

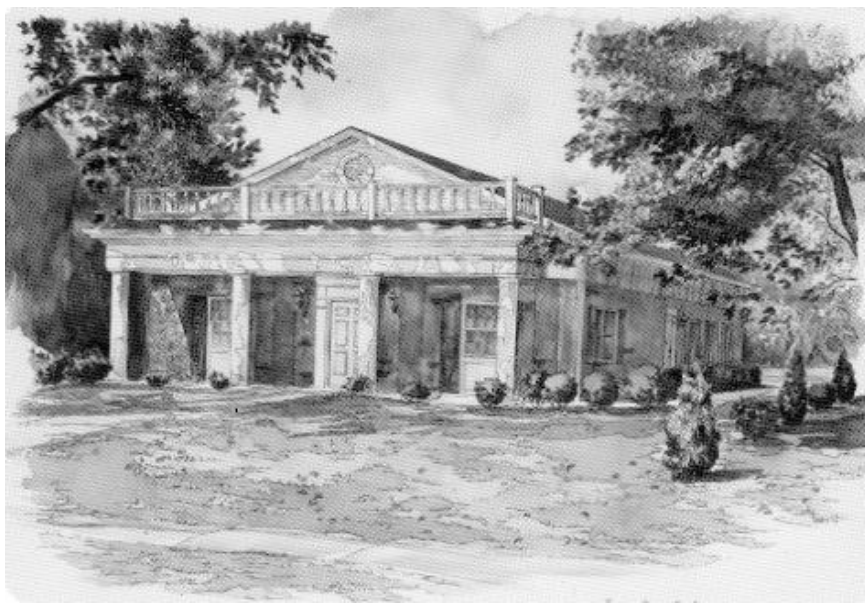
Beaver County Legal Journal

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

Vol. 76

April 2, 2022

No. 14



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 VII
Docket Entries Page IX
Deeds/Mortgages Page XI
Sheriff Sale Page XIV

COURT CALENDAR

Judicial Juvenile Hearings April 4
Suppressions April 5
Praecipe for Argument Court, Last Day for Filing April 5
ARD Pleas, Sentence Court April 6
Argument Court April 6
Sheriff’s Real Estate Sales, Sale Date April 6
Audit List April 7
Criminal Judicial Pre-Trial Conferences April 7
Judicial Juvenile Hearings April 7
PFA April 8
Sheriff’s Real Estate Sales, Last Day to File April 8

NOTICES TO THE BAR

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY
PENNSYLVANIA
CIVIL ACTION LAW

IN RE: Protection from Abuse Hearings

MD No.:

ADMINISTRATIVE ORDER

AND NOW, this 25th day of March, 2022, IT IS HEREBY ORDERED that the Hearing date for the Protection from Abuse Hearings currently scheduled for June 3, 2022, is hereby changed. The Protection from Abuse Hearings will be held on Thursday, June 2, 2022 in Courtroom No. 1.

BY THE COURT,
Richard Mancini, P.J.

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY
PENNSYLVANIA
CRIMINAL DIVISION
COMMONWEALTH OF PENNSYLVANIA

D. FOUSE, J.

March 29, 2022

ORDER

AND NOW, this 29th day of March, 2022, after consulting with the Court Administrator, it is Ordered that the Judicial Pre-Trial Conferences scheduled for J. Fouse on June 15, 2022, are hereby continued to Tuesday, June 28th, 2022 at 1:30 PM in Courtroom No. 8 of the Beaver County Courthouse, Beaver, Pennsylvania.

BY THE COURT
Dale M. Fouse, 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

Thursday, April 21, 2022

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

Presenter: Brian Quinn, Esquire

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 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

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

RUBY A. ALLISON, late of Hanover Township. Cecilia Stewart, Executrix, 118 Pleasant Hill Road, Hookstown, PA 15050. Megan E. Loftis, Atty.
ELEANOR PENTERMANN CANONGE, late of Economy Borough. Richard E. Canonge and Carole A. Carland, Co-Executors, c/o Timothy M. Carland, Esquire, 1176 Third Street, Beaver, PA 15009. Timothy M. Carland, Atty.
BARBARA ANN DEPAOLIS, a/k/a BARBARA A. DEPAOLIS, late of Freedom Borough. Beth Ann Curcio, Executrix, 1414 Third Avenue, Conway, PA 15027. Jessica Madden Briggs, Atty.

Beaver County Legal Journal

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

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. BURKHOUSE, 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.

3rd 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. Olimpi, 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. Sherry 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.

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

SUSAN PHILLIPPI from Timothy Phillippi, 20221-21

MICHELLE C. PLATKO from Carl J. Platko, 20262-21

BETH LYNN WOLANSKI from Jonathan C. Wolanski, 20086-19

KRISTOPHER HOLSINGER from Racquel Holsinger, 20083-20

KELLEY PERONI from Joseph Peroni, 20327-19

BERNADETTE L. FERGUSTON TROST from Donald R. Trost Jr., 20192-21

BETH ANNE KLACIK from Daniel Mark Klacik, 20302-21

DIVORCE DOCKET

KENNETH FOX vs Michelle Fox, 20069-22-D.N. Hanna

HEATHER ROXANNE MCCLOSKEY vs Patrick Joseph McClosky Sr., 20070-22-Pro Se

STEFAN SASSIC vs Kristy L. Sassic, 20071-22-R.P. Dappenbrook

KAILA MIHALIK vs Lucas Mihalik, 20072-22-E.W. Molnar

MICHAEL N. GEORGE vs Kira L. George, 20073-22-R.A. Banks

SHAWN C. LEOPARDI vs Heather Leopardi, 20074-22-Pro Se

ERIK J. COOK vs Michaela A. Cook, 20075-22-T.F. Dukovich

BILLY RODNEY GADDIS vs Sherrice Clements, 20076-22-Pro Se

JAMIE BARILE vs Clayton Barile, 20077-22-Pro Se

AMANDA HARRIS MANGAN a/k/a vs Zachary Mangan, 20078-22-T. Hardy

STEPHAN M. DÜRR vs Amanda R. Durr, 20079-22-R.D. Rojas

MEGAN WINCHESTER vs Montgomery C. Winchester Jr., 20080-22-A.E. Rundell

APPEARANCE DOCKET

TAX CLAIM BUREAU OF B.C.,
10272-22-Other-Law Dept.
CARLTON CREATIVE SOL. vs Boyd H.
Mott II al, 10273-22-Quiet Title-
A.M. Gross
PETTI & ANDERSON PROP. AND
INVEST. al vs James F. Lutz Jr.,
10274-22-Quiet Title-G.S. Fox
STEFAN MRKONJA, 10275-22-Other-
E.V. Parkinson
HUNTINGTON NA. BANK vs Kacey E.
Pournaras al, 10276-22-Ejectment-
K.J. Hong
LITTLE GIRAFFE 2020 vs Judy A. Johnston
al, 10277-22-Quiet Title-J.C. Kelly
DANIEL DELUCEY al vs Rickey L.
Coleman Jr. al, 10278-22-Quiet Title-
D.D. Ferguson
TAMIKA SHEPHERD vs Arkasanti Lee,
10280-22-Custody/Visitation-Pro Se
HOUSING AUTH. OF B.C. vs
Barbara Yorns, 10281-22-Landlord/
Tenant Dispute-G.A. Verlihay
US BANK NA. ASSN. al vs Lawrence C.
Wilhelm, 10282-22-Debt Collection-
M.R. Lipinski
AMERICAN EXPRESS NA. BANK vs
Mark Kaufold, 10283-22-Debt Collec-
tion-T.J. Nolan
AMB. DISTR. SPORTSMAN ASSN.
vs Adam Quinn, 10284-22-Other-P.N.
Georgiades
MARK GAUDINO vs Amy M. Johnson al,
10285-22-Quiet Title-D. Kwidis
TAX CLAIM BUREAU OF B.C.,
10286-22-Other-Law Dept.
TAX CLAIM BUREAU OF B.C.,
10287-22-Other-Law Dept.
FIRST NA. BANK OF PA vs Anton Lind-
sey, 10288-22-Replevin-D.M. Donaher
SARABETH BUSTAMANTE vs Karl
Beighey, 10289-22-Custody/Visitation-
J.M. Spratt
KALANI SMITH vs Joshua Brooks, 10290-
22-Custody/Visitation-T.L. Savina, Jr.
EARL TUCKER al vs Ryan Zuley al,
10291-22-Motor Vehicle-K.M. Tocci
TERRY SEMPF vs Christina L. Maybray,
10292-22-Quiet Title-A. Elias
NEXTIER BANK vs John Shannon al, 10293
-22-Mortgage Foreclosure-M.A. Dowd
LARISSA FAITH CARL, 10294-22-Other-
C. McMillen
CHASE MTG. HOLDINGS INC. al vs
Deborah S. Cercone, 10295-22-
Mortgage Foreclosure-C.A. DeNardo
THERA vs Thomas Bey al, 10296-22-
Mortgage Foreclosure-E.S. Anthou
TJM INC. vs North East Found., 10297-22-
Other-J.M. Webster

MITCHELL J. TELEGA vs Gosh Enter. Inc.
al, 10298-22-Premises Liability-W.M.
Chiurazzi
CITIBANK vs Elizabeth Zylla,
10299-22-Debt Collection-R. Kline
BRAD F. STRECKER vs Com. of PA, Dept.
of Transp., 10300-22-Civil Appeals-
Pro Se
DANIELLE THIRKELL vs Robert Anzur,
10301-22-Custody/Visitation-D.J. Fur-
nace
CLEARVIEW FCU vs Marc A. Pellegrini,
10302-22-Debt Collection-M.D. Urban
CHARLES TROUT vs Danielle McWhirter,
10303-22-Custody/Visitation-R.W.
Harris, Jr.
PNC BANK vs Heather Oblak,
10304-22-Debt Collection-N.J. Thomas
ABBEY SMITH vs Jacob Walk,
10305-22-Custody/Visitation-Pro Se
CAR ROOFING & REMOD. al vs
Kieth Taylor Enter. al, 10306-22-
Civil Appeals-Self
VICKY THOMPSON vs Kaisean Mays,
10307-22-Landlord/Tenant Dispute-Self
PREMIER PROP. MANAG. SERV. vs
Awesome Sauce Pizza and Wings al,
10308-22-Landlord/Tenant Dispute-Self

**PROTECTION FROM ABUSE
PETITIONS**

DESPINA STEPHENSON vs Paul Abayes,
70083-22
SHAUNA THOMPSON vs Julia Kennedy,
70084-22
JACKIE TENNEY vs Holden Raines,
70085-22
KASANDRA STROUP vs Brett Stroup,
70086-22
CASEY HOLEWINSKI vs Brad Holewinski,
70087-22
CYNTHIA WATSON vs Robert Watson,
70088-22
STEPHANY BALDWIN vs Thomas S. Odell,
70089-22
OLYMPIA LASTER vs Martin Luther
Stewart, 70090-22
DAWN THOMPSON vs Franklin Gricks,
70091-22
ERIKA WHITAKER vs Chad Whitaker,
70092-22
JAMIE KATEKOVICH vs James R. Logan,
70093-22
JAMIE KATEKOVICH vs Cheryl Logan,
70094-22
NOLAN CARLL vs Drew Parker, 70095-22
DAWN MISENCIK vs Edward Misencik Jr.,
70096-22
KRISTEN KREASHKO vs Jacob Schooley,
70097-22
SHEQUILA WESLEY vs Milton Wesley Jr.,
70098-22

DEEDS

- R. CAMPBELL III al to Cherish Your Loved Ones, Aliq. \$250
J.L. GLANTON to T. Reddick ux, Aliq. \$100
JOHNSON TRUST al to R.L. Chambers Jr. ux, Greene Twp.
C. VILLELLA ESTATE al to C.E. Villella, Economy
L.J. MEYER al to L.J. Ralston, Ohioville
D.M. SCHAEFER al to M.D. Cascio, So. Beaver Twp. \$2,380
GSAMP TRUST 2006-HE5 al to C. Blanda al, N.B. \$150
W. HAHN to Kindred Prop., Amb. \$351.34
D. ELKINS to C. Vukas, So. Beaver Twp. \$35
A.A. VERONE al to M. Vukovcan, Chip. Twp.
D. MILLER ux to J. Miller, Indep. Twp.
MIRACLE CHURCH OF GOD IN CHRIST al to Aliq. Green Inc., Aliq. \$125
CITY OF ALIQ. BY TAX CLAIM to R. Kirkland Jr., Aliq. \$121.20
R.O. CLARK BY TAX CLAIM ux to J. Heisler ux, Frank. Twp. \$1,181.70
M.V. LUTZ to R.A. Lutz al, Economy
J. PRAJSNER ESTATE al to W.E. Parrish ux, Aliq.
D.L. HARRIS al to J.F. Chvala, B.F. \$1,040
M.N. KIMBROUGH al to T. Hill, Aliq. \$1,030
J.C. POPA to A.M. Butler, Hope. Twp. \$1,630
J.D. BAYUK MD al to Queen Rlty. Invest., Hanover Twp. \$1,810
B.E. BELICH al to B.E. Belich ux, Rac. Twp.
R. MULLER al to P.A. Harvey, Center Twp. \$1,650
J.W. HANS JR. al to J.W. Hans Jr. ux, Hope. Twp.
KINDRED PROP. al to EG MacPhee Co., Amb. \$450
M. PALMER al to M. Thornley, Roch. \$1,090
M.A. VELTO ux to B.P. Reddecliff ux, Hanover Twp. \$5,190
E. ANDREWS JR. ux to J. Minor, B.F. \$850
B.V. RE 1 al to GEC B.F. Real Estate, So. Beaver Twp. \$102,100
J. CARL to J.T. Mayer, B.F. \$700
J.L. BRADFORD III ux to J.T. Melvin al, Monaca \$2,069
K. TUBBS to A. Hilfinger, Brigh. Twp.
T.W. MASARIK ux to C.J. Apostolis ux, Chip. Twp. \$450
C.J. APOSTOLIS ux to C.J. Apostolis ux, Chip. Twtp.
D.G. MORGAN ux to K. Hoffmeir, West Mayfield \$520
R. JABER al to A.L. Moreth al, N.B. \$1,030
D.B. SALOPEK BY TAX CLAIM ux to Eichhorn Enter., Baden \$148.47
J.S. BROOKS ux to S. Fennell, B.F. \$750
A.M. BOREN ESTATE al to C. Van Kirk, Monaca \$1,450
B. BROWN BY TAX CLAIM ux to B. Bogle al, Aliq. \$673.02
D.R. DURBIN to M.R. Tilton, Center Twp. \$2,299
J.S. BROOKS ux to S. Fennell, B.F. \$880
M.A. HOLCOMB ux to Holcomb Trust al, Baden
J.M. SOOS ux to E. Peterson al, B.F. \$1,185
J. UNIS al to N.A. Unis, Aliq.
J. UNIS al to N.A. Unis, Aliq.
C.P. BAILEY III ux to C.P. Bailey III, Daugh. Twp.
J.R. HALL to H.L. Johnson, Hookstown \$1,060
D.M. GIPSON to Wilmoth Invest., B.F. \$300
S.L. HUSTON to K.B. Piper, So. Beaver Twp.
M.R. MCKELVEY JR. ux to M.O. Hebets, Eastvale \$570
J.F. CARCAISE III to A.M. Mersing, Roch. \$20
M.H. REEDER ESTATE al to J.W. Schaffer, No. Sew. Twp. \$1,375
OLD COUNTRY LEDGE DEVEL. INC. to L.M. Zapsic, Ohioville \$3,690
R. MCKENZIE ux to M.A. Whitmore, B.F.
C.A. DUFFORD ux to T.S. Moser, Ellwood City \$80
M.J. KALO ux to M. Kalo, Economy
M.E. CULLEN-TILLMAN ESTATE al to J. Newman, B.F.
NVR INC. to P.J. McKenzie al, Center Twp. \$2,599.90
S. DECKER al to S. Decker al, Frank. Twp.
TERRA INVEST. GROUP al to D.M. Pfeffer al, Roch. Twp. \$2,050
T.M. CIAN to C.M. Latona, Monaca \$1,400
M.A. RUBINO to M.A. Rubino, Bridgewater
THE 1213 IRWIN ST. AND 1708 MCMINN ST. LAND TRUST al to F. Eberhardt, Aliq. \$340
B.V. CHURCH OF GOD al to Western PA Ministries of the Church of God, Brigh. Twp.
C. HEURING al to C. Heuring, Center Twp. \$816.59
K.J. EMMERT to Harley Constr. Inc., Economy \$270
A.G. JINAR ESTATE al to New Boundaries, Ellwood City \$230
K.W. MAJORS al to Malasee LLC, Monaca \$2,600
J. SPADE al to J. Spade al, New Sew. Twp.
J. SPADE al to J. Spade al, New Sew. Twp.
J.S. ALBANESE ux to J.P. Leasure al, Daugh. Twp. \$1,990
J.J. FLORE ux to A.M. Bouts, Monaca \$1,249
R.W. KRAMM ux to D. Hawkins ux, Brigh. Twp. \$3,350

Beaver County Legal Journal

E. STROJEK to K. Harris, Roch. \$1,249
B.A. BOSANAC ESTATE al to F.H. Bosanac, Economy \$1,400
R. FERRENCE ESTATE al to R.C. Schwadron, Baden \$1,950
O.C. JACKSON ux to Cartus Fin. Corp., Brigh. Twp. \$5,350
R.D. DAVIS to B.L. Frey, B.F. \$600
J.A. KASPEROWSKI al to M.E. Walton al, Economy \$4,600
Z.W. DAWSON al to Z.W. Dawson, Harmony Twp.
J.F. KNAUS ux to S. Kelley ux, Pat. Twp. \$4,100
A. REGER al to A. Reger, Hope. Twp.
J. DAPOLLONIO al to K.M. McKeown, Midland \$1,430
J. PALLOW ESTATE al to J.M. Johnson ux, Center Twp. \$2,000
L. CAMPBELL to D.W. Rodrigues Jr. ux, Freedom \$733
D.M. KLACIK ux to D.M. Klacik, Hope. Twp.
J. MOHSIN al to C. Thompson, N.B. \$350
THE LEOPARDI TRUST al to S. Fulton, White Twp. \$1,400
TOPP OF THE LINE PROP. to R.R.R. Rivera al, Roch. \$420
P.D. WOODS to M. Marroni, Brigh. Twp. \$1,860
R.L. CAPEL ESTATE ux to D.P. Capel, Pat. Twp.
A.D. GANOE ux to B.P. Leone ux, Center Twp. \$4,750
H.J. WINTERROWD to B.T. Detore al, Ohioville \$1,520
S. ASHFAQ al to K.G. Crumb ux, Center Twp. \$4,940
C.B. CHEUVRONT to M.N. Kimbrough, Aliq. \$145
J.M. DECHELLIS to Birlinn Devel., Monaca \$750
J.M. GRUZINSKI al to J.M. Gruzinski al, Center Twp.
M.L. JANNUZI to B. Griffith, Daugh. Twp. \$650
E. PROGAR ESTATE al to J.J. Hare al, New Sew. Twp.
J. MARZANO to W. Higgins ux, B.F. \$506
M.J. MISCO JR. al to R.B. Snyder, Economy \$3,000
ORREO-2FIN al to K.L. Ragaller al, Hope. Twp. \$1,980
C.M. BACORN to M. Plum, White Twp. \$1,625
J.C. TEMPLE ux to R.E. Temple, Center Twp.
D. DEBIEC to Tri-Pillar Devel., Amb. \$260
K.J. ANDERSON al to T.J. Bowley, Conway \$2,050

MORTGAGES

B. BOGLE JR. to Secr. of HUD, Aliq. \$16,164.51
J.F. BRENDLE ux to PNC Bank, Amb. \$95,000
M.J. CHIRUMBOLO to Northwest Bank, Amb. \$25,000
T. SHELDON ux to Secr. of HUD, Ohioville \$9,879.86
J.E. STACY ux to PNC Bank, Brigh. Twp. \$100,000
J.B. KOTTNER al to PNC Bank, Economy \$412,000
J.C. TAYLOR ux to PNC Bank, Daugh. Twp. \$240,000
B.A. BROWN ux to Loandepot.com, Indep. Twp. \$150,000
S.J. KERNS al to Rocket Mtg., Hanover Twp. \$106,525
L.J. RALSTON to JLB Corp., Ohioville \$160,500
M.D. CASCIO to Citizens Bank, So. Beaver Twp. \$162,050
T.V. FREDERICKS to Freedom United FCU, Daugh. Twp. \$25,582.27
A.M. DEDOMINICIS al to Freedom United FCU, Freedom \$30,000
A. NEWTON al to Rocket Mtg., Hope. Twp. \$132,881
M.V. SCIBELLI to Huntington Na. Bank, Big Beaver \$129,000
A.W. FUNKHOUSER to Secr. of HUD, Pat. Twp. \$15,670.62
R.J. GRADISEK al to Secr. of HUD, \$4,463.19
L.A. DANYLO to PNC Bank, Hope. Twp. \$65,000
J.G. CAIN to Citizens Bank, Pul. Twp. \$108,000
M.C. SAKKAS to Nationstar Mtg., Brigh. Twp. \$313,500
M. VUKOVCAN to Mtg. Electr. Reg. Systems, Chip. Twp. \$249,500
M. VUKOVCAN to Wesbanco Bank Inc., Chip. Twp. \$39,500
A. MEZZIO ux to Mtg. Electr. Reg. Systems, Hope. Twp. \$130,800
T. HILL to Mtg. Electr. Reg. Systems, Aliq. \$101,134
A.M. BUTLER to Mtg. Electr. Reg. Systems, Hope. Twp. \$160,047
QUEEN RLTY. INVEST. al to Dollar Bank, Hanover Twp. \$158,700
P. MARTIN to City of Aliq. Econ. Devel. Corp., Aliq. \$10,000
J. COLABERARDINO to Housing Auth. of the Co. of Beaver, Vanport Twp. \$12,500
S.M. GATES ux to Premier Bank, Hope. Twp. \$292,000
M. FERNANDEZ al to Mtg. Electr. Reg. Systems, Hope. Twp. \$219,837

Beaver County Legal Journal

- L.A. NASH al to Provident Funding Assoc., Frank. Twp. \$236,330
- J.D. MILLER al to Lakeview Loan Serv., Economy \$216,422
- J.W. HANS JR. ux to Mtg. Electr. Reg. Systems, Hope. Twp. \$152,000
- D. WAGNER al to Pennymac Loan Serv., Pat. Twp. \$137,362
- M.L. THORNLEY to Devel. Mtg. Co., Roch. \$110,101
- B.P. REDDECLIFF ux to West Penn Fin. Serv. Cntr. Inc., Hanover Twp. \$415,200
- J. MINOR to Devel. Mtg. Co., B.F. \$85,000
- GEC B.F. REAL ESTATE to Keybank, So. Beaver Twp. \$11,981,300
- MODERNE GLASS HOLDINGS INC. to CIBC Bank USA, Hope. Twp. \$10,500,000
- J.T. MAYER to Devel. Mtg. Co., B.F. \$67,900
- J.L. HAWKINS JR. to Secr. of HUD, Frank. Twp. \$3,964.49
- T.M. HAMMOND al to Secr. of HUD, No. Sew. Twp. \$6,697.64
- K. MORRISON ux to Flagstar Bank, N.B. \$78,400
- J.E. PLANCE ux to JLB Corp., Hanover Twp. \$150,000
- J.T. MELVIN al to Howard Hanna Mtg. Serv., Monaca \$203,152
- R.D. PAVLIK to New Alliance FCU, Harmony Twp. \$60,000
- K.J. CERBUS to New Alliance FCU, Chip. Twp. \$40,000
- MODERNE GLASS HOLDINGS INC. to CIBC Bank USA, Hope. Twp.
- P.L. BLINN al to First Na. Bank, Frank. Twp. \$60,000
- A.L. MORETHA al to US Bank, N.B. \$101,134
- K. YATES al to West-Aircomm FCU, Brigh. Twp. \$30,000
- G.A. PERONI ux to West-Aircomm FCU, Bridgewater \$39,500
- K.D. LIVINGSTONE al to Clearview FCU, Aliq. \$48,000
- S. FENNELL to First Guaranty Mtg. Corp., B.F. \$60,000
- J. KRESTAL to Secr. of HUD, N.B. \$29,395.42
- T.E. LEDGERWOOD ux to American Airlines FCU, Greene Twp. \$202,000
- C. VAN KIRK to JLB Corp., Monaca \$142,373
- M.R. TILTON to Evansville Teachers FCU, Center Twp. \$183,920
- S. FENNELL to First Guaranty Mtg. Corp., B.F. \$70,400
- E. PETERSON al to Rocket Mtg., B.F. \$82,950
- J.M. JACKOVIC ux to PNC Bank, Rac. Twp. \$278,000
- H.L. JOHNSON to Devel. Mtg. Co., Hookstown \$107,060
- J.L. HOWIESON ux to United States of America, Pul. Twp. \$6,453.56
- C. OSTACH ux to Royal United Mtg., N.B. \$58,500
- C.R. STOYER IV ux to Ark-La-Tex Fin. Serv., Chip. Twp. \$328,333
- C.L. JACKSON ux to United Wholesale Mtg., No. Sew. Twp. \$188,500
- D.A. KOSKO ux to JPMorgan Chase Bank, Harmony Twp. \$132,350
- A.M. MCHENRY al to Wells Fargo Bank, Pat. Heights \$92,000
- J.A. SCRUCI ux to NEWREZ, Chip. Twp. \$204,000
- M. KALO to Wells Fargo Bank, Economy \$111,000
- J.A. OCKERMAN ux to Wesbanco Bank Inc., Center Twp. \$200,000
- P.J. MCKENZIE al to Devel. Mtg. Co., Center Twp. \$179,990
- L. HONNEFFER ux to PNC Bank, Chip. Twp. \$50,000
- J. BEGGARLY to Citizens Bank, Hope. Twp. \$150,000
- D.M. PEPPER al to Assoc. Mtg. Bankers Inc., Roch. Twp. \$201,286
- M.A. GARCIA al to Dollar Bank, Vanport Twp. \$115,000
- J.L. ONOFFREY al to Clearview FCU, Roch. Twp. \$127,000
- G.T. EVANS al to Clearview FCU, Hope. Twp. \$34,022
- D.H. WEAVER to Brentwood Bank, Beaver \$123,500
- M.A. RUBINO to PA Equity Res. Inc., Bridgewater \$129,600
- V.N. DAWSON al to Zillow Home Loans, Greene Twp. \$280,000
- MALASEE LLC to Northwest Bank, Monaca \$195,000
- B.G. DELEBOSICH al to Nextier Bank, New Sew. Twp. \$300,000
- J.P. LEASURE al to West Penn Fin. Serv. Cntr. Inc., Daugh. Twp. \$201,010
- C. HAYS al to PSECU, Freedom \$20,000
- A.M. BOUTS to Welcome Home Fin., Monaca \$122,637
- D. HAWKINS ux to PA Equity Res. Inc., Brigh. Twp. \$145,000
- K. HARRIS to Nations Lending Corp., Roch. \$121,153
- F.H. BOSANAC to Howard Hanna Mtg. Serv., Economy \$112,000
- R.C. SCHWADRON to Nations Direct Mtg., Baden \$179,029
- J.C. FOLTZ to Secr. of HUD, Brigh. Twp. \$3,754.40
- A.M. KOLUMBAN al to New Day Fin., Big Beaver \$193,499
- J.R. SUTER ux to New Day Fin., Beaver \$172,823

B. CRISPENO to Loandepot.com, Harmony Twp. \$112,000

B.L. FREY to Wesbanco Bank Inc., B.F. \$45,000

D.M. FRANCONA to Friendly FCU, N.B. \$20,000

L. JONES to Secr. of HUD, Freedom \$4,198.31

J.A. WALTON ux to Northwest Bank, Economy \$368,000

P.R. BERARDELLI ux to First Na. Bank, Brigh. Twp. \$40,000

P. KREDEL al to First Na. Bank, Chip. Twp. \$99,000

Z.W. DAWSON to Nationstar Mtg., Harmony Twp. \$71,000

E.E. KELLEY al to Wells Fargo Bank, Pat. Twp. \$389,500

L.A. CERCONO to Huntington Na. Bank, Amb. \$50,389

D.N. SPEHAR to Dollar Bank, Economy \$280,000

S.L. CRISHI al to Norwich Comm. Group Inc., Vanport Twp. \$151,000

K.M. MCKEOWN to Stifel B&T, Midland \$114,400

C.S. HACKNEY to Huntington Na. Bank, Monaca \$125,000

J.M. JOHNSTON ux to Citizens Bank, Center Twp. \$150,000

D.M. KLACIK to Bank of Little Rock Mtg. Corp., Hope. Twp. \$108,000

S. FULTON to Mtg. Research Cntr., White Twp. \$143,220

M. MARRONI to Evansville Teachers FCU, Brigh. Twp. \$180,420

L.A. LEONE al to Howard Hanna Mtg. Serv., Center Twp. \$380,000

B.T. DETORE al to PA Equity Res. Inc., Ohioville \$149,246

K.G. CRUMB ux to RMC Home Mtg., Center Twp. \$494,000

W.D. BRUCKER al to United Wholesale Mtg., Center Twp. \$325,400

S.M. MELONI to Quicken Loans, Center Twp. \$65,120

J.L. DAVIS ux to Rocket Mtg., New Sew. Twp. \$162,580

AOA PORT. MANAG. al to Loan Funder, Monaca \$116,200

D.G. BROTZMAN ux to Amerisave Mtg. Corp., No. Sew. Twp. \$119,913

W. HIGGINS ux to Huntington Na. Bank, B.F. \$49,082

R.B. SNYDER to Washington Fin. Bank, Economy \$240,000

K. GOTTO al to New Alliance FCU, Economy \$30,000

E.P. RAGALLER ux to Rocket Mtg., Hope. Twp. \$178,200

C.S. COCHRAN to Friendly FCU, Center Twp. \$18,000

T.J. BOWLEY to Fin. of America Mtg., Conway \$184,500

C.L. CHAMPION al to Amerisave Mtg. Corp., Economy \$109,670

W.H. BRUCE ux to Royal United Mtg., Potter Twp. \$72,000

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/beavercountypasheriffsales>

Terms are twenty (20) percent of the bid price at the time of Sale.

The bidder is responsible to do a Lien search on the property.

All property sold and in default will be resold at the next regular scheduled Sheriff Sale.

Notice is hereby given that a schedule of distribution will be filed by the Sheriff, not later than thirty (30) days after the day of the sale, and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

No. 1

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 REPRESENTA-
TIVE 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 REPRESENTA-
TIVE 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 Hicko-
ry 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 ADMINISTRA-
TOR TO THE ESTATE OF KAREN
KOTSOPODIS, AKA KAREN 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 Brad-
ys Run Road, Township of Bright-
on, 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

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

This Page Intentionally Left Blank

Beaver County Legal Journal

PLANNING A MOVE? LET US KNOW!

If you are moving and would like your **Journal** sent to another address, please send this form to:

Beaver County Legal Journal
788 Turnpike Street
Beaver, PA 15009

Old Address: _____

New Address: _____

New Telephone Number: _____

New Fax Number: _____

THANK YOU!

Beaver County Legal Journal
788 Turnpike Street
Beaver, PA 15009