

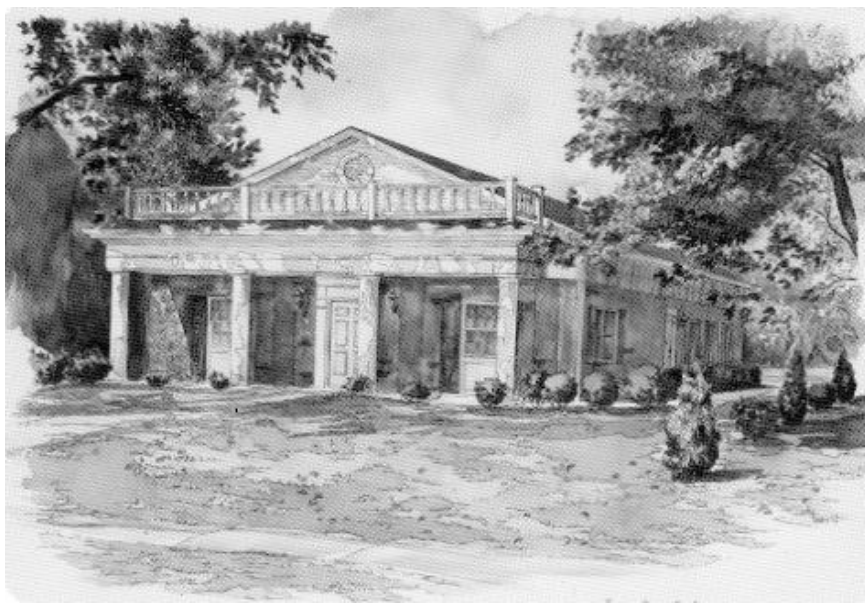
Beaver County Legal Journal

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

Vol. 76

February 5, 2022

No. 6



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BEAVER COUNTY BAR ASSOCIATION

788 Turnpike Street, Beaver, Pennsylvania 15009

BEAVER COUNTY LEGAL JOURNAL

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
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COURT CALENDAR

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NOTICES TO THE BAR

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

IN RE:
CIVIL MOTIONS COURT

No.

ORDER

AND NOW, this 31st day of January, 2022, IT IS HEREBY ORDERED that **Civil Motions Court on Thursday, February 17, 2022 is rescheduled to Wednesday, February 16, 2022 at 8:45 a.m.** in Courtroom No 6, Beaver County Courthouse. There will be no Civil Motions Court on February 17, 2022.

BY THE COURT,
James J. Ross, J.



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

IN RE:
CIVIL MOTIONS COURT

No.

ORDER

AND NOW, this 31st day of January, 2022, IT IS HEREBY ORDERED that **Civil Motions Court on Thursday February 24, 2022 is rescheduled to Wednesday, February 22, 2022 at 8:45 a.m.** in Courtroom No. 6, Beaver County Courthouse. There will be no Civil Motions Court on February 24, 2022.

BY THE COURT
James J. Ross, J.

**“LIVE via SIMULCAST” PBI SEMINARS SCHEDULED
AT BCBA**

The following PBI Live via Simulcast seminars will be offered at the Beaver County Bar Association Building, 788 Turnpike Street, Beaver, PA. **Please register directly with PBI at 1-800-932-4637 or online at www.pbi.org.** For course descriptions & tuition, go to www.pbi.org. Visa and Mastercard are accepted. These seminars have been approved by the PA Supreme Court Continuing Legal Education Board for the stated hours of credit. Registrations received more than 3 days before the presentation qualify for an Early Registration discount.

**No Simulcast Seminars presently scheduled at the Bar Association
Please go to www.pbi.org for more information**

PBI CLE VIDEO SEMINARS IN BEAVER

The following PBI video seminars will be shown at the Beaver County Bar Association Building, 788 Turnpike Street, Beaver, PA. **Please register directly with PBI at 1-800-932-4637 or online at www.pbi.org.** For course descriptions & tuition, go to www.pbi.org. Visa and Mastercard are accepted. These seminars have been approved by the PA Supreme Court Continuing Legal Education Board for the stated hours of credit. Registrations received more than 3 days before the presentation qualify for an Early Registration discount.

**Commentators needed for these video seminars. Please call the Bar Association if you are interested in being the commentator for a particular seminar.*

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

NEW LEGAL NOTICES

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D.
NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ELIZABETH L. WASSALL, PA I.D. NO.
77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
LILY CALKINS, PA I.D. NO. 327356
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 21-066226
American Advisors Group
PLAINTIFF
VS.
Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or interest from or under Patricia
Wolfe, Deceased; Kathleen Archer, Known
Heir of Patricia Wolfe, Deceased; Jon Wolfe,
Known Heir of Patricia Wolfe, Deceased;
Wendy Caton, Known Heir of Patricia Wolfe,
Deceased; George Forrest, Known Heir of
Patricia Wolfe, Deceased; Cheryl Bennett,
Known Heir of Patricia Wolfe, Deceased; and
Lori Vega, Known Heir of Patricia Wolfe,
Deceased
DEFENDANTS
COURT OF COMMON PLEAS
CIVIL DIVISION
BEAVER COUNTY
NO: 10983-2021

To the Defendants, Unknown
Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or
interest from or under Patricia Wolfe, De-
ceased: TAKE NOTICE THAT THE Plaintiff,
American Advisors Group has filed an action
Mortgage Foreclosure, as captioned above.
NOTICE

IF YOU WISH TO DEFEND,
YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR BY
ATTORNEY AND FILE YOUR DEFENSE
OR OBJECTIONS WITH THE COURT.
YOU ARE WARNED THAT IF YOU FAIL
TO DO SO THE CASE MAY PROCEED
WITHOUT YOU AND A JUDGMENT MAY
BE ENTERED AGAINST YOU WITHOUT
FURTHER NOTICE FOR THE RELIEF
REQUESTED BY THE PLAINTIFF. YOU
MAY LOSE MONEY OR PROPERTY OR
OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER GO
TO OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH INFOR-
MATION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO
FEE.

Beaver County Lawyer Referral Service
Lawyer Referral Service of
Beaver County Bar Association
788 Turnpike Street
Beaver, PA 15009

feb. 5

IN THE COURT OF COMMON PLEAS
OF BEAVER COUNTY,
PENNSYLVANIA

IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
Naveah Camacho Mae Reich
NO. 10117-2022

NOTICE

Notice is hereby given that on January 27, 2022, the petition of Patty Reich was filed in the above named Court, requesting an order to change the name of Naveah Camacho Mae Reich to Nev Camacho Mae Reich.

The Court has fixed the day of March 24, 2022 at 11:30 a.m. in Courtroom 6, of the Beaver County Courthouse, Beaver, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

feb. 5

LEGAL NOTICES

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 Successor 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

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

NEW ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates of decedents domiciled in Beaver County, Pennsylvania, unless otherwise indicated, all persons having claims or demands against the estates of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators or counsel.

1st Publication

MARY BEIGHTLEY, a/k/a MARY ALMY-RA BEIGHTLEY, a/k/a MARY S. BEIGHTLEY, a/k/a MARY SCHACHERN, late of Beaver Falls. Ann Mary Bender, Executrix, c/o Analija M. Zampogna, Esquire, 10475 Perry Highway, Suite 204, Wexford, PA 15090. Analija M. Zampogna, Atty.

JOSEPH BURCIK, late of North Sewickley Township. Cheryl A. Thomas, Administratrix, 1740 Brighton Road, Ellwood City, PA 16117. Ryan C. Long, Atty.

SHIRLEY A. BUTCHER, late of South Beaver Township. David C. Butcher, Jr., Executor, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

ERNEST P. CARROLL, late of Center Township. Ernest R. Carroll, Administrator, c/o Dennis M. DiMartini, Esquire, 345 Commerce Street, P.O. Box 520, Beaver, PA 15009-0520. Dennis M. DiMartini, Atty.

BILLY K. COWGER, late of Big Beaver Borough. Susan C. Brunton, Executrix, 341 Friendship Road, Beaver Falls, PA 15010. Taryn J. Hardy, Atty.

MARIA FLEMING, a/k/a MARIA A. FLEMING, late of the Township of Patterson. Marissa Lynn Mangie, Administratrix CTA, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

HERMAN J. FRIEDRICH, JR., late of the Township of White. Gregory K. Douglass, Executor, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

AYO FANEIK GENES, late of the City of Aliquippa. Juanita McKenzie, Executrix, c/o Gianni Floro, Esquire, 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108. Gianni Floro, Atty.

MARGARET H. GIBBS, late of North Sewickley Township. Patricia Gibbs, Executrix, 3168 Brighton Road, Ellwood City, PA 16117. Samuel S. Floro, Atty.

KATHERINE JAMIS, late of Economy Boro. Joanne Jamis Cain and Cally Jamis Vennare, Co-Executrices, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

CAROL KIRKWOOD, a/k/a CAROL J. KIRKWOOD, a/k/a CAROL JEAN KIRKWOOD, late of the Township of South Beaver. Tammi J. Daugherty, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

KELLY J. KRUT, late of the Township of North Sewickley. Taylor A. Vukich, Administratrix, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

BERNADETTE A. LAZOR, late of Franklin Township. Kimberly Bartolowits, Executrix, c/o Analija M. Zampogna, Esquire, 10475 Perry Highway, Suite 204, Wexford, PA 15090. Analija M. Zampogna, Atty.

JOHN R. MAULDIN, late of Baden. Cynthia J. Cox, Executrix, 5073 Pleasant View Circle, Gainesville, GA 50304. Felicia E. Santillan, Atty.

LOUIS V. NOCERA, JR., late of Koppel Borough. Louis V. Nocera, III, Executor, 7630 Big Beaver Boulevard, Wampum, PA 16157. Gene G. Dimeo, Atty.

JAMES M. OBLINGER, a/k/a JAMES MICHAEL OBLINGER, late of Aliquippa. Christopher J. Oblinger, Executor, 2 Temple Road, Aliquippa, PA 15001. Kassie R. Gusarenko, Atty.

JEAN L. POLAND, a/k/a JEAN LOUISE POLAND, late of Conway. James M. Lewandowski, Executor, 7667 Buchanan Drive, Boardman, OH 44512. Stephen F. Ban, Atty.

MARGARET RAYCHEVICH, late of the Township of Center. Veronica Stratton, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

WAYNE ANDREW TORRANCE, late of Hopewell Township. Tammi Hanak, Administratrix Pendente Lite, 2212 Shawnee Drive, Washington, PA 15301. Benjamin E. Cohen, Atty.

ANN TURBISH, late of Monaca. Mark A. Turbish, Executor, 5005 Parkplace Drive, Argyle, TX 76226. Larry A. Housholder, Atty.

EDWARD B. TYKARSKY, late of the Township of Hopewell. Gloria M. Baker and Gene Martha Balasik, Co-Executors, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

GERALD G. VIDIC, a/k/a GERALD GEORGE VIDIC, late of New Sewickley Township. Joann C. Strebeck, Executrix, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

RANDY WILLIAM WINTERROWD, late of Monaca. Randy D. Winterrowd, Administrator, 260 Bunker Hill Road, Aliquippa, PA 15001. Mark J. Homyak, Atty.

2nd 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, Administratrix, 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

McNees, 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 Chipewewa 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.

3rd 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 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 Brodhead 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. Wojnaroski, Jr., Atty.

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

COREY MCCAFFERTY from Alicia McCafferty, 20122-21

GRETCHEN ANN CICCONE from Enzo Bernard Ciccone Jr., 20227-21

KELLY ANN ZIEGLER from Phillip C. Ziegler, 20296-21

WILLIAM RYAN GASKIN from Iceyssa Angel Gaskin, 20338-21

CATINA KEELEY from Richard Keeley, 20062-19

TERRENCE ZIPFEL from Roslyn Zipfel, 20435-14

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MARLANA JEAN GREENE vs Roger Lee Henderson Jr., 20412-21-Pro Se

ROSALIND K. CREWS vs Stephen Persaud, 20413-21-C.D. Campbell

DAVID TEMPLE vs Leona Temple, 20414-21-S.L. Steele

STEPHANIE SPECHT vs Joseph Specht, 20415-21-S.L. Steele

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DISCOVER BANK vs William Murphy, 11676-21-Debt Collection-D. Santucci

PNC BANK vs Theodore Sokolovich, 11677-21-Debt Collection-D. Santucci/T.J. Nolan

DISCOVER BANK vs Anthony Johnson Sr., 11678-21-Debt Collection-D. Santucci/K.N. House

DISCOVER BANK vs David Caccia, 11679-21-Debt Collection-D. Santucci

- DISCOVER BANK vs William L. Daufen, 11680-21-Debt Collection-D. Santucci
- SHARON FITZGERALD al vs Nicole C. Walker al, 11681-21-Ejectment-C. Leon
- JEFFREY BERTONI vs Teresa Bertoni, 11682-21-Custody/Visitation-C. Kostello
- DISCOVER BANK vs Stephanie Dapenbrook al, 11683-21-Debt Collection-M.R. Lipinski
- LUCAS MIHALIK vs Kaila Mihalik, 11684-21-Custody/Visitation-M.C. Feldman
- COM. OF PA, DEPT. OF TRANSP. vs Rheanna E. Muller, 11685-21-Civil Appeals-T.J. Mahady
- ROBERT HOUSER vs Anthony Esposito, 11686-21-Civil Appeals-J.D. Quinn
- DEVAUGHN WILLIAMS vs Railworks Track Serv. Inc., 11687-21-Other-T. Conboy
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- TAX CLAIM BUREAU OF B.C., 11689-21-Other-Law Dept.
- TAX CLAIM BUREAU OF B.C., 11690-21-Other-Law Dept.
- RUTH GIBSON vs Debo Moving & Storage Inc., 11691-21-Premises Liability-C.J. Wallace
- FORREST KIRBY vs Kendra Groscoft, 11692-21-Custody/Visitation-G.V. Benyo, Jr.
- JCA RENTAL PROP. vs Lenora Humphries al, 11693-21-Landlord/Tenant Dispute-Self
- LENORA HUMPHRIES vs JCA Rental Prop., 11694-21-Civil Appeals-Self
- DUQUESNE LIGHT CO. vs Eric Prokopovich al, 11695-21-Other-L.N. Rulli
- ROCKET MTG. al vs Jonathan Eppinger, 11696-21-Mortgage Foreclosure-M.T. Freedman
- WILMINGTON SAV. FUND SOCEITY al vs April D. Lilley al, 11697-21-Mortgage Foreclosure-J. Calcagno
- PROG. ADV. INSUR. CO. vs Tayler Speer, 11698-21-Other-M.J. Dougherty
- BANK OF AMERICA vs Rachel Ford, 11699-21-Debt Collection-J.M. Flink
- RYAN BROSS vs Connie Myers, 11700-21-Motor Vehicle-P.J. Pietrandrea
- GREGORY MICHAEL ALLEN, 11701-21-Other-Self
- CODDINGTON PROP. vs Kara Beaver, 11702-21-Landlord/Tenant Dispute-Self
- NADINE BOSH vs Diana Green, 11703-21-Custody/Visitation-Self
- DISCOVER BANK vs Susan Fleming al, 11704-21-Debt Collection-M. Lipinski
- STEVEN E. WEIDAW vs Com. of PA, Dept. of Transp., 11705-21-Civil Appeals-Self
- MICHAEL MALEC vs LVNV Funding, 11706-21-Debt Collection-R.D. Klingensmith
- TAX CLAIM BUREAU OF B.C., 11707-21-Other-Law Dept.
- TAX CLAIM BUREAU OF B.C., 11708-21-Other-Law Dept.
- FIRST NA. BANK OF PA vs Bart W. Trautvetter, 11709-21-Replevin-D.M. Donaher
- TAX CLAIM BUREAU OF B.C., 11710-21-Other-Law Dept.
- TAX CLAIM BUREAU OF B.C., 11711-21-Other-Law Dept.
- TAX CLAIM BUREAU OF B.C., 11712-21-Other-Law Dept.
- TAX CLAIM BUREAU OF B.C., 11713-21-Other-Law Dept.
- LVNV FUNDING vs Julian Petrina, 11714-21-Debt Collection-G.L. Morris
- ROBERT HUDSON vs Jon Sparrow, 11715-21-Motor Vehicle-J.A. Havey
- DENISE HODDER al vs Compr. Healthcare Serv. Manag. al, 11716-21-Professional Liability-R.F. Daley
- COM. OF PA, DEPT. OF TRANSP. vs Bryan Richard Painter, 11717-21-Civil Appeals-T.J. Mahady
- DANIEL R. PHILLIPS vs Chelsea Fenyus, 11718-21-Custody/Visitation-C.A. Conley
- BRANDON BALLARD vs BHI Energy Inc., 11719-21-Other-T. Conboy
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- NADINE PORTER vs Abigail McCullough, 11721-21-Motor Vehicle-P. Booth
- US BANK NA. ASSN. al vs Michael J. Shuttleworth, 11722-21-Debt Collection-M.R. Lipinski
- KATHLEEN SABOL vs James Giammaria, 11723-21-Civil Appeals-G. Rosselli
- ACC. INVEN. MANAG. vs Matthew Yaria, 11724-21-Debt Collection-D.H. Tsarouhis
- DISCOVER BANK vs Sylvia J. Lulkovitz, 11725-21-Debt Collection-P.W. Pomy
- RICHARD WALTER HOLLEIN JR. al vs Caliber Home Loans al, 11726-21-Quiet Title-A.C. Parenti
- JPMORGAN CHASE BANK NA. ASSN. vs Christian L. Law, 11727-21-Mortgage Foreclosure-S. Gable
- ELIZABETH GRETCHEN LOWERY vs James H. Condon al, 11728-21-Motor Vehicle-K.G. Fawcett
- KIM E. LUMBARD vs Com. of PA, Dept. of Transp., 11729-21-Civil Appeals-Pro Se
- SYNCHRONY BANK vs Mark Cohn, 11730-21-Civil Appeals-G.L. Morris
- BETTERS REAL ESTATE HOLDINGS vs Marjorie Patterson al, 11731-21-Landlord/Tenant Dispute-J.P. Colavincenzo/R.W. Galbraith

PROTECTION FROM ABUSE

PETITIONS

ROY FRANZETTI vs Suzanne Franzetti,
70483-21
CHRISTOPHER MILLER vs Jessica
Roknich, 70484-21
BECKY JOYCE vs Michael Gandy,
70485-21
ALYSSA HUNT vs Logan Anthony Ford,
70486-21

DEEDS

C. WHITTED to T. DeSalle, B.F. \$800
J. MARCELLO ux to T. Mancini,
Pat. Twp. \$1,499
D.J. HILTZ ux to N. Carter al,
Brigh. Twp. \$1,899
R.A. HILBIG al to PGH Invest., Amb. \$450
K.F. HICKS ESTATE al to G.S. Webb,
Roch. \$970
D. NUCCIARONE ESTATE al to
D.R. Kassell al, New Sew. Twp.
R. CRAIG ux to B. Craig, No. Sew. Twp.
R.D. SARTAIN to G.D. Lowe ux,
Chip. Twp. \$2,400
ROCH. TWP. VOL. FIRE DEPT. NO. 1 to
Keystone Manuf. Inc., Roch. Twp.
S. WADE al to G. Harris, B.F. \$150
D.L. TAYLOR ESTATE ux to D.C. Fike al,
Chip. Twp. \$2,851.72
J.M. THOMAS to Hoffman Bros. Prop.
Manag., Amb. \$725
CASSIE LLC to N. Noland ux,
Chip. Twp. \$580
D.A. STEWART JR. ux to R.A. Feightner,
Chip. Twp. \$2,200
M.T. STRALEY ux to M.T. Straley al,
Big Beaver
R.A. EVANS BY TAX CLAIM to
D. Singleton, Aliq. \$1,024.14
M.T. PACHECO BY TAX CLAIM al to
A. Margetic Jr., Pul. Twp. \$30.30
M.A. MORRISON BY TAX CLAIM to
Petti and Anderson Prop., Frank. Twp.
\$848.40
N.L. MERCADO BY TAX CLAIM to Little
Giraffe 2020, Koppel \$1,112.01
R.E. PECCHI BY TAX CLAIM to S. Spann,
Freedom \$399.96
J. RIDINGS BY TAX CLAIM ux to Niki
Datri Holdings of PA1, Darl. \$718.11
J.F. LUTZ BY TAX CLAIM to Petti and
Anderson Prop., Frank. Twp. \$1,272.60
W. COLEMAN BY TAX CLAIM to
J. Stevenson, Center Twp. \$175.74
J.W. EDENS BY TAX CLAIM ux to
A. Majors, New Sew. Twp. \$3,042.12
J.D. CURRIE BY TAX CLAIM ux to
JMG Ptnrs. 2021, Hope. Twp. \$1,496.82
R. KOSTA BY TAX CLAIM ux to
D. Ash, Hope. Twp. \$839.31

S.R. CALHOUN BY TAX CLAIM ux to
V. Pantarelli, Hope. Twp. \$1,096.86
H. ZYSKOWSKI BY TAX CLAIM ux to
P. Andrews, Harmony Twp. \$260.58
C.R. CHAMBERS BY TAX CLAIM ux to
J. Chambers, Hanover Twp. \$478.74
D. WISE BY TAX CLAIM to Little Giraffe
2020, Frank. Twp. \$839.31
C.R. MURRAY JR. BY TAX CLAIM to
Little Giraffe 2020, Frank. Twp.
\$366.63
J.F. LUTZ JR. BY TAX CLAIM to Little
Giraffe 2020, Frank. Twp. \$978.69
T.F. NOVITSKY BY TAX CLAIM ux to
M. Wilson, Hanover Twp. \$66.66
R. MORROW BY TAX CLAIM to
T. Gibson, Roch. Twp. \$712.05
D.A. PACHECO BY TAX CLAIM to
A. Margetic Jr., Pul. Twp. \$545.40
J.P. GRANATI BY TAX CLAIM to
A. Majors, Pat. Twp. \$1,851.33
D. DAELLENBACH BY TAX CLAIM to
Little Giraffe 2020, Ohioville \$1,281.69
J.V. DWYER BY TAX CLAIM ux to
B. Detrow, West Mayfield \$18.18
D. BARKER BY TAX CLAIM to
Ichabod Prop., Midland \$606
C.R. MILLER BY TAX CLAIM to
I.G. Sambol, Midland \$606
P. LAKE BY TAX CLAIM to Ichabod Prop.,
Midland \$487.83
K.S. TITLEY BY TAX CLAIM al to
V. Pantarelli, Amb. \$1,096.86
S.M. JAHODA JR. BY TAX CLAIM to
A. Johnson, Aliq. \$1,060.50
K.M. JACKSON BY TAX CLAIM to
T. Tyson, Aliq. \$439.35
K.M. JACKSON BY TAX CLAIM to
T. Tyson, Aliq. \$348.45
E. RAMIREZ BY TAX CLAIM ux to
N. Montgomery, Amb. \$909
R.W. HUNNICUTT BY TAX CLAIM to
Legends Ventures, Aliq. \$469.65
K.J. FLEEGAL BY TAX CLAIM to
JMG Ptnrs. 2021, Amb. \$899.91
V.R. AQUINO BY TAX CLAIM to
A. Frolo, Amb. \$1,151.40
L. BAHR BY TAX CLAIM to M. Guadino,
Hope. Twp. \$1,190.79
H.B. BURKE TRUST BY TAX CLAIM to
Carlton Creative Sol., Economy
\$1,678.62
E.C. BAUDER BY TAX CLAIM to Carlton
Creative Sol., No. Sew. Twp. \$857.49
B.H. MOTT II BY TAX CLAIM to Carlton
Creative Sol., Homewood \$472.68
S. POPIK BY TAX CLAIM al to
Little Giraffe 2020, N.B. \$772.65
I.M. CARR BY TAX CLAIM al to
Little Giraffe 2020, N.B. \$848.40
F. MARSHALL BY TAX CLAIM to
DMT Rest., N.B. \$639.33

Beaver County Legal Journal

- J.K. HINES BY TAX CLAIM ux to Little Giraffe 2020, N.B. \$833.25
- M. MARCELLUS BY TAX CLAIM to C. Longmire, N.B. \$418.14
- E.E. FOX JR. BY TAX CLAIM ux to JMG Ptrns. 2021, Roch. \$1,005.96
- ONE BREWERY PLACE INC. BY TAX CLAIM al to S. Sullivan, Roch. \$45.45
- J.A. KARWOSKI BY TAX CLAIM to K. Sweger ux, Midland \$545.40
- K.A. HEITZENRATER BY TAX CLAIM to J. Burkert, Amb. \$709.02
- V.G. REINARD BY TAX CLAIM to J. Robinson al, Amb. \$778.71
- C.R. WYLIE BY TAX CLAIM to D. Debiec, Amb. \$1,281.69
- J. ACOSTA BY TAX CLAIM al to R. Boyer, Freedom \$606
- J.T. ASTORINO al to J.H. Barrett ux, Amb. \$910
- E&A REAL ESTATE HOLDINGS al to J. Brady ux, Harmony Twp. \$1,400
- GAM HOLDINGS al to Youngstown Granite and Quartz, Pat. Twp. \$1,850
- C.R.S. AINSLEY to 39th St. Commons, New Sew. Twp. \$3,300
- UNKNOWN BY TAX CLAIM to D. Viscuso, No. Sew. Twp. \$193.92
- A.E. COYNE to D. Knoerdel, Pul. Twp. \$1,300
- D.A. ZOSKY ESTATE al to RP Homes 2, Center Twp. \$2,415
- DUFFY BROS. PROP. al to J.M. Powell, Darl. Twp. \$500
- T.J. PASHUTA al to W.J.G. Stanko, Darl. Twp. \$1,350
- R.B. LOCKE ux to J. Marcello ux, Daugh. Twp. \$2,750
- J.T. CALDWELL al to H&A Serv Co., No. Sew. Twp. \$3,000
- D.E. KNIGHT to D.I. Knight, No. Sew. Twp.
- D. KNIGHT to D. Knight, B.F.
- B.S. MCDANEL to J.J. Morvay ux, Brigh. Twp. \$2,999
- SOFIKOS PROP. al to A-Cro Prop., Beaver \$4,600
- S.M. WELLINGTON to H.W. Schwarz al, So. Beaver Twp. \$1,350
- K.A. STANDISH to S. Reiser, Amb. \$1,249
- R. DACANAY ux to J. Madeja, Vanport Twp. \$825
- M. RAYCHEVICH ESTATE al to M.A. Kampian, Center Twp. \$1,590
- K3 REAL ESTATE al to A. Ray ux, Freedom \$1,000
- L.L. LITTLE al to L.L. Little al, Beaver
- D.W. DOBSON JR. to L.A. Dobson, Daugh. Twp.
- L.A. DOBSON to D.W. Dobson Jr., Daugh. Twp.
- J. MOYE to B.F. Prop., B.F. \$190
- EUGWEST CORP. to Bernola Enter., Aliq. \$600
- S. SHANE to Ground Zero Devel., Roch. Twp. \$350
- E.M. KEARNEY al to T.D. Kearney ux, Harmony Twp.
- M.A. POHLOT al to Segavepo 2, Monaca \$1,950
- F. POREBSKI SR. ESTATE al to F. Porebski Jr., Indep. Twp.
- C.R. SCHROTH al to N. Beasley, Koppel \$1,250
- R. FUDROW al to W. Chamberlain al, Beaver \$1,000
- D.E. CAMPBELL to R.A. Hiser al, Frank. Twp.
- J.T. FARKASOVSKY to J.J. Farkasovsky al, Conway
- J.A. ANDERSON ESTATE al to N.M. Anderson al, Hanover Twp. \$162.50
- J.A. ANDERSON ESTATE al to T.E. Anderson, Hanover Twp. \$569.75
- F. CATROPPI al to Simmons and Co. Inc., Aliq. \$300
- G.R. WIJEN-RIEMS al to J.R. Wijnen-Riems al, Daugh. Twp.
- COMPLETE REAL ESTATE SOL. to A. Flees, Harmony Twp. \$1,450
- J.B. CORSI to J. Majors ux, Hanover Twp.
- D. PRITTS to S. Pritts al, Frank. Twp. \$580
- M.G. SYLVESTER al to R.A. Bucklen ux, Rac. Twp. \$50
- E. LINDSEY BY TAX CLAIM ux to S. Moreland Jr., Aliq. \$727.20
- G.A. COLEY BY TAX CLAIM ux to C.M. Bucuren, Economy \$15.15
- A.R. CLOUSE al to Three Rivers Royalty II, Economy \$1,667.50
- W. BULLARD BY TAX CLAIM ux to S. Beauford, B.F. \$363.60
- L.J. LOTT BY TAX CLAIM to S. Beauford, B.F. \$60.60
- L.J. LOTT BY TAX CLAIM to S. Beauford, B.F. \$60.60
- A.M. LONG to RP Homes 2, Hope. Twp. \$1,579
- L.J. LOTT BY TAX CLAIM to S. Beauford, B.F. \$18.18
- G.M. COLEY BY TAX CLAIM ux to C.M. Bucuren, Economy \$651.45
- L. ANDERSON al to L. Ritchie, Hope. Twp.
- J.D. JELLYMAN ESTATE ux to ADL20 Enter., Brigh. Twp. \$1,250
- M.J. MOYE ux to C. Shriver ux, Chip. Twp. \$2,199
- B.L. HARRIS ESTATE al to A.M. Mann ux, Hope. Twp. \$1,884
- C. HALLISEY ESTATE al to John Hein Serv., So. Heights \$254.69
- NVR INC. to N.J. Sims, Chip. Twp. \$2,779.90
- PA REAL ESTATE NETWORK BY TAX CLAIM to C. Homison al, No. Sew. Twp. \$51.51

Beaver County Legal Journal

SOFIKOS PROP. al to PAGTJ Ventures,
Amb. \$2,550
PGH INVEST. GROUP al to T.J. Gallo,
Harmony Twp. \$985
D.A. GORDON to B.D. Poleti ux,
So. Beaver Twp. \$700

MORTGAGES

T. DESALLE to Rocket Mtg., B.F. \$78,551
C.J. HOLLAND to PNC Bank,
Economy \$143,000
S.D. GRAHAM to Secr. of HUD,
Conway \$16,373.40
T. MANCINI to EMM Loans,
Pat. Twp. \$151,414
N. CARTER al to United Wholesale Mtg.,
Brigh. Twp. \$180,405
G.S. WEBB to Evansville Teachers FCU,
Roch. \$97,979
L.K. BAUMAN al to Rocket Mtg.,
New Sew. Twp. \$200,000
G.D. LOWE ux to Citizens Bank,
Chip. Twp. \$153,000
K.J. MORAN to Secr. of HUD,
Monaca \$2,583.70
S.L. MARTIN to Huntington Na. Bank,
Ohioville \$40,000
D.C. FIKE al to West Penn Fin. Serv. Cntr.
Inc., Chip. Twp. \$280,005
D.T. BRADFIELD ux to Huntington Na.
Bank, Hope. Twp. \$100,000
B. BELFIORE al to Secr. of HUD,
So. Beaver Twp. \$24,899.46
C.L. KING to Premier Bank,
Daugh. Twp. \$10,503
R.A. FEIGHTNER al to Huntington Na.
Bank, Chip. Twp. \$216,015
J. PASTERIK ux to West-Aircomm FCU,
Center Twp. \$21,000
M.J. SWEENEY to United Wholesale Mtg.,
Beaver \$186,000
H.M. PINGREE al to Mtg. Electr. Reg.
Systems, Economy \$304,500
B.B. BARRETT al to West Penn Fin. Serv.
Cntr., Amb. \$51,000
J. BRADY ux to Navy FCU,
Harmony Twp. \$133,000
J.M. COSTELLO al to Farmers Na. Bank,
Pat. Twp. \$1,759,459.84
D. SCHELETSKY ux to First Na. Bank,
Economy \$110,000
T.M. MURPHY al to West-Aircomm FCU,
Chip. Twp. \$60,000
OM SHIVA ENTER. INC. to Keybank,
Center Twp. \$8,395,000
F. ROBERTS to Pennymac Loan Serv.,
Conway \$73,207
R.D. SMITH al to Mtg. Electr. Reg. Systems,
Industry \$210,000
A. BOOTS al to Huntington Na. Bank,
Marion Twp. \$218,000
K.S. LEMIEUX al to Rocket Mtg.,
Greene Twp. \$219,800
M.J. HENDRICKS to Secr. of HUD,
Bridgewater \$5,571.82
A.E. RYAN ux to PNC Bank,
So. Beaver Twp. \$263,000
K.L. LENTZ al to Citizens Bank,
Roch. \$60,000
W.J.G. STANKO to EMM Loans,
Darl. Twp. \$114,750
J. MARCELLO ux to Holland Mtg. Advisors,
Daugh. Twp. \$247,500
H&A SERV. CO. al to Huntington Na. Bank,
No. Sew. Twp. \$240,000
K.L. MORVAY al to Howard Hanna Mtg.
Serv., Brigh. Twp. \$284,900
A. MACK to Secr. of HUD, Amb. \$9,154.38
PITT VISION al to MIRS Group Gap Fund,
Amb. \$75,000
D.D. STANG al to First Na. Bank,
New Sew. Twp. \$30,000
M.A. KAMPJIAN to Howard Hanna Mtg.
Serv., Center Twp. \$87,450
R. RAY al to Fed. Mtg. Corp.,
Freedom \$75,000
S. REISER to US Mtg. Network,
Amb. \$118,655
T.G. WILLIAMS ux to JLB Corp.,
No. Sew. Twp. \$152,000
L.A. DOBSON to Citizens Bank,
Daugh. Twp. \$102,000
K.A. PEDUZZI ux to American Fin. Corp.,
Brigh. Twp. \$123,000
D.W. DOBSON JR. to Citizens Bank,
Daugh. Twp. \$216,161
CODDINGTON PROP. LTD. LIABILITY
CO. al to Northwest Bank, B.F.
\$234,094
T.D. KEARNEY ux to American Fin. Corp.,
Harmony Twp. \$128,000
K.M. FONNER ux to Citizens Bank,
Chip. Twp. \$165,000
D.A. HECK to Northwest Bank,
Hanover Twp. \$50,000
G. DELOURMEL ux to PNC Bank,
Hookstown \$100,000
A.I. SCOTT al to First Na. Bank,
Brigh. Twp. \$150,000
J.A. PARASIDA ux to Northpointe Bank,
Brigh. Twp. \$355,000
J.D. CAGNON ux to Rocket Mtg.,
Hope. Twp. \$180,500
J.P. THOMPSON al to Dollar Bank,
Baden \$90,000
L.D. CRUTE to Dollar Bank,
Midland \$75,000
J. DARR ux to Citizens Bank,
Chip. Twp. \$100,000
J.A. KUNY ux to Citizens Bank,
Economy \$130,000
J.L. NEWTON al to Wells Fargo Bank,
Brigh. Twp. \$134,400

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- R.D. DORAN ux to Union Sav. Bank,
Beaver \$286,500
- N. BEASLEY to Huntington Na. Bank,
Koppel \$122,735
- R.J. OTTAVIANI ux to Rocket Mtg.,
Frank. Twp. \$76,500
- B. CARTER ux to First Na. Bank,
No. Sew. Twp. \$296,630
- M.F. DOYLE ux to Northwest Bank,
Industry \$88,000
- J.R. CARTER al to First Na. Bank,
No. Sew. Twp. \$50,000
- S. WIJNEN-RIEMS al to Rocket Mtg.,
Daugh. Twp. \$233,516
- A. FLEES to Citizens Bank,
Harmony Twp. \$142,373
- S. PRITTS al to Plaza Home Mtg. Inc.,
Frank. Twp. \$87,000
- S.J. STILE ux to CFSBANK,
Chip. Twp. \$427,500
- D.L. KELOSKY al to Dollar Bank,
No. Sew. Twp. \$180,000
- M.R. SKELTON ux to Dollar Bank,
Hope. Twp. \$175,000
- C.L. PINELLO al to Clearview FCU,
Hope. Twp. \$45,000
- R.R. RODGERS to Clearview FCU,
Aliq. \$23,000
- P.J. RICHARDSON al to Clearview FCU,
Greene Twp. \$80,000
- D. CALHOON al to Friendly FCU,
Rac. Twp. \$94,209.63
- M.J. PERICH ux to Wesbanco Bank Inc.,
Center Twp. \$292,000
- R. RIGBY ux to Clearview FCU,
Hope. Twp. \$185,000
- E.E. EATON to Clearview FCU,
Hanover Twp. \$35,000
- G.S. PATTON to Farmers B&S Bank,
Center Twp. \$55,000
- M.S. ZIELINSKI ux to Citizens Bank,
No. Sew. Twp. \$225,000
- R. NOLAN SR. al to Wells Fargo Bank,
Monaca \$92,000
- BYZANTINE INC. to Mars Bank,
Center Twp. \$1,540,000
- E.M. YORNS JR. ux to Brentwood Bank,
Pul. Twp. \$75,000
- K.M. SZCZYPIŃSKI al to Co. of Beaver,
Brigh. Twp. \$10,500
- A.M. MANJEROVIC to Co. of Beaver,
Amb. \$5,500
- P. VANMALDEGHEM al to Co. of Beaver,
Brigh. Twp. \$10,000
- L. RITCHIE al to PNC Bank,
Hope. Twp. \$57,400
- UNITED CROATION CLUB to Co. of
Beaver, N.B. \$12,194
- C.D. SHRIVER ux to Wesbanco Bank Inc.,
Chip. Twp. \$208,905
- A.M. MANN ux to Howard Hanna Mtg.
Serv., Hope. Twp. \$192,733
- M.L. COLUSSY ux to Princeton Fin.,
Indep. Twp. \$425,000
- L.D. NALE to Royal United Mtg.,
Hope. Twp. \$111,200
- K. HUFFMAN to West-Aircomm FCU,
Homewood \$40,000
- M.R. GAREE ux to Keybank,
Pat. Twp. \$35,295
- L. SI al to West-Aircomm FCU,
Harmony Twp. \$74,400
- N.J. SIMS to NVR Mtg. Fin. Inc.,
Chip. Twp. \$264,091
- S.E. CARLSON al to Friendly FCU,
Beaver \$34,000
- A.M. MORRIS to First Cmwth. Bank,
Marion Twp. \$55,000
- PAGTJ VENTURES al to Angel Oak Mtg.
Sol., Amb. \$165,000
- T.J. GALLO al to First Sav. Bank,
Harmony Twp. \$73,875
- B.D. POLETI ux to Hancock Co. Sav. Bank,
So. Beaver Twp. \$52,500

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/> beavercountypashersales

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, Defendant.

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 Commonwealth 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 commonly 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 Lindberg 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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- Divorce
- Tax Appeals
- Litigation

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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