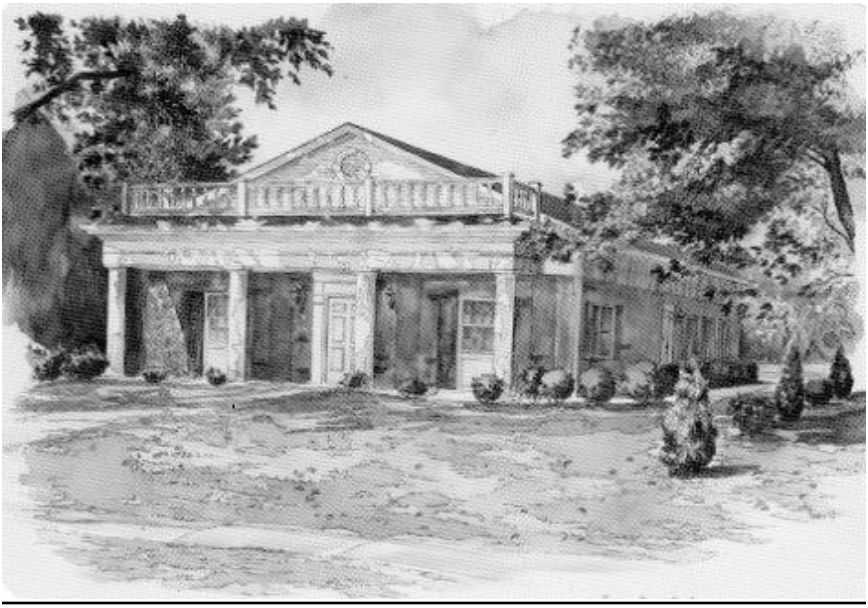
# Beaver County Legal Journal

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

**Vol. 78** **January 13, 2024** **No. 2**



*Established March 25, 1939*

**BEAVER COUNTY BAR ASSOCIATION**

788 Turnpike Street, Beaver, Pennsylvania 15009

***BEAVER COUNTY LEGAL JOURNAL***

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
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MerryBeth Sylvester, Editor

**DEADLINE FOR COPY**

The Beaver County Legal Journal is published every Saturday.
Legal Notices must be received at 788 Turnpike Street, Beaver, PA 15009
by 12:00 Noon the preceding Tuesday.

The Beaver County Legal Journal
publishes all notices exactly as submitted.

**SUBSCRIPTION**

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### COURT CALENDAR

Civil & Criminal Trial Week, Jury Trial Only . . . . . January 16
Mortgage Foreclosures . . . . . January 17
PFA . . . . . January 19

## NOTICES TO THE BAR

# 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.*

# "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.

# 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

**Friday, January 19, 2024**
**9:00 a.m. to 10:00 a.m.**
Registration: 8:30 a.m.

**"Staying Safe & Sound for the Holidays"**
Presenter: Brian Quinn, Esquire

**Wednesday, January 24, 2024**
**12:00 p.m. to 1:00 p.m.**
Registration: 11:30 a.m.

**"Elder Law Consideration in Estate Planning PART II"**
Presenters: Michael W. Nalli, Esquire
Ashley M. Elias, Esquire

# NEW LEGAL NOTICES

Notice of Incorporation

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a not for profit corporation which has been incorporated under the provisions of the Business Corporation Law of 1988 on January 3, 2024. The name of the nonprofit corporation is Beaver Area Bobcat Baseball, Inc.

Joseph A. Askar, Esquire
798 Turnpike Street
Beaver, Pennsylvania 15009

jan. 13

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Notice of Incorporation

NOTICE is hereby given that Articles of Incorporation were approved by the Department of State of the Commonwealth of Pennsylvania, for a for profit corporation which has been incorporated under the provisions of the Business Corporation Law of 1988 on December 19, 2023. The name of the for profit corporation is MAC Vending II, Inc.

Joseph A. Askar, Esquire
798 Turnpike Street
Beaver, Pennsylvania 15009

jan. 13

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**NOTICE**

NOTICE is hereby given that the shareholders and directors of **Beaver Newspapers Inc**, a Pennsylvania corporation, with an address of Daily Times Building, Third Street, Beaver, PA have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Unruh, Turner, Burke & Frees, Solicitors**
P.O. Box 515
West Chester, PA 19381-0515

jan. 13

**VOLUNTARY DISSOLUTION**
**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN, pursuant to and in accordance with section 5975(b) of the Pennsylvania General Association Act of 1988, as amended, that the Board of Directors of ***Bitz Foundation***, a Pennsylvania nonprofit corporation, with an office and mailing address located at 1640 Pleasant Hills Road, Baden, Pennsylvania 15005, have duly adopted a resolution, dated December 19, 2023, to voluntarily dissolve the said corporation and wind up and settle its affairs in the manner prescribed by section 5975 of the Pennsylvania General Association Act of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.
All inquiries regarding this matter may be referred to the corporation's attorney, Jeffrey Fromknecht, Esquire, Dentons Cohen & Grigsby, 625 Liberty Ave., Pittsburgh, PA 15222 (412-297-4900)

jan. 13

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**FICTITIOUS NAME NOTICE**

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 PA C.S. Section 301 et. seq. that a certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on December 18, 2023 for the conduct of a business in Beaver County under the fictitious name of **Green Diamond Place Apartments** with its principal place of business at 379 Mellon Avenue, Baden, PA 15005. The name and address of the person owning or interested in said business is Baden Presbyterian Senior Housing, Inc., 1215 Hulton Road, Oakmont, PA 15139.

jan. 13

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

In Re: 1995 GMC Truck
VIN #1DGJ6HIJ7RJ518893
Docket No.

**ORDER FOR HEARING**

AND NOW, this 4th day of January, 2024, upon consideration of the within Petition, it is HEREBY ORDERED AND DECREED that a hearing shall be held on the 13th day of February, 2024 in Courtroom #6 of the Beaver Co. Courthouse, Beaver, Pennsylvania at 10:15 a.m. to determine whether said Petition should be granted.

IT IS FURTHER ORDERED AND DECREED that Petitioner shall serve a copy of this Petition and notify Frances Freeborn of the date, time, and place of said hearing by certified U.S. mail, postage pre-paid, return receipt requested.

IT IS FURTHER ORDERED AND DECREED that any person or entity objecting to the relief sought by this Petitioner shall appear at the time, date, and place of said hearing to express any objections.

BY THE COURT:
James J. Ross, J.

jan. 13

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

In Re: Gold Mine Covered Wagon
VIN #53FBE1218NF079458
Docket No. 10013-2024

**ORDER FOR HEARING**

AND NOW, this 4th day of January, 2024, upon consideration of the within Petition, it is HEREBY ORDERED AND DECREED that a hearing on the Petition to Transfer Title shall be held on the 13th day of February, 2024 in Courtroom #6 of the Beaver Co. Courthouse, Beaver, Pennsylvania at 10:30 a.m. to determine whether said Petition should be granted.

IT IS FURTHER ORDERED AND DECREED that Petitioner shall serve a copy of this Petition and notify Harry Brenneman of the date, time, and place of said hearing by certified U.S. mail, postage pre-paid, return receipt requested.

IT IS FURTHER ORDERED AND DECREED that any person or entity objecting to the relief sought by this Petitioner shall appear at the time, date, and place of said hearing to express any objections.

BY THE COURT:
James J. Ross, J.

jan. 13

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IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY
PENNSYLVANIA
CIVIL DIVISION – LAW
No. 11602-2023

**DAVID W. CLEAVER,**
Plaintiff
Vs.
**THE ESTATE OF KATHERYNE MAE SMITH,**
Defendant

**NOTICE OF INTENTION TO FILE PRAECIPE FOR ENTRY OF DEFAULT JUDGMENT**

TO:
The Estate of Katheryne Mae Smith and/or all persons claiming an interest under the Katheryne Mae Smith Estate
Date of Notice: January 2, 2024

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT **WITHIN TEN DAYS** FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

LAWYER REFERRAL SERVICE OF
THE BEAVER COUNTY
BAR ASSOCIATION
788 TURNPIKE STREET
BEAVER, PA 15009
Telephone (724) 728-4888
http://bcba-pa.org/lawyer-referral-service/

Ashley M. Elias, Esq.
aelias@nalli-elias.com
(724) 375-4005

jan. 13

# 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 LOUISE CHULAK, late of Chippewa Township. Christine Chulak, Administratrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

NORINA M. CUSHION, late of Chippewa Township. Cynthia A. Eiseman, Executrix, 39 Harbormist Circle, Ocean Pines, MD 21811.

EDITH DIMMOCK, late of Beaver. River Communities Fiduciary Services, Administrator, 2097 Duss Avenue, Ambridge, PA 15003. Michelle A. Ross, Atty.

KIRK A. EBAUGH, late of Harmony Township. Paula Winne, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

ELIZABETH MARY HLISTA, late of Baden Borough. Stephen Hlista, Administrator, 557 Neely Street, Baden, PA 15005. Brock A. Meanor, Atty.

WILLIAM D. KARAS, late of Ambridge Borough. David A. Drewnowski, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

GERTRUDE M. KOEHLER, a/k/a GERTRAUD KOHLER, late of Monaca Borough. Erin L. Donahue, Administratrix C.T.A., c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

KEITH GEORGE MCELHANEY, a/k/a KEITH G. MCELHANEY, late of Raccoon Township. Sharon Kramer, Executrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

EVAH J. MUSSER, a/k/a EVAH MUSSER, a/k/a JANE MUSSER, late of the Borough of Rochester. Leigh A. Hanlon, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

BOB D. SENTIPAL, late of Center Township. Joan Walerius and Matthew Sentipal, Co-Executors, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

GLADYS E. SHEPLER, a/k/a GLADYS SHEPLER, late of Industry. Timothy Shepler, Executor, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

ELSIE F. VULAR, late of Monaca Borough. Joseph G. Vular, Executor, 30 Hemlock Street, Beaver, PA 15009. Stephanie Thomas Kramer, Atty.

ROBERT LEE WELDON, a/k/a ROBERT L. WELDON, late of the Borough of Beaver. Robert L. Weldon, Jr. and Walter J. Weldon, Co-Executors, c/o Douglass Law Office, PC, 1220 Seventh Avenue, Suite 2, Beaver Falls, PA 15010. Gregory K. Douglass, Atty.

DAVID ZIPNOCK, late of Midland Borough. Lindsay Smetak, Administratrix, 111 S. Hitchman Street, Mt. Pleasant, PA 15666. Gregory T. Nichols, Atty.

**2nd Publication**

THOMAS J. ACKERMAN, late of North Sewickley Township. Marylin McFarland, Executrix, 264 Concord Circle Road, Beaver Falls, PA 15010. Philip D. Luciano, II, Atty.

LOUIS VICTOR GEORGE, late of Hopewell Township. Matthew Edward Van Swearingen, Executor, 165 Temple Road, Georgetown, PA 15043. Nick Francalancia, Atty.

FLORENCE E. MERRITT, late of Hanover Township. Robert B. Merritt, Jr., Executor, 1436 Isoline Street, Hookstown, PA 15050. James Benedek, Atty.

PATRICIA A. MUSTIO, a/k/a PATTI MUSTIO, a/k/a PATRICIA MUSTIO, late of Harmony Township. Debra L. Turner and Robert E. Mustio, Jr., Co-Executors, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

NEAL SCOTT WELLER, late of Brighton Township. Cheryl K. Weller-Anderson, Administratrix, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

**3rd Publication**

MILDRED I. AGOSTINELLI, late of Franklin Township. Nancy Gilliland, Administratrix, 108 Scheibel Lane, Portersville, PA 16051. Sarah G. Hancher, Atty.

DONNA LEE BROWN, late of Brighton Township. Robert G. Brown, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

JOHN L. COVER, late of Chippewa Township. Robert A. Cover, Executor, 170 Chippewa Park Road, Beaver Falls, PA 15010. Joseph R. West, Atty.

BETTY J. DEAFENBAUGH, late of the Township of Chippewa. Ralph E. Deafenbaugh and Beverly Ann Zello, Co-Executors, c/o Douglass Law Office, P.C., 1220 Seventh Avenue, Suite 2, Beaver Falls, PA 15010. Gregory K. Douglass, Atty.

ANTIONETTE J. GRECO, a/k/a ANTIONETTE JOSEPHINE GRECO, late of the Township of Daugherty. Joseph L. Greco, Executor, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

LAWRENCE E. HILL, a/k/a LAWRENCE EDWARD HILL, late of South Heights. Ronald L. Hicks, Jr., Executor, 31 South 17th Street, Pittsburgh, PA 15203. Ronald L. Hicks, Jr., Atty.

HELEN R. NEWMAN, a/k/a HELEN RUTH NEWMAN, late of Independence Township. Marie L. Brosi, Executrix, c/o Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. Lisa M. Henry, Atty.

TIMOTHY C. PASTEUR, a/k/a TIM C. PASTEUR, a/k/a TIMOTHY PASTEUR, late of the Borough of Baden. Terry M. Pasteur, Administrator, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

CARL J. PIETROBONI, late of Ambridge. Jean Pietroboni, Administratrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

RONALD L. RUCKERT, late of New Sewickley Township. Judith A. Ruckert, Executrix, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

BARBARA J. SCHEIDEMANTLE, late of Franklin Township. Timothy Sheidemantle, Executor, 624 Morningstar Drive, Ellwood City, PA 16117. Joseph M. Spratt, Atty.

MARY TAORMINA, late of Center Township. Vincent J. Taormina, Executor, c/o Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428. Jennifer A. Kosteva, 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**

RYAN M. CLARK from Rachael M. Clark, 20169-22

RYAN M. KERR from Saoirse M. Kelly, 20087-21

JACOB JAMES SPRINGER from Amanda Dawn Springer, 20265-23

HOPE LYNN JENKINS from Joseph Franco Sebastian, 20270-23

CARLOS ZENMON from Keayatta Zenmon, 20208-22

CHRISTOPHER J. CHAMBERLAIN from Esther J. Chamberlain, 20065-20

CHRISTOPHER M. ROMAN from Nancy L. Roman, 20388-21

**DIVORCE DOCKET**

EUGENE WEISS vs Belinda Weiss, 20404-23-T.F. Dukovich

TANYA MCCULLOUGH vs William McCullough, 20405-23-G.R. Fedeles

ELEANOR RITA MCLAIN vs Jared Michael Thomas McLain, 20406-23-Pro Se

JAMIE LEDFORD vs James Ledford, 20407-23-S.R. Hurst

JENNIFER HAMILTON vs Jacob Schrecengost, 20408-23-Pro Se

TARA MCFARLIN vs J.B. McFarlin, 20409-23-C.C. Tinstman

**APPEARANCE DOCKET**

MARIAN THOMPSON HANCOCK al vs Com. of PA, Dept. of Transp., 11664-23 -Civil Appeals-N.A. D'Jovin
GEVOD T. TYSON vs Jhyanna L. Martin, 11665-23-Custody/Visitation-Pro Se
FIRST CMWLTH. BANK vs Caleb Russell Tellish, 11666-23-Replevin-G.W. Darr
DISCOVER BANK vs Jeff Oyster II, 11667-23-Debt Collection-M. Edenhofner
PLANET HOME LENDING vs Jasmine Maria Jones, 11668-23-Mortgage Foreclosure-M.C. Fallings
STATE FARM MUTUAL AUTO. INSUR. CO. vs Edward Joseph Olshanski al, 11669-23-Motor Vehicle-T.L. McElhaney
JUDY R. ENSLEN al, 11670-23-Oath
MIDFIRST BANK vs Laura L. Lore al, 11671-23-Mortgage Foreclosure-Self
LARON JOYNER vs Jennessa Coburn, 11673-23-Other-Self
INDEP. SQUARE COMM. SERV. ASSN. INC. vs Joseph Martin, 11674-23-Civil Appeals-Self
DUQUESNE LIGHT CO. vs Adam Barnes, 11675-23-Other-L.N. Rulli
TAX CLAIM BUREAU OF B.C., 11676-23-Other-Law Dept.
TAX CLAIM BUREAU OF B.C., 11677-23-Other-Law Dept.
TAX CLAIM BUREAU OF B.C., 11678-23-Other-Law Dept.
TAX CLAIM BUREAU OF B.C., 11679-23-Other-Law Dept.
TAX CLAIM BUREAU OF B.C., 11680-23-Other-Law Dept.
AMERICAN EXPRESS NA. BANK vs David Geiger al, 11681-23-Debt Collection-A.F. Doyle
AMERICAN EXPRESS NA. BANK vs Michael Bryant al, 11682-23-Debt Collection-J.W. Felzer
COURTNEY STRAGAND al vs Donna Bier, 11683-23-Motor Vehicle-P.J. Pietrandrea
LEAH NOCERA vs Louis Nocera, 11684-23-Custody/Visitation-S.L. Steele
ASHLEY TOWNSEND vs Eric Knapp al11685-23-Custody/Visitation-D.E. Wenger, III
PATRICK DOUGLAS al, 11686-23-Other-A. Elias
SHYLER DRUMM vs Beaver Area School Distr. al, 11687-23-Other-K.G. Fawcett
RYAN KNECHT vs Nadia Knecht, 11688-23 -Custody/Visitation-T.F. Dukovich
MADISON DIETSCH vs Dominique Lee, 11689-23-Custody/Visitation-Pro Se
STATE FARM MUTUAL AUTO INSUR. CO. vs JP Graham Transport Inc., 11690 -23-Motor Vehicle-T.L. McElhaney

**PROTECTION FROM ABUSE PETITIONS**

DANIELLE FERRARI vs William Grimm, 70445-23
MARANDA STEPHENSON vs John Hull, 70446-23
TINA R. BORELLO vs Mark E. Borello, 70447-23
ANDREA DUNN vs Matthew D. Lash, 70448-23
BURT HOLLOBAUGH vs Leslie Hollobaugh, 70449-23
NICOLE PAPARELLA vs Travelous Hairston, 70450-23
EMILY J. MCCONAUGHY vs Ryan P. McConaughy, 70451-23
VIRGINIA SCHUTTE vs Troy Johnson, 70452-23
LESLIE HOLLOBAUGH vs Burt Hollobaugh, 70453-23
JACQUELINE TUCKER vs Xander Sullivan, 70454-23
CHELSEE NINO, obo Kamilo Quinteros vs Jose Luis Quinteros, 70455-23
JUANITA SCOTT vs William Aubrey King III, 70456-23
CLEMENT W. MOLINARO vs Mike Molinaro, 70457-23
ERIN KAVANSHANSKY vs Paul S. Kavanshansky, 70458-23

**DEEDS**

S.M. VESCIO to E. Lubon, Hope. Twp.
H. BREMNER al to Economy Land Devel., Economy $1,500
E.N. NOVAK BY TAX CLAIM ux to J. Straile ux, Conway $153
K.R. RICCI to D. Graczyk, B.F. $1,349
L.J. MICHAEL ux to Shaffer Real Estate, Aliq. $400
B. HARGETT to B. Hargett ux, Chip. Twp.
J. BOUWERS to R. Haug, So. Beaver Twp. $60
R.J. MIDDLEMAN ux to Inthistogethertriplecord LLC, B.F. $360
R. GOURLEY al to S.J. Hoey, N.B. $1,000
G.M. HALLOWICH ux to I.J. Fisher ux, No. Sew. Twp. $2,600
D.L. RIVETTI al to J. Statler, Hope. Twp. $3,200
D.F. CORFIELD al to J. Hall, Freedom $587
A. VANYO al to J. Poore, Amb. $952
S. SHROADS al to D.F. Leone al, Hope. Twp. $1,500
M.A. YETTER al to Yetter Trust al, Hanover Twp.
B.D. PRINKEY ux to Prinkey Trust al, New Sew. Twp.
I.M. CATON ux to J.J. Zygarowski ux, Ohioville $2,800
M.E. MCCONNELL ESTATE al to N. Smith al, Darl. $1,650

K.C. BAIRD al to D. Cermak al, Monaca $688.50
D.J. ELLISON al to A.R. Ellison, Brigh. Twp.
1213 IRWIN ST. AND 1708 MCMINN ST. LAND TRUST al to L.M. Scott, Aliq. $640
OWL FINCH LTD. al to B. Felger ux, N.B. $1,380
J&T ENTER. al to C.L. Walker al, Amb. $1,250
T. VOGEL ux to J.A. Sarvey ux, Conway $4,670
J. BYLER al to T. Kimmel, B.F. $328
ANEFF LLC to Dev Dadlani LLC, Center Twp. $10,500
ZOKAITES PROP. to NVR Inc., Center Twp. $795.68
D. TATALOVICH to Ergon Cap., Aliq. $715
JAWD PROP. to J.S. Gallo ux, Center Twp. $2,495
AABBCDE TRUSTEE 17 al to K. Jones, Aliq. $690
NICK VIGNOLINI LLC al to J. Schmitt, Frank. Twp. $490
ESTATE HELPERS al to C.J. Caler ux, Darl. Twp. $55
B.M. RAINES al to B.M. Raines, Big Beaver $1,350
K.A. DAMBACH ux to O.T. Mihm ux, Frank. Twp. $3,300
FOXLANE HOMES AT THE LANDINGS to A.J. Bralich Jr. ux, Economy $9,379.77
R. UNIS BY TAX CLAIM ux to B. Beightley, Hope. Twp. $812.60
D.A. WARD ux to B.C. McHugh, Economy $2,500
J.B. TROVER al to E.M. Larrick, B.F. $593.60
M.J. SRADOMSKI al to J.M. Fencil al, Harmony Twp.
M. BONOMO to A.P. Popik, Big Beaver $117
D.L. MILLER to D. Patino al, West Mayfield $1,220
M.M. COUCH to Fratangeli Prop., Aliq. $500
J.J. POLLIO ux to N. Pollio, Frank. Twp.
C.L. WEBER to C.L. Weber al, Center Twp.
D.E. FALKE to NCHI Holdings, Greene Twp. $333.32
V.C. OLSON al to NCHI Holdings, Greene Twp. $333.32
T.G. STEWART al to D. Bradford, Shippingport $1,150
D.R. FALKE ux to NCHI Holdings, Greene Twp. $333.32
D. KOZAROVICH to D.W. Kozarovich, Hanover Twp.
C.W. ZEHNDER al to C.W. Zehnder, Amb.

D. BRADFORD to Bradford Invest., Shippingport $1,150
M. BUFALINI ux to S. Garvey, Amb. $680
M. HOLMES to K.E. Pfister al, Center Twp. $3,500
RCF 2 ACQ. TRUST al to R.L. Fullerton, Harmony Twp. $1,140
P.C. HOUSEHOLDER al to A. Logan, Pat. Twp. $150
M.A. LABUDA al to Hoffman Bros. Prop. Manag., Amb. $150
G.C. SCHWERTZ al to G.C. Schwertz al, Beaver
M.J. KRUEGER al to M.J. Krueger al, Chip. Twp.
MRA PROP. al to Shield Prop., Center Twp. $1,725
D.C. SILBAUGH al to J. Hribar al, Hope. Twp. $1,350
L.V. PALUMBO ux to K.R. Nicol al, Hope. Twp. $4,390
K. VANDEVERT ux to D. Brinza ux, Hope. Twp. $410
R.J. SCHMIDT ux to M.T. Schmidt, Harmony Twp.
D. REGRUT ux to L. Regrut, Economy
J.P. WEST to Prestige Rental, Ohioville $400
T. STADNIK al to Michaeldawn Prop. al, Roch. Twp. $240
D.H. DRINNON to J.L. Alberti, Brigh. Twp. $1,650
A.M. SHANE to N. Jovonovich, Hope. Twp. $1,369
D.R. MCKAY to D.R. McKay al, Monaca
B.K. HOWARD to K. Monroe al, Economy $2,360
T. BERTONI to J. McKenzie ux, Center Twp. $2,290
FOXLANE HOMES AT THE LANDINGS to G.P. Madej ux, Economy $6,594.61
K.C. REESE to K.C. Reese al, Brigh. Twp.
NVR INC. to A.B. Buckler al, Center Twp. $3,360.99
K.E. MILLER ux to C.L. Spencer ux, Conway $1,400
K.M. SHROYER to L.K. Welsh al, Roch. Twp.
BOR. OF FREEDOM to Freedom Frat. Order of Eagles Aerie 1429, Freedom $10.25
J&T ENTER. al to Freedom Ave. Prop., Aliq. $587.50
J. CRANO al to J. Crano al, Amb.
E.C. GOURLEY ux to E.C. Gourley, Brigh. Twp.
K.J. WOODRUFF to C. Gielas al, Harmony Twp. $1,400
KRIVTEC PROP. PGH. to A. Brychik al, Amb. $1,489
H.A. BINKOSKI to Secr. of HUD, Beaver
M.H. BAILEY to J.C. Bailey, Roch. Twp.
M. PROKOPOVICH al to J.T. Palak, Baden $1,950
K.A. ALEXANDER to K.A. Alexander al, Monaca
M.E. BOWSER to M.E. Bowser al, Economy

**MORTGAGES**

J. MENGON al to BVFCU, Roch. Twp. $20,000
M.A. PFAFF ux to BVFCU, No. Sew. Twp. $24,000
G.D. MCLEAN ux to BVFCU, So. Beaver Twp. $67,519.63
L.A. REINHARDT to Housing Auth. of the Co. of Beaver, Hope. Twp. $15,000
D.C. RUNYAN to Housing Auth. of the Co. of Beaver, Big Beaver $13,900
J.E. BROWN ux to Housing Auth. of the Co. of Beaver, B.F. $15,000
D. GRACZYK to United Wholesale Mtg., B.F. $130,853
B.P. SMELTZ to C.P. Smeltz, Ohioville $60,410
K.M. TRIMBLE to Secr. of HUD, Industry $3,232.45
A. BARLAMAS ux to New Alliance FCU, Harmony Twp. $100,000
E.L. GARLICK al to New Alliance FCU, Industry $23,000
T.A. MORELLI to New Alliance FCU, Pat. Twp. $15,700
J.E. SMITH al to New Alliance FCU, Freedom $25,000
S.J. HOEY to Devel. Mtg. Co., N.B. $80,000
I.J. FISHER al to Princeton Fin., No. Sew. Twp. $182,000
L.J. GLUMAC ux to Huntington Na. Bank, Center Twp. $172,600
J. STATLER to West Penn Fin. Serv. Cntr. Inc., Hope. Twp. $220,000
J. HALL to Liberty FCU, Freedom $46,496
D.M. LAY JR. to Visionary FCU, Aliq. $60,000
A.L. ZYGAROWSKI al to Mtg. Electr. Reg. Systems, Ohioville $280,000
N. SMITH al to United Wholesale Mtg., Darl. $160,050
M.S. ACKERMAN ux to R-S Bellco FCU, Pat. Twp. $40,000
L.M. SCOTT to Equity Trust Co., Aliq. $64,000
B. FELGER ux to Mtg. Electr. Reg. Systems, N.B. $140,967
C.L. WALKER al to Mars Bank, Amb. $118,750
J.A. SARVEY ux to First Cmwlth. Bank, Conway $198,400
DEV DADLANI LLC al to Ameriserv Fin. Bank, Center Twp. $750,000
HOFFMAN BROS. PROP. MANAG. al to S&T Bank, N.B. $222,000
D.A. CHARLIER al to West-Aircomm FCU, Brigh. Twp. $50,000
ERGON GRATIS LLC al to Kiavi Funding Inc., Aliq. $106,800
K.A. GRAY to New Alliance FCU, Amb. $19,000
S.R. GALLO al to Nexbank, Center Twp. $237,025
K. JONES to Equity Trust Co., Aliq. $69,000
B.M. RAINES to PA State Empl. Cr. Un., Big Beaver $145,000
G.M. DOCCHIO to BVFCU, Koppel $31,038.26
D.R. WEBER to Secr. of HUD, Industry $10,976.45
B.C. MCHUGH to United Wholesale Mtg., Economy $212,500
E.M. LARRICK to Mtg. Electr. Reg. Systems, B.F. $58,284
N.J. POLLIO to Wesbanco Bank Inc., Frank. Twp. $200,000
M.J. BRAYMER to Wesbanco Bank Inc., Frank. Twp. $50,000
R. BRADFORD to United Wholesale Mtg., Shippingport $86,250
S.L.S. BLAIR al to S&T Bank, No. Sew. Twp. $300,000
A.S. PARKER al to Clearview FCU, Koppel $40,000
R.C. SIRINEK to Clearview FCU, Conway $25,000
S. GARVEY to Mtg. Electr. Reg. Systems, Amb. $66,768
M. FIORE ux to PNC Bank, Center Twp. $20,400
L.L. YAROSZ to Mtg. Electr. Reg. Systems, Center Twp. $120,472
A.D. HASKINS to Secr. of HUD, Pat. Twp. $3,954.15
M. ZINAICH to Huntington Na. Bank, Aliq. $50,000
C.R. LATIMAR JR. al to Wesbanco Bank Inc., Center Twp. $112,959.75
M.L. FABIAN to Secr. of HUD, Hope. Twp. $6,917.25
J. HRIBAR al to Victorian Fin., Hope. Twp. $132,554
J.L. NICOL al to Huntington Na. Bank, Hope. Twp. $417,050
K.E. PFISTER al to Ark-La-Tex Fin. Serv., Center Twp. $165,000
GOOD STEWARDS HOLDINGS al to Funding Door, East Roch. $102,400
K. KELLER al to Wesbanco Bank Inc., Brigh. Twp. $50,000
S.T. WELSH al to Wesbanco Bank Inc., Hope. Twp. $70,000
J.L. ALBERTI to Mtg. Electr. Reg. Systems, Brigh. Twp. $162,011
NPG PA1 al to BL Prop. Sol., Roch. $65,000
S.L. MARIOTTI al to Wesbanco Bank Inc., So. Beaver Twp. $100,000
F.A. TURNER ux to Mtg. Electr. Reg. Systems, Frank. Twp. $50,000
N. JOVONOVICH to Howard Hanna Mtg. Serv., Hope. Twp. $109,500
J. MILES al to First Cmwlth. Bank, Economy $231,725

J. MCKENZIE ux to Mtg. Electr. Reg. Systems, Center Twp. $224,852
K.J. MADEJ al to Univest B&T Co., Economy $359,461
K.J. MADEJ al to Univest B&T Co., Economy $150,000
A.B. BUCKLER al to NVR Mtg. Fin. Inc., Center Twp. $161,099
C.L. SPENCER ux to Mtg. Electr. Reg. Systems, Conway $137,464
FREEDOM AVE. PROP. to S.T. Martin ux, Aliq. $80,000
C. GIELAS al to Guaranteed Rate Affinity, Harmony Twp. $120,000
S.E. GILBERT al to Navy FCU, Amb. $151,505
J.T. PALAK to US Mtg. Network, Baden $188,491

**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 February 7, 2024 at 10:00 am, the Beaver County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on https://www.bid4assets.com/beavercountypasheriffsales

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

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

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

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

No. 1

PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., Plaintiff vs. EDWARD LUBON, Defendant.

Execution No: 10121-2022
Amount: $156,186.64
KML LAW GROUP, ESQUIRE

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

PARCEL NO. 65-035-0102.003

BEING PREMISES: 106 WESTFIELD DRIVE, ALIQUIPPA, PA 10501

BEING the same premises which Sandra M. Vescio by Deed dated 4/16/2021 and recorded 4/19/2021 in the Office of the Recorder of Deeds in Deed Book at page Instrument #3634014, granted and conveyed unto Edward Lubon.

Parcel No: 65-035-0102.003
Market Value: $55,400.00
Location of Property: 106 Westfield Drive, Aliquippa, PA 15001.

No. 2

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff vs. GOLDIE M. MURPHY, AKA GOLDIE M. JOHNSTON, Defendant.

Execution No: 2022-11333
Amount: $63,758.68
KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of Midland, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 127 Midland Avenue aka 125-127 Midland Avenue, Midland, PA 15059 and found in Instrument Number 3003635. Parcel No. 33-002-0212.000, 33-002-0211.000.

Parcel No: 33-002-0212.000
33-002-0211.000
Market Value: $52,900.00
Location of Property: 127 Midland Avenue aka 125-127 Midland Avenue, Borough of Midland, PA 15059.

No. 3

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. JAMES E. BEHRLE; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, Defendant.

Execution No: 10484-2023
Amount: $1,365,225.29
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 134 Christy Drive, Aliquippa, PA 15001 and found in Instrument Number 3332382, Parcel No. 75-182-0298.000.

Parcel No: 75-182-0298.000
Market Value: $1,759,700.00
Location of Property: 134 Christy Drive, Township of Raccoon, PA 15001.

No. 4

ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff vs. YOLANDA JOYCE BRYANT, Defendant.

Execution No: 2023-10127
Amount: $138,048.98
KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of Rochester, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 313 Webster Street, Rochester, PA 15074 and found in Instrument Number 3613587, Parcel No. 47-002-0809.000.

Parcel No: 47-002-0809.000-1
Market Value: $139,400.00
Location of Property: 313 Webster Street, Borough of Rochester, PA 15074.

No. 5

NEWREZ MORTGAGE LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff vs. DAVID EUGENE LESH, INDIVIDUALLY AND SOLELY IN HIS CAPACITY AS HEIR OF DONNA JEAN HOLAVA AKA DONNA HOLAVA, DECEASED, Defendant.

Execution No: 11241-2019
Amount: $70,396.13
KML LAW GROUP, PC, ESQUIRE

ALL that certain lot of land situate in Borough of Industry, Beaver County, Pennsylvania.
PARCEL NO. 67-161-0169.000
BEING PREMISES: 123 TORCASSO WAY, INDUSTRY, PA 15052.
BEING the same premises which Donna Jean Holava, a widow by Deed dated 5/29/2018 and recorded 6/1/2018 in the Office of the Recorder of Deeds in Deed Book at page Instrument #2018957752, granted and conveyed unto David Eugene Lesh, single.

Parcel No: 67-161-0169.000
Market Value: $111,200.00
Location of Property: 123 Torcasso Way, Industry, PA 15052.

No. 6

MCLP ASSET COMPANY, INC., Plaintiff vs. JEFFREY J. VICKODIL, SR., Defendant.

Execution No: 11257-2023
Amount: $30,485.12
KML LAW GROUP, ESQUIRE

ALL that certain lot of land situate in Township of Raccoon, Beaver County, Pennsylvania.
PARCEL NO. 75-007-0131.000
BEING PREMISES: 142 SOUTH LONG ROAD, ALIQUIPPA, PA 15001
BEING the same premises which Louis B. Scarsella by Deed dated 7/6/1992 and recorded 7/10/1992 in the Office of the Recorder of Deeds in Deed Book DBV 1493 at Page 373, granted and conveyed unto Jeffrey J. Vickodil, Sr.

Parcel No: 75-007-0131.000
Market Value: $23,700.00
Location of Property: 142 South Long Road, Aliquippa, PA 15001.

No. 7

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOHN A. NOVAK, Defendant.

Execution No: 11242-2023
Amount: $60,900.91

LEON P. HALLER, ESQUIRE

ALL THAT CERTAIN parcel or lot of land situate in the Sixth Ward of the City of Beaver Falls, Beaver County, Pennsylvania.

Parcel No: 05-005-0418.000
Market Value: $28,500.00
Location of Property: 2010 6th Avenue, Beaver Falls, PA 15010.

No. 8

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff vs. RICHARD W. BOWMAN and CASEY BOWMAN, Defendant.

Execution No: 10249-2023
Amount: $139,349.15

CHRISTOPHER A. DENARDO, ESQUIRE

ALL THAT CERTAIN piece, parcel or lot of land situate in Big Beaver Borough, Beaver County, Pennsylvania, and more particularly bounded and described as follows:

Parcel No: 53-103-0358.000
Market Value: $142,800.00
Location of Property: 7477 Big Beaver Boulevard, Wampum, PA 16157.

No. 9

M&T BANK, Plaintiff vs. ACA MINOR SOLELY IN HIS/HER CAPACITY AS HEIR OF SCOTT A. CHAMBERS, DECEASED, GCA MINOR SOLELY IN HIS/HER CAPACITY AS HEIR OF SCOTT A. CHAMBERS, DECEASED, KYLEE CHAMBERS SOLELY IN HER CAPACITY AS HEIR OF SCOTT A. CHAMBERS, DECEASED, LACEY CHAMBERS SOLELY IN HER CAPACITY AS HEIR OF SCOTT A. CHAMBERS, DECEASED and SIERRA DUNCAN SOLELY IN HER CAPACITY AS HEIR OF SCOTT A. CHAMBERS, DECEASED, Defendant.

Execution No: 2023-10263
Amount: $75,982.74

KML LAW GROUP, ESQUIRE

ALL that certain lot of land situate in Borough of Rochester, Beaver County, Pennsylvania.

PARCEL NO. 47-002-0212.000

BEING PREMISES: 333 LLOYD STREET, ROCHESTER, PA 15074

BEING the same premises which Steven L. Hyre and Patricia A. Hyre by Deed dated 7/16/2007 and recorded 7/18/2007 in the Office of the Recorder of Deeds in Deed Book at page Instrument #3303237, granted and conveyed unto Scott A. Chambers.

Parcel No: 47-002-0212.000
Market Value: $31,900.00
Location of Property: 333 Lloyd Street, Rochester, PA 15074.

No. 10

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 and SHAWN B. DALE A/KA SHAWN DALE, Defendant.

Execution No: 2018-10072
Amount: $148,503.15

MATTHEW C. FALLINGS, 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.

Premises being: 934 Maplewood Avenue, Ambridge, PA 15003

Parcel No. 11-002-0803-000

BEING the same premises, which Shawn B. Dale and Robert N. Dale by Deed dated August 17, 2010 and recorded in the Office of Recorder of Deeds of Beaver County on August 23, 2010 Instrument #3370884 granted and conveyed unto Shawn B. Dale.

Parcel No: 11-002-0803-000
Market Value:
Location of Property: 934 Maplewood Avenue, Ambridge, PA 15003.

No. 11

PHH MORTGAGE CORPORATION, Plaintiff vs. JESSICA J. LUCCI and MICHAEL P. LUCCI, Defendant.

Execution No: 10777-2023
Amount: $140,818.49

MATTHEW C. FALLINGS, ESQUIRE

ALL THOSE CERTAIN lots of land lying and being situate in the Township of Rochester, County of Beaver and Commonwealth of Pennsylvania, being Lots No. 19 and 20 in a Plan of Lots laid out by the Executors of the Estate of Wesley C. Payne, deceased, and surveyed and plotted by Michael Baker, Inc. on March 10, 1955 and recorded in Plan Book Volume 7, page 188.

Premises being: 1145 Pentland, Rochester, PA 15074

Parcel No. 76-002-0106-000

BEING the same premises which Julie Deluca n/k/a Julie Martin and Michael Martin, her husband by Deed dated October 6, 2009 and recorded in the Office of Recorder of Deeds of Beaver County on November 5, 2009 as Instrument #3354925 granted and conveyed unto Michael P. Lucci and Jessica J. Lucci, husband and wife.

Parcel No: 76-002-0106-000
Market Value:
Location of Property: 1145 Pentland, Rochester, PA 15074.

No. 12

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff vs. ALICE J. ALLMAN, INDIVIDUALLY AND SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN R. ALLMAN A/K/A JOHN ROBERT ALLMAN AND CHRISTOPHER ALLMAN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN R. ALLMAN A/K/A JOHN ROBERT ALLMAN AND MICHELLE VICZNESKY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN R. ALLMAN A/K/A JOHN ROBERT ALLMAN AND THE UNKNOWN HEIRS OF JOHN R. ALLMAN A/K/A JOHN ROBERT ALLMAN, Defendant.

Execution No: 2022-11695
Amount: $162,102.85

MATTHEW C. FALLINGS, ESQUIRE

Premises being: 105 Locust Lane, Industry, PA 15052

Parcel No. 67-003-0611-001

BEING the same premises which JOHN R. ALLMAN, A/K/A JOHN ROBERT ALLMAN AND ALICE J. ALLMAN, HUSBAND AND WIFE by Deed dated July 2, 2013 and recorded in the Office of Recorder of Deeds of Beaver County on July 17, 2013 Instrument #3449162 granted and conveyed unto JOHN R. ALLMAN, A MARRIED MAN.

Parcel No: 67-003-0611-001
Market Value:
Location of Property: 105 Locust Lane, Industry, PA 15052.

No. 13

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 1998-1, Plaintiff vs. ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF BERNICE CLARK, DECEASED, ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF PAULINE PATRICK, DECEASED, ANNETTE CLARK, SOLELY IN HER CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, CHARLES CLARK, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, LONNIE CLARK, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, MARON CLARK, SOLELY IN THEIR CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, SONYA LOCKETT, SOLELY IN HER CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, FREDERICK SHEGOG, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, JOSEPH SHEGOG, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, JOYCE SHEGOG, SOLELY IN HER CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, LOURITA SHEGOG, SOLELY IN HER CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, RONNIE SHEGOG, SOLELY IN THEIR CAPACITY AS KNOWN HEIR OF BERNICE CLARK, DECEASED, Defendant.

Execution No: 2022-10701
Amount: $19,134.84
MATTHEW C. FALLINGS, ESQUIRE
Premises being: 306 7th Avenue, Aliquippa, PA 15001-3428
Parcel No. 08-021-1101.000 and 08-021-1100.000
BEING the same premises which MARON CLARK, (DECEASED) AND BERNICE CLARK, HIS WIFE by Deed dated September 11, 1998 and recorded in the Office of Recorder of Deeds of Beaver County on September 16, 1998 Instrument #3010408 granted and conveyed unto BERNICE CLARK, WIDOW AND PAULINE PATRICK, HER SISTER.
Parcel No: 08-021-1101.000 and 08-021-1100.000
Market Value:
Location of Property: 306 7th Avenue, Aliquippa, PA 15001-3428.

No. 14
PINGORA LOAN SERVICING, LLC, Plaintiff vs. MATTHEW WILLIAM BUETTNER and THERESA BUETTNER, Defendant.
Execution No: 2023-11098
Amount: $252,160.15
CHRISTOPHER A. DENARDO, ESQUIRE
ALL that certain lot or piece of ground situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, being designated as Lot No. 129 on the Clairmont Manor Phase 1 Plan of Lots, as recorded in the Recorder of Deeds Office of Beaver County, Pennsylvania, in Plan Book Volume 37, Page 206, revised in Plan Book Volume 38, Page 2.
Parcel No: 65-204-0142.035
Market Value: $313,300.00
Location of Property: 1056 Tee Line Drive, Aliquippa, PA 15001.

No. 15
PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. STEVEN P. LAVERY, Defendant.
Execution No: 10428-2023
Amount: $41,329.37
LOIS M. VITTI, ESQUIRE
Twp. of White, Cty. of Beaver, Cmwlth. of Pennsylvania, HET a d/w/g located at 2508 13th Avenue, Beaver Falls, PA 15010. Parcel #78-001-0910.000.
Parcel No: 78-001-0910.000
Market Value: $93,500.00
Location of Property: 2508 13th Avenue, Beaver Falls, PA 15010.

No. 16
CITIZENS BANK, N.A., Plaintiff vs. SEAN D. JONES, Defendant.
Execution No: 2023-10126
Amount: $17,562.01
NATHALIE PAUL, ESQUIRE
ALL that certain piece or parcel of ground situate in the City of Aliquippa, County of Beaver, and Commonwealth of Pennsylvania.
BEING KNOWN AS: 139 Carrol Street, Aliquippa, Pennsylvania 15001.
TITLE IS VESTED IN Sean D. Jones by Deed from Arthur R. Chimile, Jr. and Roberta J. Chimile, husband and wife and Donald N. Frynkewicz and Karen Marie Frynkewicz, husband and wife dated October 28, 2011 and recorded November 3, 2011 in Instrument Number 3400155.
Parcel No: 08-034-0109.000
Market Value: $116,280.00
Location of Property: 139 Carrol Street, Aliquippa, Pennsylvania 15001.

No. 17
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff vs. FRANCINE M. THOMPSON, MICHAEL THOMPSON, KNOWN SURVIVING HEIR OF PAUL M. THOMPSON, KRISTALYN COLEMAN, KNOWN SURVIVING HEIR OF PAUL M. THOMPSON, AND UNKNOWN SURVIVING HEIRS OF PAUL M. THOMPSON, Defendant.
Execution No: 10571-2023
Amount: $81,000.65
NATHALIE PAUL, ESQUIRE
All that certain piece or parcel of ground situate in the City of Beaver Falls, County of Beaver, and Commonwealth of Pennsylvania.
Being known as 1613 16th Avenue, Beaver Falls, Pennsylvania 15010.
Title is vested in Paul M. Thompson by deed from Paul Thompson and Francine M. Thompson, husband and wife, and John A. Thompson and Mary C. Thompson, husband and wife, dated June 19, 2000 and recorded July 11, 2000 in Instrument Number 3067292.
The said Paul M. Thompson died on November 19, 2021 without a will or appointment of an Administrator, thereby vesting title in Michael Thompson, Known Surviving Heir of Paul M. Thompson, Kristalyn Coleman, Known Surviving Heir of Paul M. Thompson, and Unknown Surviving Heirs of Paul M. Thompson by operation of law.
Parcel No: 06-003-0511.000
Market Value: $120,666.00
Location of Property: 1613 16th Avenue, Beaver Falls, Pennsylvania 15010.

No. 18

CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff vs. DAVID GRIFFITH and CAROLYN GRIFFITH, Defendant.

Execution No: 10336-2019
Amount: $81,592.38

CHRISTINE L. GRAHAM, ESQUIRE

All that certain piece or parcel of ground situate in the City of Aliquippa, County of Beaver, and Commonwealth of Pennsylvania.
Being known as 4 Lewis Drive, Aliquippa, Pennsylvania 15001.
Title is vested in David Griffith and Carolyn Griffith, husband and wife, by deed from THOMAS J. MOORE dated May 15, 2018 and recorded May 16, 2018 in Instrument Number 3571676.

Parcel No: 080240301000
Market Value: $72,760.00
Location of Property: 4 Lewis Drive, Aliquippa, Pennsylvania 15001.

No. 19

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 005-BC4, Plaintiff vs. VICKI WITHERS-LEE, IN HER CAPACITY AS HEIR OF DORIS WITHERS, DECEASED; ERIC WITHERS, IN HIS CAPACITY AS HEIR OF DORIS WITHERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS WITHERS, DECEASED, Defendant.

Execution No: 10184-2023
Amount: $104,164.62

ROBERT P. WENDT, ESQUIRE

Deed to Defendant recorded on December 11, 2002, in the Beaver County Recorder of Deeds in Instrument No. 3152875.

Parcel No: 69-145-0240.001
Market Value: $151,800.00
Location of Property: 201 Glen Eden Road, Rochester, PA 15074.

No. 20

ELITE PRO SYSTEMS LLC, Plaintiff vs. GARNACO PROPERTY HOLDINGS PA LLC, Defendant.

Execution No: 10961-2023
Amount: $94,000.00

COREY A. LEON, ESQUIRE

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the Second Ward of the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being part of Lot Numbered five (5) in a Plan of Lots laid out by Archibald Stewart, and bounded and described as follows, to-wit:
BEGINNING at a point of intersection of the Northerly line of Webster Street with the Easterly line of Connecticut Avenue; thence North 61˚ 03' 34" East along the Northerly line of Webster Street a distance of 76.99 feet to a hub on other lands now or formerly of Margaret H. Seifert; thence North 28˚ 37' 56" West by other lands now or formerly of Margaret H. Seifert, a distance of 47 feet to a hub on the Southerly line of Lot Numbered six (6) in said plan; thence South 61˚ 03' 34" West along the Southerly line of Lot Numbered six (6) a distance of 76.99 feet to a point on the Easterly line of Connecticut Avenue; thence South 28˚ 37' 56" East along the Easterly line of Connecticut Avenue a distance of 47 feet to the point at the place of beginning.

Parcel No: 47-002-0411.001
Market Value:
Location of Property: 477 Connecticut Ave., Rochester, PA 15074.

No. 21

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. DELLA JUNKER, AS ADMINISTRATOR OF THE ESTATE OF CHRISTINA HERMICK AKA CHRISTINE HERMICK, Defendant.

Execution No: 2023-10636
Amount: $73,898.07

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situate in the Township of Hopewell, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 1205 Collins Avenue, Aliquippa, PA 15001 and found in Document ID 3587520. Parcel No. 65-012-1005-000-1.

Parcel No: 65-012-1005-000-1
Market Value: $136,200.00
Location of Property: 1205 Collins Avenue, Township of Hopewell, PA 15001.

No. 22

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff vs. SUSAN J. MURRAY; WILLIE S. MURRAY, Defendant.

Execution No: 2023-10307
Amount: $133,520.99

RAS CITRON, ESQUIRE

All that certain parcel or tract of land lying and being situate in the Township of South Beaver, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 77-009-0100.001
Market Value: $64,500.00
Location of Property: 120 Haas Lane, Darlington, PA 16115.

No. 23

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3, Plaintiff vs. GUY TAYLOR, SR., Defendant.

Execution No: 2023-10981
Amount: $86,544.58

RAS CITRON, ESQUIRE

All that certain lot of land situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 33-005-0706.000
Market Value: $104,600.00
Location of Property: 553 Beaver Ave., Midland, PA 15059.

GIVEN UNDER MY HAND AND SEAL
THIS 22ND DAY OF DECEMBER 2023

TONY GUY, SHERIFF

jan. 6, 13, 20

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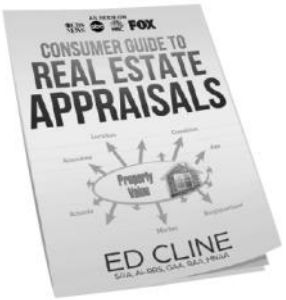


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