRUDE ZAVOLTA, late of Rochester Township. Paul C. Zavolta, Executor, 745 McLean Street, Rochester Township, PA 15074. Amy D. Rees, Atty.

**2nd Publication**

VICTOR ALLEGO, late of Baden Borough. Joann Bozigar, Administratrix, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

WILMA J. ALSPACH, a/k/a WILMA ALSPACH, late of Hopewell Township. Karl Alspach, Administrator, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

KELLY BOOKER, JR., late of Ambridge. Kelly D. Booker, III, 747 East Warrington Avenue, Pittsburgh, PA 15210 or Jordan Booker, 314 Knoedler Road #4, Pittsburgh, PA 15236, Co-Executors.

ALBERT CAMP, late of the Borough of Rochester. W. John Rackley, Executor, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

NICK CEKORIC, JR., late of Center Township. Nicholas Michael Cekoric, Executor, c/o Gianni Floro, Esquire, 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108. Gianni Floro, Atty.

GAYE E. DAVIS, a/k/a GAYE E. BARBER, late of the Borough of New Brighton. James Leroy Barber, Executor, c/o Chad F. McMillen, Esquire, 2131 Broadhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

THEODORE C. DINELLO, late of the City of Aliquippa. Vicki Crowe, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

OGNIAN HRISTOV, late of Beaver Falls. Laila Nabulsi, Administratrix, c/o James R. Fenchel, II, Esquire, 472 Constitution Blvd., New Brighton, PA 15066. James R. Fenchel, II, Atty.

RAYMOND LLOYD JONES, late of Aliquippa. Sherbanu Jones, Administrator, 4530 West Thunderwood Cir., Fresno, TX 77545. Alexandra McCluskey, Atty.

JACKIE L. KEITH, a/k/a JACK L. KEITH, late of Freedom. Catherine Keith, Administratrix, 355 Springer Road, Freedom, PA 15042. Robert J. Taylor, Atty.

GEORGE SAVAGE, a/k/a GEORGE RONALD SAVAGE, late of Center Township, Matthew Troy Savage, Executor, c/o Nalli, Elias & Associates,

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

MATTIE L. SMITH, a/k/a MATTIE LEE SMITH, late of the Borough of Ambridge. Mary Frances Cloud, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DOROTHY N. SPOA, late of North Sewickley Township. Debra L. Spoa, Executrix, 134 Jackson Drive, Ellwood City, PA 16117. Edward P. Wojnarowski, Jr., Atty.

BEVERLY A. TODD, late of Franklin Township. Kimberly Bushman, Executrix, 207 Locust Terrace, Ellwood City, PA 16117. Edward Leymarie, Jr., Atty.

**3rd Publication**

HENRY G. BELICH, a/k/a HENRY BELICH, late of Raccoon Township. Ben E. Belich, Executor, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

CARL E. BLACKBURN, SR., late of Rochester Township, New Brighton. Carl E. Blackburn, Jr., Executor, 112 Delete Street, Harvest, AL 35749.

BARBARA A. BOSANAC, a/k/a BARBARA BOSANAC, late of the Borough of Economy. Susan J. Palombo, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

JEAN BOSANAC, a/k/a JEAN M. BOSANAC, late of the Township of Harmony. Susan Palombo, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

ANTOINETTE M. CRISANTI, late of the Township of Hopewell. Bartholomew R. Crisanti, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

RICHARD J. DZVONAR, a/k/a RICHARD DZVONAR, late of the Township of Center. Jessica Magnotta, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

DONALD K. MATTERN, a/k/a DONALD KARL MATTERN, late of Darlington Township. Marian C. Mattern, Executrix, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

KENNETH F. PALMER, a/k/a KENNETH FRANK PALMER, late of the City of Aliquippa. Lisa Kotun, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

CYNTHIA LYNN PANTALEO, a/k/a CYNTHIA L. PANTALEO, late of the Township of Raccoon. Mary Quinn, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

LORRAINE E. PEARSON, late of the Township of Patterson. Trevor J. Pearson, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

VIRGINIA TOBIAS, late of Independence Township, City of Clinton Debra L. Yoder, Executrix, 121 Shagas Lane, Oakdale, PA 15071. Frederich E. Liechti, Atty.

KAREN L. YOUNG-TEMPLE, a/k/a KAREN LEE TEMPLE, late of the Township of Brighton. Adrienne G. Miller, Executrix, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

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**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**

PATRICK KELLIE CLECKLEY from Jessica Lynn Cleckley, 20231-16

KELSEY GEARY from Brock Geary, 20231-21

HANNAH DIRENZO from Travis Fuller, 20295-21

NATALIE RAE PILARSKI from Douglas Alan Pilarski, 20346-20

ANNE SINCLAIR GOODMAN from Harold G. Shapera, 20294-21

JOCELYN PLUM from Jacob Plum, 20145-21

**DIVORCE DOCKET**

TERRY R. ROSINSKY vs Malia I. Rosinsky, 20407-21-R.A. Banks

ELIZABETH ANN HINKES, a/k/a vs David Mark Hinkes, 20408-21-Self

VINCENT NASSER vs Breann Nasser, 20409-21-N.M. Feldman

ANDREW D. CHIPS vs Nina E. Oswald, 20410-21-T.O. Vreeland

JAMES E. HALEY vs Michelle L. Haley, 20411-21-T.J. Mitko

**APPEARANCE DOCKET**

TOW-TEGRITY INC. al vs Eugene Langer, 11619-21-Other-G.R. Fedeles

TOW-TEGRITY INC. al vs Viacheslav Khavela, 11620-21-Other-G.R. Fedeles

CURT HARTMAN vs PA State Police, 11621-21-Other-J.P. Myers

TERRY SEMPF vs Jake Hohn, 11622-21-Landlord/Tenant Dispute-J.M. Budicak

LITTLE GIRAFFE 2020 vs Chad Thumm al, 11623-21-Ejection-L.R. Demosky

JAMES J. BOYUK JR. vs Petrochem Insul. Inc., 11624-21-Other-T. Conboy

TAX CLAIM BUREAU OF B.C., 11625-21-Other-J.K. Willis

TAX CLAIM BUREAU OF B.C., 11626-21-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 11627-21-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 11628-21-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 11629-21-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 11630-21-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 11631-21-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 11632-21-Other-Law Dept.

BEE MAC LOGISTICS vs CRT Express Inc., 11633-21-Other-D.B. McLane

PORTFOLIO REC. ASSOC. vs Jasmine Jones, 11634-21-Debt Collection-G.J. Babcock

SPRING RUN APTS. vs Amorii Cleckley, 11635-21-Landlord/Tenant Dispute-J.T. Olup

AMERICAN EXPRESS NA. BANK vs William Calvin al, 11636-21-Debt Collection-R.K. Dhanda

MARY A. WARREN al vs Penn Central Corp. al, 11637-21-Other-H.A. Tutton

AMERICAN EXPRESS NA. BANK vs Gregory Lukas, 11638-21-Debt Collection-M.R. Lipinski

AMERICAN EXPRESS NA. BANK vs Casey Steckman, 11639-21-Debt Collection-T.J. Nolan

THOMAS MOSCONI al vs Pamela S. Collins al, 11640-21-Other-J.M. Budicak  
CAVALRY SPV I vs Josef Harvan, 11641-21-Debt Collection-D.J. Apothaker  
CAVALRY SPV I vs Regis Corrie, 11642-21-Debt Collection-D.J. Apothaker  
BOBBI KOVACIC vs Robert Sessum al, 11643-21-Motor Vehicle-K.G. Fawcett  
WILMINGTON SAV. FUND SOCIETY al vs Joann C. Smith, 11644-21-Mortgage Foreclosure-C.A. Nixon  
HOUSING AUTH. OF B.C. vs Mathew Cozart, 11645-21-Landlord/Tenant Dispute-G.A. Verlihay  
MYRON R. SAINOVICH vs Sherry Slem Sainovich al, 11646-21-Other-C.E. Wynn  
MISSY DOBSON vs Com. of PA, Dept. of Transp., 11647-21-Civil Appeals-Self  
SCOTT CZAMBEL vs Jessica Chambers, 11648-21-Custody/Visitation-S.L. Ruppert  
SCOTT CZAMBEL vs Jessica Chambers, 11649-21-Other-S.L. Ruppert  
BRENDA GARRETT vs PRV Assoc. al, 11650-21-Other-J.M. Budicak  
MINDY FOGLE al vs Kevin W. Jones al, 11651-21-Motor Vehicle-K.M. Tocci  
COM. OF PA, DEPT. OF TRANSP. vs Terri Lynn Malec, 11652-21-Civil Appeals-J.T. Mahady  
AARON CAPLINGER vs Premier Prop. Manag. Serv. Inc., 11653-21-Civil Appeals-Self  
THOMAS E. RENZO JR. vs April Foringer, 11654-21-Custody/Visitation-Self  
NORTHWEST BANK al vs Janet M. Pacak al, 11655-21-Other-G.W. Darr  
JEFF SMITH al vs Hailey Smith al, 11656-21-Custody/Visitation-J.M. Spratt  
ALLEN FREEMAN vs Kyahna Tucker, 11657-21-Custody/Visitation-Self  
APRIL JEAN GELSTON vs Joseph Paul Feltes Jr., 11658-21-Custody/Visitation-A. Yetzer  
BARBARA MCGEARY vs Victoria Milliken al, 11659-21-Motor Vehicle-R.D. Rojas  
BANK OF AMERICA vs Laura J. Vacca, 11660-21-Debt Collection-F.I. Weinberg  
BANK OF AMERICA vs Laura J. Vacca, 11661-21-Debt Collection-F.I. Weinberg  
BANK OF AMERICA vs Barbara Hopkins, 11662-21-Debt Collection-F.I. Weinberg  
MRC MACH. RENTAL vs Marich Landscaping and Excav. Inc., 11663-21-Debt Collection-M.A. Hynum  
ALYSSA BORELLI al vs Milan Vujaklya al, 211664-21-Other-S.R. Hurst  
FRED CONNER vs Eric Frisco al, 11665-21-Landlord/Tenant Dispute-Self

LARRY SALAMONE, 11666-21-Other-M.F. Santicola  
JACK J. MCNALLY JR. vs Jennifer A. Wichryk, 11667-21-Custody/Visitation-R. Canterbury/T. Spivak  
JPMORGAN CHASE BANK vs Robin Alberts, 11668-21-Debt Collection-R. Kline  
JPMORGAN CHASE BANK vs Sheila A. White, 11669-21-Debt Collection-R. Kline  
LESA MASTROFRANCESCO al vs Concordia Lutheran Min. of Pgh. al, 11670-21-Professional Liability-K.D. Edwards  
COM. OF PA, DEPT. OF TRANSP. vs Kevin Anthony Rack, 11671-21-Civil Appeals-T.J. Mahady  
COM. OF PA, DEPT. OF TRANSP. vs Brian Ross Chrystal, 11672-21-Civil Appeals-T.J. Mahady  
BOBBI LEA MCCOY vs Dennis Mitchell McCoy, 11673-21-Other-S.N. Bogarad  
CITIBANK vs Roxann Giancola, 11674-21-Debt Collection-R. Kline

**PROTECTION FROM ABUSE  
PETITIONS**

LINDSEY PRICE vs Robert Peasner, 70478-21  
KARI DREW vs Johnnie Hill Jr., 70479-21  
CHERYL ARMOUR vs Obrien Jones, 70480-21  
IZABELL FAITH MONTANI vs Kenneth Moore, 70481-21  
GABRIELLE WRIGHT vs Anthony Short, 70482-21

**DEEDS**

G.N. SINGER to K.D. Domaracki al, Hope. Twp. \$816.59  
J.F. YARIA to A.R. Burns, N.B. \$1,380  
D.O.M. LOBO al to T. Smith, Baden \$875  
J.J. BAGALINI ESTATE al to T.J. MacConnell, Hope. Twp. \$1,250  
R. KLAUS to E.L. Klaus ux, Economy  
M.C. ROKNICH to J.S. Brooks ux, So. Beaver Twp. \$1,108.98  
J.E. STEELE III ux to P.M. Steele, Monaca  
K.L. GIBSON ux to K.L. Gibson, B.F.  
BEAVER GROVE to S. Gupta al, Amb. \$800  
A.F. CROWLEY to D.A. Wasiloski, Monaca \$780  
P. CONFORTI ESTATE al to E.A. Conway al, Frank. Twp. \$1,050

## Beaver County Legal Journal

- J. HATCHER al to A.M. Dilley al, Center Twp. \$3,800
- A. ZUPANOVICH ux to A.J. Green al, Center Twp. \$2,410
- S.A. THOMAS to M. Mitchko al, Hope. Twp. \$1,380
- P.E. TISAK ux to B.M. Sardon, Amb. \$1,200
- K.L. BAKER ESTATE al to E. Angeline Jr. ux, New Sew. Twp. \$3,070
- S. MOSBY al to E.A. Johnston, Ellwood City \$262.65
- R.F. BRIECK SR. ux to R. Clear, So. Beaver Twp. \$1,720
- M.J. BLOOM to J.J. Blankenbicker al, Pul. Twp. \$1,450
- AIAC ENTER. CORP. al to C.M. Pronesti, B.F. \$1,500
- J.M. MODRO ux to J. Hall, B.F. \$250
- R. FLOOK al to Schettig Trust, N.B. \$130
- R.A. CHILDS to J.L. Barber al, Daugh. Twp. \$643.59
- A.R. FORRESTER to D.L. Hepler Jr., Aliq. \$1,350
- GENTILE TRUST al to The Ava Nina Rental Enter., Center Twp. \$43,372.29
- GENTILE TRUST al to The Ava Nina Rental Enter., Chip. Twp. \$1,318.35
- COL-FIN SPEC. STEEL II al to 100 Front St., Fallston \$5,000
- R.E. FERRY SR. ESTATE al to E. McKenna al, Economy \$1,590
- ALDRICH SHORT TRUST al to J.L.R. Short, No. Sew. Twp.
- MOSAIC DEVEL. TRAINING al to Columbia Gas of PA Inc., Center Twp. \$125,000
- T. STYFURAK al to H&H Rlty. Group, Hope. Twp. \$150
- R.L. OVERSTREET al to R.L. Overstreet, B.F.
- MIDLAND REAL ESTATE LTD. PTNRSHIP. al to K.P. Horan, Midland \$1,400
- M.N. MELKO to M.K. Dobbins, Indep. Twp. \$3,430
- NVR INC. to S.C. Haun ux, Center Twp. \$2,359.10
- C.R. HOSTLER TRUST al to 27 Ave. C, Big Beaver \$17,000
- A. STRATTON ux to J.M. Uebelacker ux, So. Beaver Twp.
- DILTS TRUST al to V.M. Dilts, Greene Twp.
- V.M. DILTS to P.J. Dilts, Greene Twp.
- D.D. BARBER ux to J. Stewart ux, Hope. Twp. \$3,120
- D.M. BUCCILLI al to MLJ Siblings Prop., Hope. Twp. \$1,400
- R.W. STUMPF JR. al to D.J. Briody al, Brigh. Twp. \$5,390
- J.L. BRUNO to I. Calendino, Center Twp.
- R.A. BAILEY ESTATE al to Garnaco Prop. Holdings, Center Twp. \$680
- T.R. RIES ux to M.S. Oakey ux, Economy \$5,075
- G.R. BUCUREN ux to T.R. Troiano, Economy \$250
- M.L. HOOTON ESTATE al to B.M. Safran, Economy \$750
- CD AND JN CONSTR. INC. to A.M. Bowser, B.F. \$970
- A.A. ROUSH to E. Grimm, Roch. \$620
- M. METZ ESTATE al to A.J. Fryer, Hope. Twp. \$140
- J.L. QUAY to Midwest Cap., Koppel \$500
- A.M. WOTJKOWSKI ESTATE al to D.A. Dicello, Hope. Twp. \$1,850
- M.F. CLOUD to Garnaco Prop. Holdings, Amb. \$350
- D. GEARHART to A.J. Pelligreno III, Marion Twp. \$2,475
- LDB CAP. to Midwest Cap., B.F. \$587.20
- J.R. MUSI al to B. Schell, Harmony Twp. \$1,212
- H. MIRKOVICH al to D.J. Barnes al, Beaver \$1,940
- CIT HOME EQUITY LOAN TRUST 2003-1 al to M. McCune ux, Baden \$460
- D.C. FIKE to M.D. Harris, Pat. Twp. \$400
- D.W. MOLTZEN to 35<sup>th</sup> St., B.F. \$760
- D. HUMPHRIES to J.J.M. DelRio, Aliq. \$21
- S.L. KINNEY al to B.C. Palmatier, Economy \$2,476
- C.L. MCCLINTON to R.J. McClinton, Chip. Twp.
- C. BURGUNDER al to BG275 Prop., Rac. Twp. \$12,550
- HUNTINGTON NA. BANK to Secr. of HUD, Amb.
- R.J. BARRE ESTATE al to D. Flick al, B.F. \$149
- BRIGHTON CHINA CO. INC. to Trails Ministries Inc., B.F. \$150
- M. GAUDINO to P.J. Laird, Hope. Twp. \$1,250
- L.A. MCBRIDE ux to J.A. Casino, No. Sew. Twp.
- J.A. CASINO to L.A. McBride ux, No. Sew. Twp.
- NVR INC. to M.S. Hartman al, Center Twp. \$2,471.85
- J.F. STICKLES ux to S. Silvan al, Amb.
- D.A. MARUCA to Church Army USA, Aliq. \$148.47
- J.K. FORD to J.K. Ford, So. Heights
- C.J. BLACK ESTATE al to W. Black, Hope. Twp.
- J. MOBLEY to K.E. Bridges, B.F. \$125
- D.H. DULL al to T. Klein al, New Sew. Twp. \$1,570
- M.E. SCHWEINSBERG ESTATE al to S.E. Stokes al, New Sew. Twp.
- C.A. SHEFFIELD al to R. Sheffield ux, N.B.
- J.C. BELCHER to S. Scarlett, Aliq. \$899

# Beaver County Legal Journal

## MORTGAGES

- L.A. ROEHRE to Omega FCU, Economy \$38,000
- K.D. DOMARACKI al to Huntington Na. Bank, Hope, Twp. \$140,000
- T.L. TILLIA al to BVFCU, No. Sew. Twp. \$49,000
- R.T. COLBERT al to BVFCU, So. Beaver Twp. \$30,000
- D.M. CERCONI ux to Citizens Bank, Center Twp. \$139,000
- D.R. SMITH to Citizens Bank, Ohioville \$88,000
- S.Z. RIDER ux to Mtg. Research Cntr., Center Twp. \$271,070
- M.L. WISE ux to West-Aircomm FCU, Economy \$104,100
- A.R. RAWLINGS al to Nationstar Mtg., Center Twp. \$183,500
- N. MORELLI to Wesbanco Bank Inc., Hope, Twp. \$169,000
- N. MORELLI to Wesbanco Bank Inc., Hope, Twp. \$85,000
- EICHHORN ENTER. al to Infirst Bank, Baden \$660,000
- C.J. VIDOVICH to Rocket Mtg., Indep. Twp. \$763,000
- C.M. OTTAVIANI ux to Union Home Mtg. Corp., Frank. Twp. \$309,200
- P.M. STEELE to JLB Corp., Monaca \$90,000
- B.J. RODGERS al to Crosscountry Mtg., Hope, Twp. \$147,500
- K.L. GIBSON to JLB Corp., B.F. \$66,000
- M.C. MAGESTRO to Dollar Bank, Darl. \$30,000
- S. GUPTA al to Wells Fargo Bank, Amb. \$64,000
- A.M. DILLEY al to Victorian Fin., Center Twp. \$361,000
- A.J. GREEN al to Princeton Fin., Center Twp. \$228,950
- M. MITCHKO al to Victorian Fin., Hope, Twp. \$110,400
- D.P. STEIGERWALD ux to Secr. of HUD, New Sew. Twp. \$20,607.86
- D.E. TATASEO al to Citizens Bank, Big Beaver \$80,000
- S.J. MILLER al to PNC Bank, New Sew. Twp. \$65,600
- B.M. SARDON to Guaranteed Rate Affinity, Amb. \$115,881
- J. ANGELINE al to PA Equity Res. Inc., New Sew. Twp. \$276,300
- E.A. JOHNSTON to American Mtg. Fin. Inc., Ellwood City \$88,434
- J. BENDER ux to Huntington Na. Bank, Center Twp. \$150,389
- C.E. SISKO to Cardinal Fin. Co., Economy \$81,400
- J.H. BLANKENBICKER JR. ux to PA Equity Res. Inc., Pul. Twp. \$150,220
- C.M. PRONESTI to Holland Mtg. Advisors, B.F. \$151,515
- D.L. HEPLER JR. to Mtg. Electr. Reg. Systems, Aliq. \$132,554
- K.L. REDMOND to West-Aircomm FCU, Economy \$100,570.37
- D. DENT to Farmers B&S Bank, Roch. \$72,000
- T.J. MOWAD JR. ux to Citizens Bank, Center Twp. \$311,000
- S. BELL JR. al to Clearview FCU, Brigh. Twp. \$50,000
- C.D. LINDNER ux to MV Rlty. of PA, Chip. Twp. \$550
- K. HALAS to Land Home Fin. Serv. Inc., Daugh. Twp. \$115,000
- P.L. FURIS to Evansville Teachers FCU, Economy \$150,000
- D.J. SCHELETSKY ux to First Na. Bank, Economy \$100,000
- 100 FRONT ST. to B.C. Corp. for Econ. Devel., Fallston \$400,000
- A.R. BURNS to OCMBC Inc., N.B. \$135,500
- J.M. THOMAS al to S&T Bank, Brigh. Twp. \$65,000
- C.E. GERUSCHAT al to Union Sav. Bank, Brigh. Twp. \$167,600
- J.R. HOUSEHOLDER ux to Premier Bank, Monaca \$180,000
- A.R. BURNS to Na. Homebuyers Fund Inc., N.B. \$4,830
- C.H. BOEHM to Secr. of HUD, New Sew. Twp. \$6,706.49
- S.B. MCGINTY to Flagstar Bank, Hanover Twp. \$312,000
- B.J. ROMEO to Citizens Bank, Hope, Twp. \$35,000
- R.N. COLBERT ux to USX FCU, Center Twp. \$250,000
- K.N. LEAHEW al to PA Housing Fin. Agency, Conway \$3,768
- K.P. HORAN to First Cmwlt. Bank, Midland \$105,000
- M.K. DOBBINS to Farmers Na. Bank, Indep. Twp. \$274,000
- S.C. HAUN ux to NVR Mtg. Fin. Inc., Center Twp. \$215,000
- C.E. HOGUE JR. ux to Wells Fargo Bank, Brigh. Twp. \$204,000
- 27 AVE. C al to Security Mut. Life Insur., Big Beaver \$1,190,000
- A.J. RHODES al to Huntington Na. Bank, Ohioville \$33,600
- M.D. MAURER ux to Navy FCU, Rac. Twp. \$307,536
- J.M. UEBELACKER ux to First Cmwlt. Bank, So. Beaver Twp. \$108,100
- R.J. SMITH al to Rocket Mtg., Daugh. Twp. \$117,750
- J. STEWART ux to Prosperity Home Mtg., Hope, Twp. \$312,000
- F.A. ROSSI to American Advisors Group, Hope, Twp. \$255,000
- F.A. ROSSI to Comm. of HUD, Hope, Twp. \$255,000

MLJ SIBLINGS PROP. al to Dollar Bank, Hope. Twp. \$112,000  
W.T. RECUPERO to Old Na. Bank, Chip. Twp. \$125,000  
D.J. BRIODY to Victorian Fin., Brigh. Twp. \$256,025  
NEWOOD LLC al to Brentwood Bank, N.B. \$85,000  
S.E. DONOVAN ux to Friendly FCU, Hope. Twp. \$25,000  
EICHHORN ENTER. al to Infirst Bank, Baden \$660,000  
I. CALENDINO to Rocket Mtg., Center Twp. \$192,307  
GARNACO PROP. HOLDINGS to Genmar Invest., Center Twp. \$123,000  
M.S. OAKEY ux to NEWREZ, Economy \$217,500  
A.M. BOWSER to Plaza Home Mtg. Inc., B.F. \$97,979  
MIDWEST CAP. to Prosperity Holding Group, Koppel \$55,000  
D.A. DICELLO to Crosscountry Mtg., Hope. Twp. \$169,413  
GARNACO PROP. HOLDINGS to D. Coulter, Amb. \$50,000  
A.J. PELLIGRENO III al to NEWREZ, Marion Twp. \$235,125  
MIDWEST CAP. to TX New Life Prop. Invest., B.F. \$65,500  
B. SCHELL to Mtg. Electr. Reg. Systems, Harmony Twp. \$121,200  
M.L. BARTON al to Fed. Mtg. Corp., Beaver \$184,300  
W.S. COTTAGE to Mtg. Electr. Reg. Systems, Ohioville \$170,000  
B.C. PALMATIER to Rocket Mtg., Economy \$235,220  
R.F. PALGUTA JR. ux to PNC Bank, Brigh. Twp. \$350,000  
R.J. MCCLINTON to Rocket Mtg., Chip. Twp. \$146,520  
R.J. MIHALINAC JR. al to Citizens Bank, Economy \$150,000  
DIAMOND TOWERS IV to Wilmington Trust, Darl. Twp. \$435,000,000  
F.J. COTTONE ux to Loandepot.com, Fallston \$219,000  
BG275 PROP. al to Washington Fin. Bank, Rac. Twp. \$1,004,000  
S.N. HACKENBERG al to Dollar Bank, No. Sew. Twp. \$199,200  
J.B. ROWSE ux to West-Aircomm FCU, Brigh. Twp. \$34,000  
C. BRADFORD ux to NEWREZ, Hope. Twp. \$163,500  
T. KLEIN al to United Wholesale Mtg., New Sew. Twp. \$152,290  
C.S. COLWELL to Secr. of HUD, Hope. Twp. \$13,913.50  
S. SCARLETT to Mtg. Research Cntr., Aliq. \$91,967

**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 MARCH 2, 2022 at 10:00 am, the Beaver County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on <https://www.bid4assets.com/beavercountypasherrifsales>  
Terms are twenty (20) percent of the bid price at the time of Sale.  
The bidder is responsible to do a Lien search on the property.  
All property sold and in default will be resold at the next regular scheduled Sheriff Sale.  
Notice is hereby given that a schedule of distribution will be filed by the Sheriff, not later than thirty (30) days after the day of the sale, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

No. 1

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff vs. ALONZO ELLIS; AMY D. LAY-ELLIS, Defendant.

Execution No: 11181-2020  
Amount: \$20,045.55

ROBERT CRAWLEY, ESQUIRE

All that certain lot or piece of ground situate in the City of Aliquippa (formerly known as Borough of Aliquippa) Beaver County, Pennsylvania, and being Lot No. 16.

Parcel No: 08-030-0218.000

Market Value: \$16,000.00

Location of Property: 1000 Davis Street, Aliquippa, PA 15001.

No. 2

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL H. CELENDER, Defendant.

Execution No: 10662-2021  
Amount: \$218,247.78

ROBERT CRAWLEY, ESQUIRE

All that certain lot or piece of ground situate in the Borough of Economy, Beaver County, Pennsylvania, and being Lot No. 12.

Parcel No: 60-031-0112.000  
Market Value: \$50,100.00  
Location of Property: 54 Bock  
Lane, Baden, PA 15005.

No. 3

THE HUNTINGTON NATIONAL BANK,  
Plaintiff vs. TINA M. MCHENRY, Defend-  
ant.

Execution No: 2021-11331  
Amount: \$62,064.89

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the City  
of Aliquippa, County of Beaver, and Com-  
monwealth of Pennsylvania, being commonly  
known and numbered as 1804 Irwin Street,  
Aliquippa, PA 15001 and found in Instrument  
Number 3265253, Parcel Nos. 08-042-  
0412.000.

Parcel No: 08-042-0412.000  
Market Value: \$16,050.00  
Location of Property: 1804 Irwin  
Street, City of Aliquippa, PA  
15001.

No. 4

THE HUNTINGTON NATIONAL BANK,  
Plaintiff vs. CAROLYN L. MCCAFFREY,  
Defendant.

Execution No: 2021-11329  
Amount: \$105,754.77

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the  
Township of Center, County of Beaver, and  
Commonwealth of Pennsylvania, being com-  
monly known and numbered as 130 Lindberg  
Drive, Aliquippa, PA 15001 and found in  
Instrument Number 3219440, Parcel Nos. 56-  
015-0931.000.

Parcel No: 56-015-0931.000  
Market Value: \$22,150.00  
Location of Property: 130 Lind-  
berg Drive, Township of Center,  
PA 15001.

GIVEN UNDER MY HAND AND SEAL  
THIS 14TH DAY OF JANUARY 2022

TONY GUY, SHERIFF

jan. 29, feb. 5, 12



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*Beaver County Legal Journal*

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