

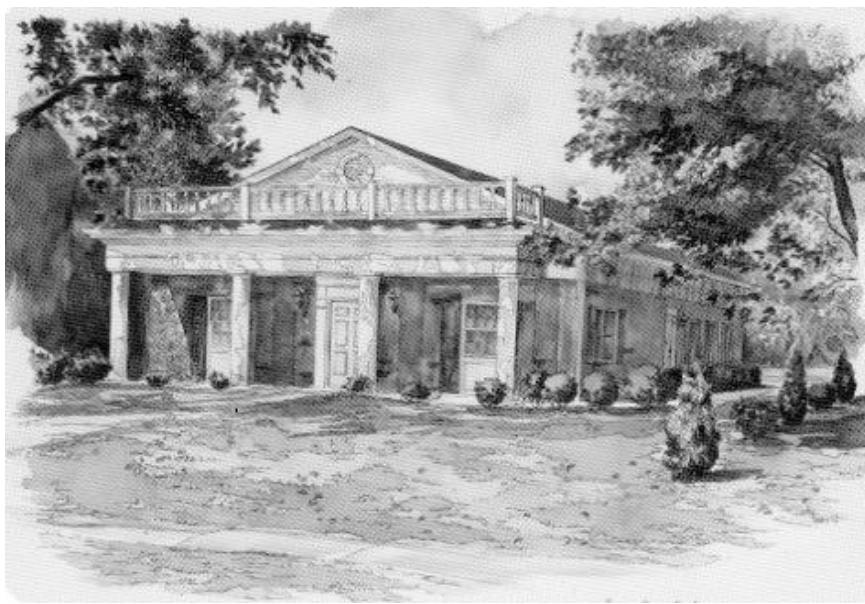
Beaver County Legal Journal

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

Vol. 76

March 19, 2022

No. 12



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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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The Beaver County Legal Journal
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COURT CALENDAR

Criminal Judicial Pre-Trial Conferences [1st JPTC]	March 21
Judicial Juvenile Hearings	March 21
ARD Pleas, Sentence Court	March 23
Status Conferences	March 23
Pre-Trial Conferences, Civil	March 23
Mortgage Foreclosures	March 23
Judicial Juvenile Hearings	March 24
Arbitrations	March 25
PFA	March 25

<p>NOTICES TO THE BAR</p>

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

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

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

PBI CLE VIDEO SEMINARS IN BEAVER

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

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

BEAVER COUNTY BAR ASSOCIATION
Continuing Legal Education Committee
Seminar Series:

The Beaver County Bar Association will present the following CLE seminars at the Beaver County Bar Association, 788 Turnpike Street, Beaver, PA. Each seminar has been or will be approved by the Pennsylvania Supreme Court Continuing Legal Education Board for one (1) hour of substantive or (1) hour of ethics credit. Please register with the Bar Association at 724-728-3769.

Registration	11:30 a.m.
Seminar	12:00 p.m. - 1:00 p.m.
Tuition/Seminar Only.	Member - \$10/Non-Member - \$20
Tuition/Seminar and Lunch	Member - \$20/Non-Member - \$30

Wednesday, March 30, 2022

**“Practical Applications of
Electronic Monitoring -
The Electronic Ball and Chain”**

Presenters: Nick Francalancia, Esquire
James Raymer, Amy Osman
and Eric Borham

Thursday, April 21, 2022

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

Presenter: Brian Quinn, Esquire

NEW LEGAL NOTICES

NOTICE

NOTICE is hereby given pursuant to the provisions of the Business Corporation Law of 1988 of the registration of “Beaver County Orthodox Christian Ministry”. The Organization was created by official filing on Jan. 5, 2022. It is a Domestic Nonprofit Corporation (Section 5306) with a principal office or place of business at 1501 8th Ave. Beaver Falls PA 15010. The name and address, including street and number, if any, of all persons who are parties to the registration are: Daniel Volitch, 1501 1104 Fairlane Dr. Aliquippa PA 15001.

mar. 19

**NOTICE OF PETITION FOR
CHANGE OF NAME**

To all interested persons: Notice is hereby given that a **Petition for Name Change of Nicholas Legge to Nicholas Peter Legge**, was filed on February 3, 2022, in the Court of Common Pleas of Beaver County, Pennsylvania, Docket No. 10153-2022, and that an Order of said Court authorized the filing of said Petition fixed the 4th day of April, 2022, at 11:30 a.m., as the time for hearing on said Petition, in the Courtroom of the Honorable Laura J. Tocci, Courtroom No. 2, Beaver County Courthouse, Beaver, Pennsylvania 15009, when and where all persons may show cause, if any they have, as to why said name should not be changed as prayed for.

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

mar. 19

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the Lawrence County Anesthesia Associates, P.C., a Pennsylvania business corporation, with a registered address of 171 Omni Street, Fombell, PA 16123, has approved a proposal that the Company voluntarily dissolve, and that the Company is now engaged in winding up and settling the affairs of the Company under the provisions of Section 1975 of the Business Corporation Law of 1988, as amended, such that its corporate existence shall cease upon the filing of Articles of Dissolution with the Pennsylvania Department of State.

David M. Crissman, Esquire
Montgomery, Crissman
518 North Main Street
Butler, PA 16001
724-285-4776

mar. 19

LEGAL NOTICES

NOTICE

The Martin L. McCullough
Revocable Living Trust

The assets of the Trust known as the Martin L. McCullough Revocable Living Trust created by Martin L. McCullough, late of the Township of Center, are being distributed by the Successor Trustee of the Trust. All persons having claims or demands against Martin L. McCullough Revocable 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.

**MICHAEL D. MCCULLOUGH,
SUCCESSOR TRUSTEE**

C/O RONALD J. DIGIORNO, ESQUIRE
150 Pleasant Drive, Suite 103
Aliquippa, PA 15001

mar. 5, 12, 19

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

- 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. Cinyth 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.

2nd Publication

- ROBERT EUGENE BEATTY, late of Chippewa Township. Jodi L. Przybysz, 131 Forest Drive, Darlington, PA 16115; Todd A. Beatty, 467 Anderson Road, Enon Valley, PA 16120; and Keith E. Beatty, Jr., 2503 11th Avenue, Beaver Falls, PA 15010, Co-Executors. William M. Braslawsee, Atty.
- MICHAEL EUGENE BURCKURE, JR., late of Rochester Township. Miranda Kruluts, Executrix, 127 Hoffman Street, Glenshaw, PA 15116. Rebecca A. Olds, Atty.
- JEAN E. COZMA, late of Industry Borough. Linda Cozma, Executrix, 1812 Davidson Street, Aliquippa, PA 15001. Robert P. Dappenbrook, Atty.
- NANCY B. ELLINWOOD, late of the Borough of Rochester. William M. Hornyack, Executor, c/o Reed, Tosh, Wolford & Douglass, 999 Third Street, Beaver, PA 15009. Gregory K. Douglass, Atty.

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

LUTHER B. LINDEMANN, a/k/a LUTHER B. LINDEMAN, late of the Township of Brighton. Karl Lindemann and Daniel Lindemann, Co-Administrators, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

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

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

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

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

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

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

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

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

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

3rd Publication

DOROTHY ARSEVICH, late of the City of Aliquippa. Diana Haynes, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

VIRGINIA MAE BASALYGA, late of Columbia, Tennessee. Jeffrey John Basalyga and Joel Jonathan Basalyga, Co-Executors, 1112 Glenwood Drive, Columbia, TN 38401. Chelsea M. Magee, Atty.

NANCY JEAN DECHICKO, a/k/a NANCY DECHICKO, late of the Township of North Sewickley. Matt DeChicko, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

WALTER S. HOUSE, JR., late of Vanport Borough. Candace Lynn Hendrickson, Administratrix, 101 Forrestdale Drive, Industry, PA 15052. Michael J. Hummel, Atty.

BETTY J. JAGERSKI, late of the Borough of Monaca. Susan M. Jagerski, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

EDWARD J. KALLEN, late of Center Township. Robert J. Campbell, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

HERBERT E. LAWRENCE, JR., a/k/a HERBERT E. LAWRENCE, late of Chipewa Township. Douglas E. Lawrence, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

CHARLES W. LINDAUERE, late of Ohioville Borough. Deborah M. Lindauere, Executrix, 152 Windover Drive, Midland, PA 15059. John L. Butya, Atty.

PATRICIA A. METHENY, late of Beaver Falls. David Gregg Metheny, Executor, c/o J. Philip Colavincenzo, Esquire, 255 College Avenue, Beaver, PA 15009. J. Philip Colavincenzo, Atty.

SUSAN VAN NEWKIRK, late of the Township of Hopewell. Scott Van Newkirk, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

RAYMOND EDWARD PEFFERMAN, a/k/a RAYMOND E. PEFFERMAN, late of the Township of Hopewell. Louise Malackanic, Executrix, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

CLIFFORD R. PFLUGH, late of Center Township. Diane L. Pflugh, Executrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

DEBRA S. PIROLI, a/k/a DEBRA PIROLI, late of the Township of Hopewell. Linda L. Galzarano, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JOSEPH EDWARD SAMUEL, a/k/a JOSEPH E. SAMUEL, late of the City of Aliquippa. Keith A. George, Administrator, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, Atty.

SANDRA LORRAINE SHANNON, a/k/a SANDRA DAVIDSON, late of Hopewell Township. Roxanne R. Cripe, Administratrix C.T.A., c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

LOUIS P. STANASOLOVICH, late of New Sewickley Township. Diane M. Pearson, Executrix, 100 Amber Court, Wexford, PA 15090. Edward J. Kabela, Atty.

ANN M. TURKOVICH, a/k/a ANN TURKOVICH, late of Center Township. Georgann Hogan, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DON E. WARNES, late of Beaver Borough. Bruce M. Warnes, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

DEBRA L. WASKO, a/k/a DEBRA LYNN WASKO, late of the Borough of Baden. Cynthia L. Wasko, Executrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DENNIS MONTE WILSON, late of Rochester. Robert Darrell Wilson, Executor, 223 Hines Road, Slippery Rock, PA 16057. Addison L. Walter, Atty.

RAYMOND YURKOWSKI, late of the Township of Hopewell. Monica A. Yurkowski, Executrix, c/o Ronald J. DiGiorno, Esquire, 150 Pleasant Drive, Suite 103, Aliquippa, PA 15001. Ronald J. DiGiorno, 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

MARGARET FLOWER from David Olson, 20347-21

ANDREA A. VUKOVCAN from Mark R. Vukovcan, 20283-21

MATTHEW BELL from Tracy Bell, 20239-21

TANYA LYNN GASBARRO from Russell Joseph Gasbarro, 20370-21

ERIC SOCHATS from Shawna Sochats, 20095-18

WALLACE MARSH JR. from Chrysta Marsh, 20371-21

LUCINDA JEAN GOUCHER from Thomas Lee Goucher, 20228-17

DIVORCE DOCKET

SAMANTHA MCANINCH vs Damian McAninch, 20045-22-E.A. Avon

NORPHAS K. SESSOMS vs Mattie M. Sessoms, 20046-22-D.N. Hanna

CYNTHIA TARVER vs Mark Allen Tarver, 20047-22-C. McMillen

CHARLES R. FONTANA vs Stephanie M. Fontana, 20048-22-M.C. Feldman

CHRISTINE LUENGAS GARCIA vs Adrian Luengas Garcia, 20049-22-T.L. Savina, Jr.

ABIGAIL NEUMAN vs Charles Neuman, 20050-22-S.R. Hurst

JULIA CHANEY vs Matthew Chaney, 20051-22-G.R. Fedeles

JILL MARIE PRESUTTI vs David Lance Presutti, 20052-22-Pro Se

JON E. HENDERSON vs Roye L. Henderson, 20053-22-Pro Se

JEANNE BLUBAUGH vs Neil Blubaugh, 20054-22-T.F. Dukovich

CHRISTOPHER M. LOVETT vs Jody M. Lovett, 20055-22-Pro Se

HAILEY RIDGWAY vs Garrett Ridgway, 20056-22-T.F. Dukovich

DAVID COLE MERIWETHER vs Hannah Meriwether, 20057-22-M.A. Delvecchio

JACKIE BARKLEY vs Kevin Barkley, 20058-22-S.L. Steele

APPEARANCE DOCKET

- LOGAN FORD vs Alyssa Hunt, 10180-22-Custody/Visitation-Pro Se/S.L. Steele
- P.C. MORGAN, on behalf of PBM minor vs. Com. of PA, Dept. of Transp., 10181-22-Civil Appeals-Pro Se
- DIANA DOMINIC vs Jenna Leigh Simon, 10182-22-Custody/Visitation-M.R. Sainovich
- PETITION OF THE CITY OF ALIQ., 10183-22-Other-M.R. Sainovich
- CARRINGTON MTG. SERV. vs Jared A. Shablesky al, 10184-22-Mortgage Foreclosure-S. Gable
- PETITION OF THE CITY OF ALIQ., 10185-22-Other-M.R. Sainovich
- TAX CLAIM BUREAU OF B.C., 10186-22-Other-Law Dept.
- TAX CLAIM BUREAU OF B.C., 10187-22-Other-Law Dept.
- TAX CLAIM BUREAU OF B.C., 10188-22-Other-Law Dept.
- MICHAEL ROSSI, PROTHONOTARY, 10190-22-Other-C.F. Bowers, III
- JADEN V. TAYLOR al vs Anthony J. Gatto, 10191-22-Motor Vehicle-J.A. Medure
- HARVEYS AUTO BODY vs Danielle Sheena Walker, 10192-22-Civil Appeals-Pro Se
- NICK BRATICH vs Terra Invest. Group al, 10193-22-Other-W.M. Braslawsee
- FRANKLIN L. NAMATH JR. al vs HUB Intern. Midwest Ltd. al, 10194-22-Employment Dispute-S.L. Steele
- BYDRELL THOMAS vs JC Penney Corp. al, 10195-22-Premises Liability-S.L. Steele
- PORTFOLIO REC. ASSOC. vs Barbara Bosworth, 10196-22-Debt Collection-R.N. Polas, Jr.
- FRANKLIN SUITES vs Above Auto Repair Main. Fac. Co., 10197-22-Other-Pro Se
- TAX CLAIM BUREAU OF B.C., 10198-22-Other-Law Dept.
- WESTCONGRESS INSUR. SERV. vs Jen & John Oil Field Serv. Inc., 10199-22-Debt Collection-R.P. Wendolowski, Jr.
- DISCOVER BANK vs Nancy Curtis, 10200-22-Civil Appeals-M.D. Urban
- DREXEL UNIV. vs Carla Smith, 10201-22-Debt Collection-G.J. Allard
- LVNV FUNDING vs Bonnie L. Checkan, 10202-22-Other-M.R. Ratchford
- KAREN WELDER vs Jacob McCandless, 10203-22-Custody/Visitation-C.W. McMillen
- KAREN FIKE vs Payge Murphy, 10204-22-Motor Vehicle-K.R. McMillen
- JOHN MOSS vs Shannon Robison, 10205-22-Custody/Visitation-J.M. Spratt
- MARK E. KAUFOLD JR. al vs Ashley Jones, 10206-22-Ejectment-E. Leymarie, Jr.
- CARLTON CREATIVE SOL. vs Elaine C. Bauder al, 10207-22-Quiet Title-A.M. Gross
- ENRIQUE ALVARADO vs Aldi Inc., 10208-22-Premises Liability-A.J. Giannetti
- GRANGE MUT. CAS. INSUR. vs Lindy Paving Inc., 10298-22-Debt Collection-D.H. Tsarouhis
- JOSEPH A. LIM al vs GMAC Mtg. al, 10210-22-Quiet Title-D. Kwidis
- CITIBANK vs Imogene Harker, 10211-22-Debt Collection-R. Kline
- DAMIAN MCANINCH vs Samantha McAninch, 10213-22-Custody/Visitation-A.L.F. Morgan
- DISCOVER BANK vs Gina Domenico, 10214-22-Debt Collection-T.J. Nolan
- CROWN ASSET MANAG. vs Alexandra L. Eaglehouse, 10215-22-Debt Collection-C.B. Carfagno
- CAVALRY SPV I vs Daniel Benedick, 10216-22-Debt Collection-D.J. Apothaker
- JONES ESTATES vs Kiley Waite, 10217-22-Landlord/Tenant Dispute-N.M. Pardus
- HAYDN ROACH vs O'Neil's Bar and Grill Inc. al, 10218-22-Premises Liability-E.M. Elsen
- MISINGWA LAND TRUST vs B.C. Board of Assessment Appeals al, 10219-22-Other-J.T. Vogel
- MISINGWA LAND TRUST vs B.C. Board of Assessment Appeals al, 10220-22-Other-J.T. Vogel
- A.D. LUCCI vs Steven D. Matiko al, 10221-22-Ejectment-C.E. Wynn
- RUSSELL GREGORY PAUL ASH vs Sarah Reese Sullivan, 10222-22-Custody/Visitation-M.M. Bonekovic
- BRANDON MYERS vs Misty Guertin, 10223-22-Custody/Visitation-R.D. Rojas
- BREANNA VANANTWERP vs Zachary Vanantwerp, 10224-22-Custody/Visitation-M.B. Sweeney
- DISCOVER BANK vs Anthony Barton al, 10226-22-Debt Collection-D. Santucci
- EVERETT LOKOMSKI vs Kadence Bayne, 10227-22-Custody/Visitation-J.A. Feldman
- AMERICAN EXPRESS NA. BANK vs Diane Vular al, 10228-22-Debt Collection-D. Santucci
- TORREY FLANNIGAN vs Christina Aspiotes, 10229-22-Custody/Visitation-Pro Se
- CAVALRY SPV I vs George M. Yoho, 10230-22-Debt Collection-D.J. Apothaker
- DEYSON ARMSTRONG vs Tatianna Friend, 10231-22-Custody/Visitation-C. Meckler

PROTECTION FROM ABUSE

PETITIONS

DONNA F. GOATLEY vs Leonard C. Goatley, 70054-22
JENNIFER PATTON vs Frank Patton, 70055-22
CERRISSA SIMICH vs William Rex Smith, 70056-22
JACOB CASCIATO vs Abbigail Johnson, 70057-22
JENNA KOSANOVICH vs Jordan Durant, 70058-22
BROOKE TOMASKO vs Nicholas Droz, 70059-22
PAMELA JOY JACKSON vs Christopher Tyrone Williams, 70060-22
TRACY POLIAK vs Michael Zuck, 70061-22
ROCIO JOSE MARQUEZ MORALES, a/k/a vs Benjamin Casimiro Elias, a/k/a, 70062-22
TIFFANY BURTCH, on behalf of minor child vs Travis William Miller, 75001-22
WHITNEY NICOLE DERR vs Gary Fennell, 75002-22
BROOKE E. ASH vs Gary Fennell, 75003-22

DEEDS

C. CUMBERLEDGE ESTATE al to R.J. Dunn ux, Center Twp. \$1,620.50
W.H. DEAN al to D. Weaver, Big Beaver \$950
D.H. PARSONS JR. ux to A. Graeser, Chip. Twp. \$50
R.J. DETKA ux to Detka Trust al, So. Beaver Twp.
R.J. DETKA ux to R.J. Detka al, So. Beaver Twp.
G.M. MAGLIOGGHI al to G.M. Magliocchi, B.F.
D.K. MAHON ESTATE al to J.K. Leitschaft, Center Twp.
FRENCHMAN'S BAY PROP. INC. to Lincoln Learning Sol. Inc., Hope. Twp. \$13,000
J.D. DIAZ ux to T.L. Hradil al, Brigh. Twp. \$3,425
D.F. RACIOPPI to P.A. Racioppi ux, Economy
D. DUSHAC ux to A.R. Dushac, Center Twp.
FED. HOME LOAN MTG. CORP. al to D.M. Bruno al, N.B. \$325.01
M.S. BODIN ux to S.L.S. Blair al, No. Sew. Twp.
R.G. LOOSE ux to E.D. Shebatka Jr., Brigh. Twp. \$2,750
J.L. HUDAC to J.L. Hudac Trust, Economy
J.L. HUDAC to J.L. Hudac Trust, Economy
Y. SHETTY to Y. Shetty, Brigh. Twp.
T.A. TRAUTZSCH to T. Trautzsch ux, New Sew. Twp.

S. HAUGER to M.R. Hauger, Hope. Twp.
S.F. SANTILLI BY TAX CLAIM ux to Quay Prop., Aliq. \$287.85
SOUND THE ALARM MIN. BY TAX CLAIM to J. Tigner, Aliq. \$72.72
GENCORP. BY TAX CLAIM to C. Buczynski, B.F. \$257.55
R.F. KLUGH ESTATE al to S.P. Chehak, West Mayfield \$1,250
M.G. REYLE al to A.D. Grubb al, B.F. \$1,000
L.P. VOLLMER to Vollmer Trust al, Brigh. Twp.
L.P. VOLLMER to Vollmer Trust al, Roch. Twp.
L.P. VOLLMER to Vollmer Trust al, Roch. Twp.
J.G. LUSTY ux to Lusty Trust al, Frank. Twp.
E.L. BROPHY ux to Brophy Trust al, Economy
J.E. MCFADDEN al to McFadden Invest. Group, Amb. \$1,060.50
Y. SHETTY to C. Stiger al, Brigh. Twp. \$3,300
S.E. CONKLIN to D.J. Wentworth ux, Beaver \$2,400
R. LEE to S.R. Eakles, Aliq. \$1,350
Z.R. RICHARDS to D.M. Scott, Brigh. Twp. \$1,300
J. TOROK to S.E. Murray, Economy \$2,690
A. BRAHENY to A. Braheny al, White Twp.
K.B. MANNI to J. Rogers ux, Hope. Twp. \$25
S.M. DAVIS al to S.M. Davis, Chip. Twp.
B.R. WHITTINGHAM ux to J. Diaz ux, Brigh. Twp. \$3,999.88
S.A. STEVENS ux to W. Pitts ux, New Sew. Twp. \$400
A. PARISI ux to J. Miller ux, Daugh. Twp. \$2,750
N.R. MUMAW al to L.M. Takacs al, Indep. Twp. \$2,700
YOUNG TRUST al to J. Turley, New Sew. Twp. \$1,030
R.D. COX ux to A.M. Crawley al, Center Twp. \$2,270
V. DZLACK al to C.A. Parisi, Baden \$1,100
W.F. NYE BY TAX CLAIM to Kapaco Invest. Group, Pul. Twp. \$1,036.26
L. SCOBIE BY TAX CLAIM to Kapaco Invest. Group, New Sew. Twp. \$1,384.71
T.A. MARICH BY TAX CLAIM ux to Kapaco Invest. Group, Aliq. \$839.31
S. SETCAVAGE to E.W. Taylor Jr., Amb. \$650
W.H. HILL ux to A.M. Friday, West Mayfield \$620
C.J. EQUIZI al to L. Equizi ux, Center Twp.
M.X. MCBROOM al to N. Dlubak al, Harmony Twp. \$1,210

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R.O. BRIGGS to Davis Cleaning and Flooring Serv., Amb. \$550
K.A. HELMS al to NA Cap. Group, Harmony Twp. \$580
C.W. BIEGENWALD III to E.L. Cartwright ux, Darl. Twp. \$1,400
NVR INC. to M. Aggarwal al, Center Twp. \$2,449.90
M.G. LONGSHORE ux to D.J. Sullivan al, Industry \$1,500
COMM. LOAN SERV. al to Calico Prop. Sol., Pat. Twp. \$337.50
K. DEVENSHIRE BY TAX CLAIM to A. Lindsey, Aliq. \$666.60
WELL BUILT RLTY. CORP. to AD&VG Prop., Amb. \$4,348.32
T.M. MCCHESENEY al to A. Kincade al, Pat. Twp. \$950
M.J. DRAKULICH ux to S. Dordevic ux, Midland \$300
G.T. FAIRLEY ux to D.C. Smith al, Chip. Twp. \$3,725
A.J. ALAM to M. Gaskins, Aliq. \$212
H.E. RADOVICH to J.T. Wiginton, Roch. Twp. \$1,750
C.D. GROPP al to J.R. Laney, Roch. \$1,339
J.B. MARCELLO III ux to J. Beightley, N.B. \$380
S.J. MILINSKI ux to S. Wuenschel al, B.F. \$450
D. MARTSOLF to R.A. Martsolf III al, Center Twp.
D. MARTSOLF al to R.A. Martsolf III al, Aliq.
D. MARTSOLF to R.A. Martsolf III al, Center Twp.
R.B. DEMACIO to C. Weldon ux, Amb.
J.S. RAMELLA BY SHERIFF to L. Magnotta Jr. ux, Aliq. \$1,215.03
SWEET DONKEY! al to J.R. Schriver al, Roch. \$850
L.J. BOVA ESTATE BY SHERIFF al to Ren. Home Equity Loan Trust, Amb.
R.M. HUDDY al to R.M. Huddy ux, West Mayfield
WBEAVER LLC to Hannah Holding, Beaver \$22,750
G.L. VAN HORN ux to B.J. Pyles al, Beaver \$2,150
G.K. RICHARDSON ux to Z. Herda ux, Chip. Twp. \$4,200
T.J. FORMANIK ux to Windmill Manor, Hope. Twp. \$30.30
K. DICICCO to R.A. DiCicco, Hope. Twp.
KNOUSE TRUST al to S. Knouse, New Sew. Twp.
S. KNOUSE al to S. Knouse, New Sew. Twp.
KNOUSE TRUST al to S. Knouse, New Sew. Twp.
A.M. ARENA to NA Cap. Group, N.B. \$557.16
S.W. MEHAFFIE ux to S. Mehaffie, New Sew. Twp.

H.E. RADOVICH to D. Iannini ux, Roch. Twp.
T.L. INMAN to J.B. Proya, West Mayfield \$350
LAUREL VENTURES al to Gaudino Bros., Shippingport
D.A. DESALLE to D.A. DeSalle al, Amb.
D.A. DESALLE to A. Vanyo al, Baden
B.B. BONZO to L. Shebanie, Roch. \$250
J.C. MABIN al to P.A. Mabin al, Amb.
R.B. WESTRICK BY SHERIFF to Fed. Na. Mtg. Assn., Economy
E. SANTILO al to R.P. Santilo Jr., No. Sew. Twp.
J.A. MCCANDLESS to Kapaco Invest. Group, Amb. \$213.60
J. SHAWGER to F. Ruskin al, Baden \$350
A.A. SOLYAN al to A.A. Solyan al, Economy

MORTGAGES

N.J. BARSON ux to New Alliance FCU, B.F. \$53,000
J.L. FYE to New Alliance FCU, Brigh. Twp. \$93,000
J.E. SNAVELY al to First Na. Bank, Industry \$100,000
J. RANDOLPH to Secr. of HUD, N.B. \$12,823.93
M.G. ADKINS JR. to Mtg. Electr. Reg. Systems, Center Twp. \$196,000
D.L. COGLEY al to Princeton Fin., Economy \$178,000
J.R. THOMPSON ux to Dollar Bank, Economy \$20,000
P. MINGER to Dollar Bank, Rac. Twp. \$50,000
C.D. THOMPSON al to R-S Bellco FCU, N.B. \$68,970.15
J.J. DOHANICH ux to Brentwood Bank, Hope. Twp. \$105,000
D.A. SKILLMAN ux to New Castle Bellco FCU, Marion Twp. \$50,000
C.L. DEMARCO al to R-S Bellco FCU, Daugh. Twp. \$60,273.55
M.F.B. SMITH al to Huntington Na. Bank, Bridgewater \$114,389
L.J. PRINGLE al to Mtg. Electr. Reg. Systems, Conway \$144,200
L.J. PRINGLE ux to Clearview FCU, Conway \$31,800
A. HAMEED al to Huntington Na. Bank, Beaver \$114,600
T.L. HRADIL al to Mtg. Electr. Reg. Systems, Brigh. Twp. \$158,250
A.R. DUSHAC to Mtg. Electr. Reg. Systems, Center Twp. \$387,750
N. NONEVSKI al to Wesbanco Bank Inc., No. Sew. Twp. \$135,000
E.D. SHEBATKA JR. to Flat Branch Mtg. Inc., Brigh. Twp. \$270,019

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- N. GUYER ux to Navy FCU, Harmony Twp. \$138,000
- C.S. NOLDER to Mtg. Electr. Reg. Systems, Daugh. Twp. \$61,628
- R.M. ALEXANDER to Mtg. Electr. Reg. Systems, Aliq. \$114,768
- M.A. BELKNAP ux to Clearview FCU, Rac. Twp. \$150,000
- R. WERME JR. ux to Clearview FCU, Beaver \$67,000
- S.H. CAREY al to Huntington Na. Bank, Harmony Twp. \$127,000
- S.R. MAWHINNEY ux to Dollar Bank, Hope. Twp. \$200,000
- R.Z. D'AGOSTINO al to Clearview FCU, Aliq. \$85,000
- H.M. DAHLIN al to Clearview FCU, Chip. Twp. \$150,000
- J.K. MOLINARI to PNC Bank, Economy \$75,000
- N.J. BAKER to Mtg. Electr. Reg. Systems, Brigh. Twp. \$113,000
- M. LEININGER al to Mtg. Electr. Reg. Systems, Harmony Twp. \$184,100
- A.D. GRUBB al to Mtg. Electr. Reg. Systems, B.F. \$85,000
- J.L. YOUNG al to Mtg. Electr. Reg. Systems, Monaca \$137,500
- S.J. POLLIN ux to Rocket Mtg., Harmony Twp. \$214,995
- C. STIGER al to United Wholesale Mtg., Brigh. Twp. \$324,022
- L.A. ROSS to Friendly FCU, Monaca \$165,000
- J. LYNCH to Rocket Mtg., Industry \$75,600
- J.J. RIDDLE to Farmers B&S Bank, Roch. Twp. \$118,500
- C.L. WASKO to Amerisave Mtg. Corp., Monaca \$76,500
- G. BAKER ux to Mtg. Electr. Reg. Systems, Chip. Twp. \$340,000
- L.R. WENTWORTH al to US Bank, Beaver \$191,500
- S.R. EAKLES to Howard Hanna Mtg. Serv., Aliq. \$123,626
- D.M. SCOTT to Howard Hanna Mtg. Serv., Brigh. Twp. \$123,500
- J. SNYDER to Rocket Mtg., Hope. Twp. \$135,737
- S.E. MURRAY to PNC Bank, Economy \$215,200
- D.E. JOHNSON to PNC Bank, N.B. \$100,000
- S.D. TKATCH ux to PNC Bank, Baden \$150,000
- Z.R. MATTHEWS al to First Cmwlt. Bank, Hope. Twp. \$135,000
- M.J. EFAW ux to Secr. of HUD, Hanover Twp. \$8,807.31
- J. DIAZ ux to Howard Hanna Mtg. Serv., Brigh. Twp. \$379,988
- G.K. JONES ux to Secr. of HUD, Ohioville \$10,239.78
- J.W. FRASER to Washington Fin. Bank, East Roch. \$50,000
- C. MILLER al to Rocket Mtg., Daugh. Twp. \$281,325
- A.W. SHOPE al to Pennymac Loan Serv., Center Twp. \$138,839
- G.C. WHELPLEY ux to Huntington Na. Bank, Brigh. Twp. \$48,000
- T.T. CROOKHAM ux to Huntington Na. Bank, Economy \$75,000
- S.P. BARTOLETTA ux to Huntington Na. Bank, Center Twp. \$90,000
- L.M. TAKACS al to Mtg. Electr. Reg. Systems, Indep. Twp. \$216,000
- J. TURLEY to Evansville Teachers FCU, New Sew. Twp. \$104,040
- T.M. REED to PNC Bank, No. Sew. Twp. \$20,000
- A.M. CRAWLEY al to Plaza Home Mtg. Inc., Center Twp. \$222,888
- C.A. PARISI to Mtg. Electr. Reg. Systems, Baden \$93,500
- C. RUBINO al to Mtg. Electr. Reg. Systems, Hope. Twp. \$234,000
- E.W. TAYLOR JR. al to Evansville Teachers FCU, Amb. \$58,500
- A.M. FRIDAY to Union Home Mtg. Corp., West Mayfield \$60,140
- J.K. DEONARINE to Clearview FCU, Hope. Twp. \$172,000
- K.L. SPAGNOLA to Discover Bank, Economy \$200,001
- R.A. MOORE ux to Rocket Mtg., Ohioville \$193,000
- K.J. HUGGINS al to PNC Bank, Baden \$122,050.51
- E.L. SMITH ux to Freedom United FCU, No. Sew. Twp. \$130,400
- N. DLUBAK al to Mtg. Electr. Reg. Systems, Harmony Twp. \$117,370
- M.J. SHOEMAKER ux to Mtg. Electr. Reg. Systems, Hope. Twp. \$98,400
- D.J. SULLIVAN al to Mtg. Electr. Reg. Systems, Industry \$142,500
- J. VEIOCK to Secr. of HUD, Koppel \$7,859.81
- M.J. JACKSON to Huntington Na. Bank, Amb. \$32,133
- AD&VG PROP. al to PNC Bank, Amb. \$288,000
- G.A. JACKSON ux to Mtg. Electr. Reg. Systems, Economy \$165,500
- R.A. DECOSTRO ux to A&S FCU, Center Twp. \$57,159.34
- R.R. GLASSER ux to Huntington Na. Bank, Harmony Twp. \$92,000
- D.C. SMITH al to Mtg. Electr. Reg. Systems, Chip. Twp. \$353.800
- M. GASKINS to Mtg. Electr. Reg. Systems, Aliq. \$20,564
- G.J. MAIN SR. ux to West-Aircomm FCU, No. Sew. Twp. \$26,000

- R.S. WALKER ux to Mtg. Electr. Reg. Systems, Hope. Twp. \$320,000
- S.M. BROOKS to R-S Bellco FCU, Economy \$18,270.15
- J.M. SABELLA al to R-S Bellco FCU, Daugh. Twp. \$20,273.55
- K.L. COOK to Citizens Bank, Center Twp. \$140,000
- J.T. WIGINTON to Mtg. Electr. Reg. Systems, Roch. Twp. \$169,750
- J.R. LANEY to EMM Loans, Roch. \$135,252
- C.A. JOHNSON al to Mtg. Electr. Reg. Systems, Rac. Twp. \$170,000
- R.A. MARTSOLF III al to First Na. Bank, Aliq. \$4,830,000
- J.M. BUDICAK ux to Citizens Bank, Beaver \$66,000
- J.R. SCHRIVER al to Howard Hanna Mtg. Serv., Roch. \$85,858
- J.R. SCHRIVER al to PA Housing Fin. Agency, Roch. \$4,250
- W.J. BARRINGER ux to PNC Bank, Ohioville \$200,000
- R.S. SECHLER al to PNC Bank, Chip. Twp. \$150,000
- R.J. STRIGANIVICZ al to PNC Bank, Economy \$50,000
- J.L. HUFF al to PNC Bank, Chip. Twp. \$50,000
- B.J. PYLES al to Mtg. Electr. Reg. Systems, Beaver \$217,171
- J.L. DREWITZ to Huntington Na. Bank, Hope. Twp. \$90,275
- J.L. DREWITZ to Huntington Na. Bank, Hope. Twp. \$40,000
- Z. HERDA ux to Rocket Mtg., Chip. Twp. \$336,000
- C.M. CVITKOVIC to Huntington Na. Bank, Baden \$120,000
- B.G. SHRIVER to Mtg. Electr. Reg. Systems, New Sew. Twp. \$350,000
- Z.R. MATTHEWS al to First Cmwlt. Bank, Hope. Twp. \$49,000
- R.M. RUSSELL ux to Mtg. Electr. Reg. Systems, Brigh. Twp. \$291,300
- S. MEHAFFIE to Mtg. Electr. Reg. Systems, New Sew. Twp. \$234,000
- J.J. LENZ to Wesbanco Bank Inc., Hope. Twp. \$52,000
- D.P. ZYRA to JPMorgan Chase Bank, Center Twp. \$89,000

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 April 6, 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/beavercountypasherriffsales>

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

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. SCOTT A. LAVRUSKY, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; REBECCA FARRELL, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; KELLIE STRAILE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; CARRIE SCHURR, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HENRY R. LAVRUSKY; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF HENRY R. LAVRUSKY (IF ANY), Defendant.

Execution No: 2021-11018

Amount: \$52,668.87

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Rochester, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 16 Community Springs Court, Rochester, PA 15074 and found in Deed Book 1277, Page 629, Parcel No. 76-003-0505.000.

Parcel No: 76-003-0505.000

Market Value: \$15,950.00

Location of Property: 16 Community Springs Court, Rochester, PA 15074.

No. 2

THE HUNTINGTON NATIONAL BANK,
Plaintiff vs. RUSSELL G. PHILLIPS, JR.;
AMANDA M. EMERT, Defendant.

Execution No: 2021-11391

Amount: \$78,503.62

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Raccoon, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 114 Anderson Street, Aliquippa, PA 15001 and found in Instrument Number 3556822, Parcel No. 75-182-0205.000.

Parcel No: 75-182-0205.000

Market Value: \$17,950.00

Location of Property: 114 Anderson Street, Township of Raccoon, PA 15001.

No. 3

MIDFIRST BANK, Plaintiff vs. MARGIE D. SHAW, AKA MARGIE SHAW, Defendant.

Execution No: 2020-10174

Amount: \$72,839.51

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of Ohioville, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 498 Smiths Ferry Road, Midland, PA 15059 and found in Deed Book 1704, Page 057, Parcel No. 71-005-0113.000.

Parcel No: 71-005-0113.000

Market Value: \$19,550.00

Location of Property: 498 Smiths Ferry Road, Borough of Ohioville, PA 15059.

No. 4

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. BRADLEY J. YOUNG, AS ADMINISTRATOR TO THE ESTATE OF KENNETH L. YOUNG, Defendant.

Execution No: 2019-11120

Amount: \$180,798.63

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Chippewa, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 165 Brady Avenue, Beaver Falls, PA 15010 and found in Deed Book 798, Page 479, Parcel No. 57-022-0406.002.

Parcel No: 57-022-0406.002

Market Value: \$47,600.00

Location of Property: 165 Brady Avenue, Township of Chippewa, PA 15010.

No. 5

THE HUNTINGTON NATIONAL BANK,
Plaintiff vs. AMY RUCKERT, AKA AMY N. RUCKERT; MARTIN M. RUCKERT,
Defendant.

Execution No: 2021-11389

Amount: \$61,801.63

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Chippewa, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 105 Braden School Road, Beaver Falls, PA 15010 and found in Instrument No. 3585124, Parcel No. 57-007-0201.000.

Parcel No: 57-007-0201.000

Market Value: \$16,800.00

Location of Property: 105 Braden School Road, Township of Chippewa, PA 15010.

No. 6

WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4 C/O PHH MORTGAGE CORPORATION, AS SERVICER FOR MORTGAGEE, Plaintiff vs. ROBERT N. DALE A/K/A ROBERT DALE AND SHAWN B. DALE A/K/A SHAWN DALE, Defendant.

Execution No: 11143-2018

Amount: \$148,503.15

EDWARD J. MCKEE, ESQUIRE

ALL that certain piece, parcel or lot of land situate in the Third Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being Lot Numbered 343 and the Northerly 12.5 feet of Lot Numbered 344 upon the Liberty Land Company's Plan of "Economy" recorded in the Recorder's Office of Beaver County in Plan Book Volume 1, Page 242, bounded and described as follows, to-wit:

BEGINNING at a point on the Easterly side of Maplewood Avenue distant 81 feet southwardly from the southeasterly corner of Tenth Street and Maplewood Avenue, the said point being the dividing line common to Lots Numbered 342 and 343 in said Plan; thence southwardly along the easterly side of Maplewood Avenue, 37.50 feet to a point; thence eastwardly on a line parallel with the dividing line to lots numbered 343 and 344 in said Plan, 100 feet to the westerly line of Alley "C" in said Plan (20 feet wide); thence northwardly along the westerly line of said

Alley "C", 37.50 feet to the dividing line common to Lots numbered 342 and 343 in said Plan, first mentioned; thence westwardly along said dividing line 100 feet to the easterly line of Maplewood Avenue, at the place of beginning.

Having erected thereon a two and one-half story brick dwelling.

Parcel #: 11-002-0803.000

Premises being known as: 934 Maplewood Avenue, Ambridge, PA 15003.

BEING the same premises Robert N. Dale a/k/a Robert Dale and Shawn B. Dale a/k/a Shawn Dale by Deed dated June 24, 2005 and recorded July 5, 2005 in the Office of the Recorder of Deeds in and for Beaver County in Instrument #: 3254997, granted and conveyed Robert N. Dale a/k/a Robert Dale and Shawn B. Dale a/k/a Shawn Dale.

Parcel No: 11-002-0803.000

Market Value:

Location of Property: 934 Maplewood Avenue, Ambridge, PA 15003.

No. 7

CITIMORTGAGE, INC., Plaintiff vs. HEATHER M. SCHMUCK and STANLEY M. SCHMUCK, Defendant.

Execution No: 11313-2020

Amount: \$36,273.02

ANDREW J. MARLEY, ESQUIRE

Situate in the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being known as 478 Mecklem Avenue, Rochester, PA 15074.

BEING THE SAME PREMISES AS David S. Ferguson Sr. and Margaret M. Ferguson, by Deed dated April 8, 2002, and recorded on April 9, 2002, by the Beaver County Recorder of Deeds as Instrument No. 3122960, granted and conveyed unto Stanley M. Schmuck and Heather M. Schmuck, as Tenants by the Entireties.

Parcel No: 46-001-0713.000

Commonly known as: 478 Mecklem Avenue, Rochester, PA 15074.

Parcel No: 46-001-0713.000

Market Value: \$32,400.00

Location of Property: 478 Mecklem Avenue, Rochester, PA 15074.

No. 8

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC4, Plaintiff vs. DAVID P. BURGESS, Defendant.

Execution No: 2019-11609

Amount: \$59,583.27

BROCK & SCOTT, PLLC, ESQUIRES

ALL THAT CERTAIN dwelling situate at 232 HILLSIDE AVE., ELLWOOD CITY, PA 16117, BOROUGH OF ELLWOOD CITY, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 3246619.

Parcel No: 22-001-0930.000

Market Value: \$19,850.00

Location of Property: 232 Hillside Ave., Ellwood City, PA 16117.

No. 9

SPECIALIZED LOAN SERVICING LLC, Plaintiff vs. SHANNON E. SANDERS and THOMAS A. SANDERS, Defendant.

Execution No: 11390-2021

Amount: \$97,229.63

CHRISTOPHER A. DENARDO, ESQUIRE

ALL THOSE two certain pieces, parcels or lots of land situate in the Borough of Conway, County of Beaver and Commonwealth of Pennsylvania, being parcels No. 7 and 8 in an unrecorded plan of lots known as Ray A. Bock Plan No. 1, prepared by L.G. Moslener, Registered Engineer, dated January 22, 1951, and lying together and together bounded and described as follows, to-wit:

Parcel No: 18-002-0224.000

Market Value: \$28,650.00

Location of Property: 705 13th Street, Conway, PA 15027.

No. 10

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. KENNETH D. PARKER, Defendant.

Execution No: 2021-11269

Amount: \$188,064.24

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Harmony, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 906 Ridge Road, Ambridge, PA 15003 and found in Instrument No. 3536576. Parcel No. 64-004-0400.000.

Parcel No: 64-004-0400.000
Market Value: \$35,100.00
Location of Property: 906 Ridge
Road, Township of Harmony, PA
15003.

No. 11

WELLS FARGO BANK, N.A., Plaintiff vs.
REGINA VESCIO, AKA REGINA T.
VESCIO; JOHN VESCIO, Defendant.

Execution No: 2019-11587

Amount: \$152,745.57

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the
Township of Hopewell, County of Beaver,
and Commonwealth of Pennsylvania, being
commonly known and numbered as 3015
Riverview Court, Aliquippa, PA 15001 and
found in Instrument No. 3344803, Parcel No.
65-058-0135.000.

Parcel No: 65-058-0135.000

Market Value: \$56,400.00

Location of Property: 3015 River-
view Court, Township of
Hopewell, PA 15001.

No. 12

EQUITY TRUST COMPANY CUSTODIAN
FBO TERESITA SHELTON IRA, Plaintiff
vs. BLAST FOUNDATION INC.; BRIAN
NARRY; AND LAURA STAPLETON-
NARRY, Defendant.

Execution No: 2021-11432

Amount: \$71,559.55

MEHMET BASOGLU, ESQUIRE

ALL THAT CERTAIN parcel of land situate
in the City of Aliquippa, formerly Borough of
Aliquippa, County of Beaver, and Common-
wealth of Pennsylvania, being Lot No. 188
(erroneously stated as Lot No. 185 in prior
deed) in Woodlawn Land Company, Plan No.
12, recorded in the Recorder's Office of said
Beaver County in Plan Book Volume 2, Pages
114 and 115, bounded and described as fol-
lows:

BEGINNING on the Northerly line of Wade
Street at the dividing line between Lot Nos.
184 and 185 as shown on the said plan; thence
by said Northerly line of Wade Street, West-
wardly 35 feet to a line of Lot No. 188 in said
plan; thence by line of Lot No. 188 aforesaid,
Northwardly 108 feet to the Southerly line of
Lot No. 153 in said plan; thence by said line
of Lot No. 153 and (erroneously omitted in
prior deed) continuing by line of Lot No. 151
in said plan; Eastwardly 35 feet to line of Lot
No. 184 in said plan; thence by line of Lot
No. 184 aforesaid, Southwardly 108 feet to

the Northerly line of Wade Street at the place
of beginning.

PARCEL NO. 08-036-0405.000

BEING the same premises which Wayne M.
Johnson and Sandra D. Johnson, his wife, by
Deed dated 01/16/1995 and recorded
01/19/1995 in the Office of the Recorder of
Deeds in and for the County of Beaver in
Deed Book Volume 1631, Page 884, granted
and conveyed unto Harold C. Myers, Jr. and
Brenda I. Myers, husband and wife.

AND ALSO BEING the same premises which
Harold C. Myers, Jr. and Brenda I. Myers,
husband and wife, by Deed dated 01/09/2008
and recorded 1/11/2008 in the Office of the
Recorder of Deeds in and for the County of
Beaver in Instrument No. 3315327, granted
and conveyed unto Harold C. Myers, Jr.
TO BE SOLD AS THE PREMISES OF
BLAST FOUNDATION INC.

Parcel No: 08-036-0405.000

Market Value: \$90,597.00

Location of Property: 1122 Wade
Street, Aliquippa, PA 15001.

No. 13

THE HUNTINGTON NATIONAL BANK,
Plaintiff vs. WESLEY M. BURTON, JR., AS
BELIEVED HEIR AND/OR ADMINISTRA-
TOR OF THE ESTATE OF PANSY
BURTON; UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE ESTATE OF
PANSY BURTON (IF ANY), Defendant.

Execution No: 2021-11383

Amount: \$33,991.04

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the
Borough of Freedom, County of Beaver, and
Commonwealth of Pennsylvania, being com-
monly known and numbered as 557 4th Ave-
nue, Freedom, PA 15042 and found in Deed
Book 977, Page 888, Parcel No. 27-001-
0408.000.

Parcel No: 27-001-0408.000

Market Value: \$14,600.00

Location of Property: 557 4th
Avenue, Borough of Freedom, PA
15042.

No. 14

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATION-
AL CITY REAL ESTATE SERVICES, LLC,
SUCCESSOR BY MERGER TO NATION-
AL CITY MORTGAGE, INC., FORMERLY
KNOWN AS NATIONAL CITY MORT-
GAGE CO., SUCCESSOR BY MERGER TO
INTEGRA MORTGAGE COMPANY, Plain-
tiff vs. THOMAS F. GREEN, Defendant.

Execution No: 10883-2019

Amount: \$8,841.97

KML LAW GROUP, ESQUIRE

All that certain lot of land situate in Borough of New Brighton, Beaver County, Pennsylvania.

PARCEL NO. 42-001-0413.000

BEING PREMISES: 732 10TH AVENUE, NEW BRIGHTON, PA 15066

BEING THE SAME PREMISES WHICH Debra A. Brown, formerly known as Debra A. DeDominicis by Deed dated 10/18/1993 and recorded 10/21/1993 in the Office of the Recorder of Deeds in Deed Book 1554 at Page 135, granted and conveyed unto Thomas F. Green and Janet L. Green (deceased), husband and wife.

Parcel No: 42-001-0413.000

Market Value: \$81,507.00

Location of Property: 732 10th Avenue, New Brighton, PA 15066.

No. 15

FRANKLIN AMERICAN MORTGAGE COMPANY, Plaintiff vs. ATRAYAL E. JOHNSON and JONATHAN MOULTON, Defendant.

Execution No: 2018-10437

Amount: \$128,342.24

KML LAW GROUP, ESQUIRE

All that certain lot of land situate in Township of Rochester, Beaver County, Pennsylvania.

PARCEL NO. 76-005-0501.000

BEING PREMISES: 623 WHISTLER DRIVE, ROCHESTER, PA 15074

BEING THE SAME PREMISES WHICH Yvonne M. Stassi, single by Deed dated 3/21/2016 and recorded 4/18/2016 in the Office of the Recorder of Deeds in Deed Book Instrument #3526929, conveyed unto Jonathan Moulton, single and Atrayal E. Johnson, single.

Parcel No: 76-005-0501.000

Market Value: \$204,222.00

Location of Property: 623 Whistler Drive, Rochester, PA 15074.

No. 16

BOROUGH OF MIDLAND, Plaintiff vs. DEBBIE L. WILLIAMS, Defendant.

Execution No: 2017-40992

Amount: \$2,239.72

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece, parcel or lot of land situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania, being the easterly 23 feet of Lot Numbered

496 and the westerly 24 feet of Lot Numbered 497 in Midland Plan "D-Revised", as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 3, pages 2 to 6 inclusive, said part of lots lying together and together bounded and described as follows:

On the North by parts of lots numbered 531 and 532, same Plan; on the East by other part of said lot numbered 497; on the South by Ohio Avenue, and on the West by other part of said lot numbered 496. Said part of lots lying together and having a combined frontage of 47 feet on Ohio Avenue and extending back therefrom of uniform width to Lots Numbered 531 and 532 in said Plan. Said part of lots having a depth on the easterly side of 100.858 feet and a depth on the westerly side of 103.726 feet.

Parcel No: 33-011-0408.000

Market Value: \$53,400.00

Location of Property: 1269 Ohio Avenue, Midland, Pennsylvania 15059.

No. 17

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. LEONARD DOUGHTY, JR. and RENE A. DOUGHTY, Defendant.

Execution No: 2015-40826

Amount: \$1,395.67

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece, parcel or lot of ground with improvements thereon, lying and being situate in the City of Beaver Falls (formerly Borough of College Hill), County of Beaver and Commonwealth of Pennsylvania, being the northern portion of Lot No. 40 in the College Hill Plan of Lots, bounded and described as follows, to-wit:

ON the North by Lot No. 39; on the East by Ninth Avenue; on the South by other portion of same Lot; on the West by Tenth Avenue (formerly Elizabeth Street), having a frontage on said Tenth Avenue of 35.00 feet, and extending back therefrom of uniform width, 145.00 feet to Ninth Avenue.

EXCEPTING AND RESERVING therefrom and thereout that portion 17.00 feet by 34.50 feet conveyed to Carlo Borsani, et ux., by deed dated June 10, 1938 and recorded in the Recorder's Office of Beaver County in Deed Book Volume 449, Page 148.

Parcel No: 07-001-0702-000

Market Value: \$28,800.00

Location of Property: 2705 9th Avenue, Beaver Falls, Pennsylvania 15010.

No. 18

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. GREGORY TUMAS and BARBARA O. TUMAS, Defendant.

Execution No: 2008-42107

Amount: \$1,702.13

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain lot of land lying and being situate in the Third Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 850 in the Economy Plan of Lots in said City, bounded and described as follows, to-wit:

ON the North by Fourteenth Street; on the East by other part of Lot No. 850; on the South by Lot No. 851, same Plan; and on the West by Fifth Avenue. Having a frontage of 43 feet on Fifth Avenue and extending back therefrom of equal width throughout 102.49 feet to other part of said Lot No. 850.

Parcel No: 03-003-0201-000

Market Value: \$26,000.00

Location of Property: 1326 5th Avenue, Beaver Falls, Pennsylvania 15010.

No. 19

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. SARAH M. HERKO, Defendant.

Execution No: 2016-41189

Amount: \$1,471.89

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL THOSE TWO CERTAIN lots or pieces of land situate in the Borough of Koppel, County of Beaver and Commonwealth of Pennsylvania, being Lot Nos. 68 and 69 according to the plan of lots called the Plan of Koppel, which plan is recorded in the office for the recording deeds, etc. in and for said County of Beaver, in Plat Book Volume 1, page 308.

Parcel No: 32-002-0704.000

Market Value: \$28,500.00

Location of Property: 231-233-R Richard Street, Koppel, Pennsylvania 16136.

No. 20

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. KENNETH ROBERT THOMAS, Defendant.

Execution No: 2003-40440

Amount: \$2,232.52

PORTNOFF LAW ASSOCIATES LTD., ESQUIRE

PARCEL ONE:

ALL that certain piece, parcel or lot of land lying and being situate in the Second Ward of the City of Beaver Falls, in the County of Beaver and Commonwealth of Pennsylvania, being Lot No. 10 in the Alfred Milnes Plan of Lots in said City, bounded and described as follows, to-wit:

ON the North by an unnamed street of forty (40) feet more or less in width; ON the East by Lot No. 9 in the same plan; ON the South by an unnamed ten foot alley; and ON the West by Lot No. 11 in Alfred Milnes' Second Plan of Lots in the Township of Patterson and City of Beaver Falls, Pennsylvania. Said Lot No. 10 herein conveyed having a frontage of 45.3 feet on said forty foot street and extending back therefrom of equal width 187.5 feet to said ten foot alley.

BEING the same premises conveyed to William H. Thomas and Dora V. Thomas, husband and wife, by deed of Donald F. McCready, et ux., dated January 6, 1947, and recorded in Beaver County Deed Book Volume 559, Page 193.

PARCEL TWO:

ALL that certain piece, parcel or lot of land lying and being situate in the City of Beaver Falls, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. 9 in the Alfred Milnes Plan of Lots in said City, bounded and described as follows, to-wit:

ON the North by a forty (40) foot street; ON the East by Lot No. 8, same plan; ON the South by an alley; and ON the West by Lot No. 10, same plan. Said lot having a frontage of 45.3 feet on said 40 foot street, and extending back therefrom of equal width 187.5 feet to said alley.

Parcel No: 02-003-0717-000

Market Value: \$42,200.00

Location of Property: 1513 West 8th Street, Beaver Falls, Pennsylvania 15010.

No. 21

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. WILLIAM L. COOK, JR., Defendant.

Execution No: 2017-40034

Amount: \$1,533.81

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece, parcel or lot of land lying and being situate in the Fifth Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot Numbered Six (6) in the Ohnsman Plan of Lots, being a subdivision of Lots Numbered

Nine (9) and Ten (10) in the Addition to the Economy Plan of Lots and recorded at Beaver, Pennsylvania, in Plan Book Volume 1, Page 81; said Lot Numbered Six (6) herein conveyed being bounded and described as follows:

On the North by Lot Numbered Two hundred four (204), Darragh and Porter Plan, Twenty-two and seventy-five hundredths (22.75) feet; on the East by Lot Numbered Five (5), Ohnsman Plan, Eighty-five and five-tenths (85.5) feet, on the South by Seventeenth Street, Twenty-two and five-tenths (22.5) feet, and on the West by Sherman Alley, Eighty-four and five-tenths (84.5) feet; the said lot herein conveyed having a frontage of Twenty-two and five-tenths (22.5) feet on Seventeenth Street and extending back therefrom of equal width eight-five and five-tenths (85.5) feet on the Easterly boundary and Eighty-four and five-tenths (84.5) feet on the Westerly boundary line to Lot Numbered Two hundred four (204) aforesaid.

Parcel No: 05-002-0900-000
Market Value: \$19,000.00
Location of Property: 414 17th Street, Beaver Falls, Pennsylvania 15010.

Parcel No: 33-004-0614-000
Market Value: \$29,400.00
Location of Property: 489 Virginia Avenue, Midland, Pennsylvania 15059.

GIVEN UNDER MY HAND AND SEAL
THIS 18TH DAY OF FEBRUARY

TONY GUY, SHERIFF

mar. 5, 12, 19

No. 22

BOROUGH OF MIDLAND, Plaintiff vs.
MARIO JACOME and DOROTHY JACOME, Defendant.

Execution No: 2016-40352
Amount: \$1,450.46

PORTNOFF LAW ASSOCIATES,
LTD., ESQUIRE

ALL that certain parcel, piece, or tract of land situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania, known as lot number seven hundred fifty-four (754), Plan "H", bounded and described as follows:

BEGINNING at a point on the northerly property line of Fifth Street and the westerly line of the lot herein described; thence along a line North forty-five (45) degrees, thirty-five (35') minutes East, a horizontal distance of one hundred twenty-nine and ninety-eight hundredths (129.98") feet to a point; thence along a line South forty-four (44) degrees, twenty-five (25') minutes East, a distance of ninety-four and four hundred thirty-eight thousandths (94.438") feet to a point on the northerly property line of Fifth Street; thence along said northerly property line of Fifth Street, South eighty-one (81) degrees, thirty-five (35') minutes West, a distance of one hundred sixty and six hundred sixty-eight thousandths (160.668) feet to the place of beginning.

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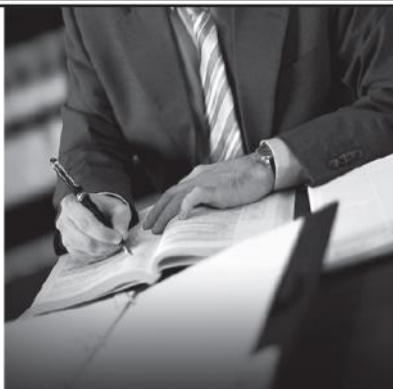
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