Beaver County Legal Journal

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

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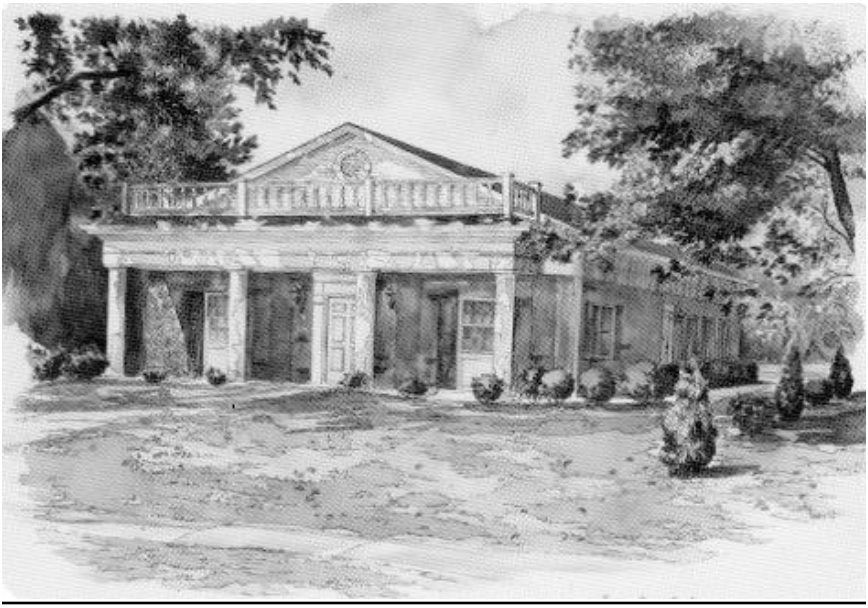

Established March 25, 1939

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

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Legal Notices must be received at 788 Turnpike Street, Beaver, PA 15009
by 12:00 Noon the preceding Tuesday.

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publishes all notices exactly as submitted.

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COURT CALENDAR

Civil & Criminal Trial Week, Jury Trial Only . . . . . March 4
Praecipe for Argument Court, Last Day for Filing . . . . . March 5
Sheriff's Real Estate Sales, Sale Date . . . . . March 6
Audit List . . . . . March 7
PFA . . . . . March 8

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.

Wednesday, March 20, 2024 **"Adobe Acrobat for Lawyers—PDF's and a Whole Lot More"**
Registration: 8:30 a.m.
Live Groupcast Seminar: 9:00 a.m. - 12:15 p.m. 3 substantive 0 ethics

Wednesday, March 27, 2024 **"Right to Know Law 2024"**
Registration: 8:30 a.m.
Live Groupcast Seminar: 9:00 a.m. - 12:15 p.m. 3 substantive 0 ethics

Thursday, April 11, 2024 **"Ethics Compliance Crusher 2024"**
Registration: 8:30 a.m.
Live Groupcast Seminar: 9:00 a.m. - 12:15 p.m. 0 substantive 3 ethics

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

Tuesday, March 26, 2024
Registration: 11:45 a.m.
Seminar: 12:15 p.m. - 1:15 p.m.

"Family Treatment Court"
Presenters: Judge Mitchell Shahen
Judge Deborah DeCostro
Tracy Irwin
Jennifer Snyder
Colleen Jesko
Jennifer Gengarella

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BRIDGE THE GAP

Tuesday, March 19, 2024
Registration: 8:30 a.m.
Seminar: 9:00 a.m. - 1:00 p.m.

Newly admitted attorneys who are BCBA members:	No Charge
Newly admitted attorneys who are NOT BCBA members:	$25.00
Non-newly admitted attorneys who are BCBA members:	$25.00
Non-newly admitted attorneys who are NOT BCBA members:	$50.00

Please Register by March 15th
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NEW LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
BEAVER COUNTY
PENNSYLVANIA
CIVIL DIVISION – LAW
IN RE: PATRICK DOUGLAS,
EXECUTOR OF THE ESTATE OF
PATRICIA G. DOUGLAS
CIVIL DIVISION
No. 11686 of 2023
TITLE TO: VIN NO. 46390529XAB
TITLE NO. 40121838AS0

ORDER SCHEDULING HEARING

AND NOW, this 21st day of February, 2024 upon consideration of Plantiff's Motion for Service Pursuant to Special Order of Court, IT IS HEREBY ORDERED:

The motion is GRANTED. Counsel for the Petitioner shall advertise a Notice of hearing in the Beaver County Legal Journal, Beaver County Times, Lawrence County Legal Journal and the Ellwood City Times to the Heirs of Gary L. Ashton. The publication shall include the make, model, VIN number, and Title number of the mobile home.

The hearing is scheduled for this date is continued to **April 10, 2024 at 11:00 a.m. in Courtroom No. 2** to allow for publication.

BY THE COURT

mar. 2

**IN THE COURT OF COMMON PLEAS
OF BEAVER COUNTY,
PENNSYLVANIA**
CIVIL DIVISION - LAW
IN RE:
NAME CHANGE OF
ANTOINETTE ANN POTTS:
No. 10063 of 2024

CHANGE OF NAME NOTICE
TO ALL PERSONS INTERESTED:

NOTICE is hereby given that a Petition has been filed asking the Court to change the name of Antoinette Ann Potts to Toni Potts Gohean. The Court has set a hearing on this matter for the 18th day of March, 2024 at 3:00 P.M. in Courtroom No. 6, Beaver County Courthouse, when and where all persons may show cause, if they have any reason why said name should not be changed as prayed for.

Terri J. Mitko
Attorney for Petitioner
355 Commerce Street
Beaver, PA 15009
(724) 728-7720
(724) 728-7725 fax

mar. 2

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

ALMA EILEEN WHITE BATES, a/k/a ALMA W. BATES, late of the Township of Hopewell. Earl Francis Bates, a/k/a Francis Earl Bates, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

ROSE CINDRICH, late of the Borough of Baden. Cynthia Tomczak, Executrix, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

JAMES E. COLEMAN, late of the Borough of Beaver. Paul W. Burlingame, Jr., Executor, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

DOLLY V. GRINALDI, late of Ambridge. Thomas George, Executor, 1026 Kristufek Avenue, Ambridge, PA 15003. Robert J. Taylor, Atty.

SISTER SILVERIA MANNION, a/k/a JANE MANNION, late of Baden. Timothy J. Giltinan, Administrator, c/o John W. Giltinan, Esquire, P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222. Timothy Giltinan, Atty.

KENNETH E. MARTIN, JR., late of Rochester Townhip. Marci Lynn Cipolla, Executrix, c/o James R. Fenchel, II, Esquire 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

BARBARA A. MCELHANEY, a/k/a BARBARA ANN MCELHANEY, late of Hopewell Township. Daniel Bruce McElhaney and Paul Keith McElhaney, Jr., Co-Executors, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

ROBERT J. MONZI, a/k/a ROBERT MONZI, a/k/a ROBERT JAMES MONZI, late of Baden Borough. Christina A. Gilbert, Administratrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

LOUIS PAUL NARVETT, late of Daugherty Township. Darla Lynn Ernest, Executrix, 331 Glen Club Drive, Debary, FL 32713. Robert J. Taylor, Atty.

THOMAS RICHARD SEERY, a/k/a THOMAS R. SEERY, late of the City of Aliquippa. Michelle Graef, Administrator, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

MARJORIE J. SMITH, late of the Borough of Beaver Falls. Jodi S. Smith, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

KAREN D. SUITE, late of Ellwood City. James Joe DiMase, Executor, c/o Christine M. Pickett, Esquire, 1122 Third Street, Beaver, PA 15009. Christine M. Pickett, Atty.

KEVIN JAMES VANKIRK, late of Rochester Borough. Branden A. Fulciniti, Administrator, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222. Branden A. Fulciniti, Atty.

RONALD GENE WADDING, a/k/a RONALD G. WADDING, late of the Township of Hopewell. Kelly Wadding, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

JOSEPH R. WEISHAUPL, late of New Sewickley Township. Ramona C. Armstrong, Executor, 1146 Sixth Avenue, Freedom, PA 15042.

2nd Publication

MARGARET BEGLEY, a/k/a MARGARET ROSE BEGLEY, late of Vanport Township. Mary Rousseau, Executrix, 214 - 1st Street, Beaver, PA 15009. Christine Pickett, Atty.

ROY JOE CALABRIA, late of Aliquippa. Roy J. Calabria, Jr. and Christine A. Capone, Co-Executors, c/o J. Philip Colavincenzo, Esquire, 255 College Avenue, Beaver, PA 15009. J. Philip Colavincenzo, Atty.

ROBERT CLYDE CLEAR, a/k/a ROBERT CLYDE CLEAR, JR., late of Ambridge. Floro Serafino, Executor, c/o Robert J. Taylor, Esquire, 337 Merchant Street, Ambridge, PA 15003. Robert J. Taylor, Atty.

RANDALL L. DOUGHERTY, late of Chippewa Township. Vicki Porcase, Executrix, c/o Allen Andrascik, Esquire, 2777 Darlington Road, Beaver Falls, PA 15010. Allen Andrascik, Atty.

DOMINICK A. DUNLAP, late of the Borough of Baden. Natalie Dunlap, Administratrix, c/o Dean R. Phillips, Esquire, 706 Rochester Road, Pittsburgh, PA 15237. Dean R. Phillips, Atty.

CLIFFORD WILLIAM LUTZ, late of Darlington. Rebecca Lutz, Executrix, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

JOYCE ANN MIHALIC, a/k/a JOYCE A. MIHALIC, late of the Township of Chippewa. Thomas J. Synowka, Executor, c/o Douglass Law Office, P.C., 1220 Seventh Avenue, Suite 2, Beaver Falls, PA 15010. Gregory K. Douglass, Atty.

HATTIE V. SMITH, late of Ohioville Borough. Tim L. Smith, Executor, 319 Penn Avenue, Midland, PA 15059. Robert King, Atty.

SAMUEL J. YURICK, JR., a/k/a SAMUEL JOHN YURICK, JR., late of the Borough of Industry. Steven Yurick, Executor, 1458 Bristol Drive, South Park, PA 15129. Jessica Madden Briggs, Atty.

3rd Publication

RONALD KOLAR, a/k/a RONALD THOMAS KOLAR, late of the City of Aliquippa. Darlene Kolar, Executrix, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

JACQUELINE JOSEPHINE MANKO, a/k/a JACQUELINE J. MANKO, late of the Borough of Ambridge. Theofil J. Manko, Administrator, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DOROTHY MARAVICH, late of the City of Aliquippa. Thomas G. Seeberger, Jr., Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

KATHERINE GRAY PESSOLANO, late of New Sewickley Township. Elizabeth G. Fricke, Executrix, 504 Allegheny River Boulevard, Oakmont, PA 15139. G. Robert Cooper, Atty.

JANET RARICK, late of the Township of Patterson. Chad F. McMillen, Executor, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

BETTY J. SHASTEEN, late of the Borough of New Galilee. William Shasteen, Executor, 234 - 2nd Street, Darlington, PA 16115. Larry A. Housholder, Atty.

LOUIS A. SIMON, a/k/a LOUIS SIMON, late of Center Township. Trina Elbert, Executrix, 10 Alderleaf Ct., Germantown, MD 20874. Stephanie Thomas Kramer, Atty.

ROBERT MARK SMITH, a/k/a MARK SMITH, late of Economy Borough. Maryanne Smith, Administratrix, c/o Jessica Madden Briggs, Esquire, 1527 Duss Avenue, Ambridge, PA 15003. Jessica Madden Briggs, Atty.

FRANCES VEZOLLES, late of Ambridge. Harold VeZolles, Jr., Executor, 847 Elmer Street, Ambridge, PA 15003. Addison L. Walter, Atty.

SCOTT DOUGLAS WILLIAMS, late of West Mayfield Borough. Edward Leymarie, Jr., Administrator C.T.A., 423 Sixth Street, Ellwood City, PA 16117. Edward Leymarie, Jr., Atty.

DOCKET ENTRIES

From The Office Of
The Prothonotary

It is understood that the accuracy of these entries is not guaranteed and no responsibility attaches for any errors or omissions in this report.

DIVORCES GRANTED

BONNIE M. BENNETT from Robert E. Bennett, 20342-23

JOHNNY HARRIS from Kelly Jo Harris, 20319-22

DOMENIC G. SORACE from Sarah Elyse Spratt Sorace, 20211-23

DIVORCE DOCKET

KALINA NOEL vs Jeremy Noel, 20045-24-B.L. Notaro

CORINNE JUKES vs Robert Jukes, 20046-24-D.L. Istik

TRACY POPELLA vs Robert Popella, 20047-24-N.A. D'Jovin

AMANDA FALKENSTEIN vs Nathaniel Falkenstein, 20048-24-C.W. McMillen

CHRISTOPHER YOHE vs Patricia Yohe, 20049-24-Pro Se

CHRISTOPHER THOMPSON vs Taylor Marie Thompson, 20050-24-Pro Se

ERIC EDWARDS vs Teresa Edwards, 20051-24-Pro Se

RUDY PAGANI vs Peggy Pagani, 20052-24-S.L. Steele

FRANK OFORI ACHEAMPONG a/k/a vs Favour Ofori Acheampong a/k/a, 20053-24-Pro Se

APPEARANCE DOCKET

MICHAEL A. DICICCO vs Taylors Concrete Constr., 10153-24-Civil Appeals-Self

ERICA BAKER al vs Paul E. Miller al, 10154-24-Premises Liability-K.E. Hoffman

DEBRA KAY ZURATOVIC vs Com. of PA, Dept. of Transp., 10155-24-Civil Appeals-Self

TIM J. WELSH vs Brandi Eaton, 10156-24-Custody/Visitation-I.L. Dubin

CAMERON D. NEWELL vs Chanelle L. Beachem, 10157-24-Custody/Visitation-Pro Se

DOMINICK PEFFER vs Trinity Nawrocki al, 10158-24-Motor Vehicle-K.C. Monbaron

FIRST CMWLTH. BANK vs Rebekah L. Kennedy al, 10159-24-Mortgage Foreclosure-G.W. Darr

AMERICAN EXPRESS NA. BANK vs Michael Bryant, 10160-24-Debt Collection-M.E. Odstrchel

ALAN KUO vs Frank Bodenbaugh, 10161-24-Other-B.S. Dornish

INTERN. TITANIUM CORP. vs DSI Metals al, 10162-24-Other-E.M. Bergenthal

SUSAN BOICE vs AJ Dilulo, 10163-24-Civil Appeals-Self

AGENCY INSUR. CO. al vs Katie Perich, 10164-24-Motor Vehicle-E. Bederman

KAYLEE A. HEINTZINGER vs Jakji D. Cush Sr., 10165-24-Custody/Visitation-R.J. Colaizzi

WELLS FARGO BANK vs Michael R. Withrow, 10166-24-Mortgage Foreclosure-K.J. Hong

GARY KEENAN vs Nardilli Landscaping, 10167-24-Motor Vehicle-E.J. Balzarini, Jr.

CLEARVIEW FCU vs Theresa A. Mancini, 10168-24-Debt Collection-M.D. Urban

CLEARVIEW FCU vs Michael D. Buchanan, 10169-24-Debt Collection-M.D. Urban

JEFFREY A. HULL al vs William N. Jacome, 10170-24-Motor Vehicle-T.J. Schweers

CORINNE JUKES vs Robert Jukes, 10171-24-Custody/Visitation-D.L. Istik

JOHN KAUFMAN, 10172-24-Other-Self

FIRST NA. BANK OF OMAHA vs Shawn M. Haddox, 10173-24-Debt Collection-N.J. Raker

BIRGO RLTY. vs Ahriahna Harvey al, 10174-24-Debt Collection-A. Sklar

WILLIAM DAVENPORT al vs Monaca Bor. Zoning Hearing Board, 10175-24-Civil Appeals-J.M. Budicak

EMIL VELEZ vs Petti and Anderson Prop. and Invest. al, 10176-24-Premises Liability-K.G. Fawcett

CITIBANK vs Kevin Majzlik, 10177-24-Debt Collection-I. Zion

CITIBANK vs Tracy Valles, 10178-24-Debt Collection-I. Zion

CITIBANK vs Robert A. Colwell, 10179-24-Debt Collection-I. Zion

STATE FARM MUT. AUTO. INSUR. CO. al vs McGuire Memorial al, 10180-24-Motor Vehicle-R.W. Allen

JPMORGAN CHASE BANK vs Marlene Crotty, 10181-24-Debt Collection-J.E. Goodchild

DISCOVER BANK vs Steve C. Yanko, 10182-24-Debt Collection-Self

DISCOVER BANK vs John E. Bungard, 10183-24-Debt Collection-M.W. Pomy

LAKEVIEW LOAN SERV. vs David C. Smatko, 10184-24-Mortgage Foreclosure-T.C. Dyer
US BANK NA. ASSN. al vs Stacy M. Fernandez al, 10185-24-Mortgage Foreclosure-T.C. Dyer
CAVALRY SPV I vs Carlo LaGrassa, 10186-24-Debt Collection-D.J. Apothaker
CAVALRY SPV I vs Shawn Fuller, 10187-24-Debt Collection-D.J. Apothaker
CAVALRY SPV I vs Michael T. Brdar, 10188-24-Debt Collection-D.J. Apothaker
PROG. SPEC. INSUR. CO. vs Bradley J. Rose, 10189-24-Other-M.J. Dougherty
JPMORGAN CHASE BANK vs Zachary D. Shuster, 10190-24-Debt Collection-S.P. Stevens
JPMORGAN CHASE BANK vs James Gelzhiser, 10191-24-Debt Collection-J.E. Goodchild
CKS PRIME INVEST. vs Belinda E. Jones, 10192-24-Debt Collection-D.H. Tsaroulis
SPRING OAKS CAP. SPV vs Rhyan Noss, 10193-24-Debt Collection-J.M. Flink
SPRING OAKS CAP. SPV vs Robert Oesterling, 10194-24-Debt Collection-J.M. Flink
JPMORGAN CHASE BANK vs Roberta LeMasters, 10195-24-Debt Collection-J.E. Goodchild
JPMORGAN CHASE BANK vs Dustin W. Daniels, 10196-24-Debt Collection-J.E. Goodchild
COM. OF PA, DEPT. OF TRANSP. vs Zachary Arthur Coffey, 10197-24-Civil Appeals-K.C. Blakley
R-S BELLCO FCU vs Arnold Ben Stewart al, 10198-24-Mortgage Foreclosure-J.M. McCague
SHARON SHUFLAY vs Nicole Paich al, 10199-24-Custody/Visitation-R. Raver
RYAN PEDEN vs Com. of PA, Dept. of Transp., 10200-24-Civil Appeals-Self
WELLS FARGO BANK vs Kristyn N. Hernandez, 10201-24-Debt Collection-N.M. Francese
AMB. AREA FCU vs Malik Stewart, 10202-24-Debt Collection-M.D. Urban
LCS CAP. vs Kendall J. Williams al, 10203-24-Employment Dispute-N.J. Raker
JPMORGAN CHASE BANK vs Dustin W. Daniels, 10204-24-Debt Collection-J.E. Goodchild
CITIBANK al vs Thomas E. Campbell, 10205-24-Mortgage Foreclosure-M.C. Milewski
ERIN SIMYAK vs Michelle Chapes al, 10206-24-Premises Liability-J.M. DiPaola
CITIZENS BANK OF PA vs Charles AJ Halpin III, Esquire al, 10207-24-Mortgage Foreclosure-G. Javardian
OHIO SEC. INSUR. CO. vs CT Devel., 10208-24-Debt Collection-D.H. Tsaroulis
COM. OF PA, DEPT. OF TRANSP. vs Edward Orianwo, 10209-24-Civil Appeals-K.C. Blakley
JPMORGAN CHASE BANK vs Madeline Ditullio, 10210-24-Debt Collection-J.E. Goodchild
CALEB CLARY, 10211-24-Other-Self
STEVEN CUNNINGHAM vs Heather Stewart, 10212-24-Custody/Visitation-Self
AMERICAN CR. ACCEP. vs Darryl Maynor, 10213-24-Replevin-N.M. Francese
JPMORGAN CHASE BANK vs Jeffrey A. Anderson, 10214-24-Debt Collection-I. Zion
CITIBANK vs Jeremiah D. Schwarz, 10215-24-Debt Collection-I. Zion
PA HOUSING FIN. AGENCY vs Connie Jo Seno al, 10216-24-Mortgage Foreclosure-L.P. Haller
LAKEVIEW LOAN SERV. vs Brian G. Pamer, 10217-24-Mortgage Foreclosure-A. Hunsberger
DIANA ELIZABETH SANCHEZ vs Jose Olmer Garcia, 10218-24-Custody/Visitation-S. Kainz

PROTECTION FROM ABUSE PETITIONS

JOZI RAIE THOMPSON vs Timothy Richard Goerl, 70044-24
MISTY MARIE EVANS, obo minor child vs Matthew Paul McFadden, 70046-24
SARAH MATTHEWS vs Ebenezer Afolobi, 70048-24
BOLANLE MORONKEJI vs Ebenezer Afolobi, 70048-24
EVA FILLIP vs Jason Fillip, 70049-24
CHARLOTTE ROXANNE SCHLIFER vs Dave Karl Schlifer, 70050-24
RACHAEL NICOLE REXROAD vs Justin Dean Chambers, 70051-24

DEEDS

ZOKAITES PROP. al to NVR Inc., Center Twp. $819.55
L.E. RIPPER al to J.D. Pierce al, Frank. Twp. $4,225
S.M. EMIG to S.M. Emig al, New Sew. Twp.
G.C. WESTOVER al to G.C. Westover al, Chip. Twp.
R.C. FORD to J. Zeiber, Center Twp. $190
E.J. TUDOR al to A.N. Johnston, Pat. Twp. $1,800
J.A. OLAYER al to D.O. Laughner, Frank. Twp.

TRENT ASSOC. al to Great Living, Chip. Twp. $2,220
T. COSTO to T.C. Costo al, Beaver
PENNKO PROP. to M.M. Miller al, Chip. Twp. $3,519.50
ARCPE 1 al to A.A.M. Romero al, Economy $500
T. ARMOUR to B.L. Miller al, Center Twp. $3,130
K. MARTIN to J. White al, B.F. $999
N.T. TARBUK to Ena Tarbuk LLC, Midland
K.R. ROJAS al to S. Perri, Center Twp.
F.J. DENNIS al to F.J. Dennis al, Hanover Twp.
J. BENDER al to J.L. Bender Trust al, Economy
L.P. MCKINNEY to L.P. McKinney al, Economy
J.C. SUMMERS al to J.C. Summers, Darl. Twp.
M.J. UNIS al to K.E. Evans al, Center Twp. $1,800
T.L. CORTESE to Crown Oil Ptnrs. VII-Royalties al, Indep. Twp. $894.60
L.E. FINK al to Fink Trust al, Ohioville
J. MARCHITELLI al to T. Sempf, Roch. $280
R.A. FRUEH al to S.A. Wood, Hope. Twp. $4,100
J. GALZARANO to A. Pantaleo, Monaca $100
H.W. SCHWARZ al to J. Lambright al, So. Beaver Twp. $1,680
K.Y. ASEL-DOBROWSKY al to K.Y. Asel-Dobrowsky Trust al, Hanover Twp.
M.A. PERNA al to D.J. Freedline al, Harmony Twp. $2,200
S.D. TAYLOR to Rye Land Devel. Group, Aliq. $350
S.R. RICE BY SHERIFF al to Harborview Mtg. Loan Trust 2005-10 al, Economy
PGH. INTERNET MARKETING al to A.J. Scarfone III, Aliq. $1,000
C.H. ABERT al to I. DiGiammarino al, Chip. Twp. $3,150
NVR Inc., W.R. Averman, Center Twp. $3,123.80
J. SHACKLEFORD al to I.S. Ciarrochi, Aliq. $1,250
J.A. SHACKLEFORD al to I.S. Ciarrochi, Aliq. $20
BONIFERA LLC to M. Ciarrochi, Hope. Twp. $890
L.M. MORROW to L.M. Morrow al, Hope. Twp.
M.S. WOODWARD al to P.K. Woodward, Chip. Twp.
L.A. HUFFMAN al to R. Berendt al, No. Sew. Twp.
D.D. COOPER al to D.D. Cooper, Monaca
M.L. HACKER al to R.C. Hacker, New Sew. Twp.
M.L. HACKER al to D. Acree al, New Sew. Twp.
M.L. HACKER al to T.A. Waddell al, New Sew. Twp.
P.K. WOODWARD to T.M. Kretzler al, Chip. Twp. $4.30
R.L. SPIEKER to B.L.M. Oliva, Hope. Twp. $1,420
MARONDA HOMES to W.J. Dean al, Center Twp. $2,462.55
P.A. PRENDERGAST to I. Caton al, Hanover Twp.
SLEEPY HOLLOW REAL ESTATE al to DEM Prop. Ventures, Midland $1,300.02
S.C. DUNHAM al to C.M. Namadan al, Ohioville $1,700
M. ANTONIS to A. Gutierrez al, Center Twp. $2,800
J.L. PERZA al to J. Hall II al, Freedom $400
T.J. FEJKA al to D.C. Damico, Economy $2,250
T. KALIS al to J. Kalis, Ohioville
T. KALIS al to J. Kalis, Ohioville
R.J. CASUCCIO al to R.J. Casuccio al, Hope. Twp.
D.A. DEDOMINICIS to D.A. DeDominicis al, New Sew. Twp.
M.R. MCKELVEY JR. al to F. Beegle, No. Sew. Twp. $1,040
D.A. PETERSON al to West-Aircomm FCU, Vanport Twp. $5,015
D. IANNUZZI al to J.F.P. Vicente, Amb. $600
CENTRAL HEIGHTS LAND DEVEL. to J. McCloy al, Monaca $3,395
D.A. VISNANSKY al to D.A. Visnansky Trust al, Harmony Twp.
D.A. VISNANSKY al to D.A. Visnansky Trust al, New Sew. Twp.
HOFFMEIER HOLDINGS LIM. LIAB. CO. al to E.R. Bott, Frank. Twp. $899
D.W. LANCE al to L.C. Wood al, Chip. Twp. $7,250
J.E. HUTMAN JR. al to J. Hutman al, New Sew. Twp.
DEBRA LLC al to Z. Mao al, Aliq. $2,500
H. SMITH ESTATE al to T. Smith, Midland
R.K. TETEMANZA al to R.K. Tetemanza, Darl. Twp.
E. FURST to Divot Acq. al, Greene Twp. $147.76
K.A. DAMBACH al to L.L. Miller Jr. al, Frank. Twp. $3,150
T.M. KRETZLER al to G. Visnich al, Chip. Twp. $5,400
S.E. BECK al to R.R. Sacco al, Economy $20
WRIGHT REAL ESTATE DEVEL. al to Great Living, No. Sew. Twp. $1,662.50
C. WELDON al to S. Chan, Amb. $1,300
FOUR SEES BY THE SEA to Windsor Road Land, Chip. Twp.

P.S. VARAS to N. Susich, Industry $2,000
C.J. CONNOLLY al to J.B. Carlisle Trust A al, New Sew. Twp.
A.A. NYE al to M.F. Moore, Frank. Twp.
A.A. NYE al to A.A. Nye al, Frank. Twp.
P.D. LASH to R.E. Berendt al, No. Sew. Twp. $800
K.A. DAMBACH al to R. Reichenbach, Frank. Twp. $3,290
L.D. KLINE to Like New Prop., New Sew. Twp. $1,700
A.A. EDGELL al to B.D. Funkhouser al, Chip. Twp.
F. ROSS to Penn Acres, Chip. Twp.
D. TRKULJA to 814 Raccoon St., Aliq. $3,550
J.H. SPIKER to J.H. Spiker al, Frank. Twp.
J.H. SPIKER to M.J. Spiker al, Frank. Twp.
M.R. REED to Reed Invest. Prop., Ellwood City $781

MORTGAGES

J.A. COFFIELD SR. al to Rocket Mtg., Center Twp. $330,000
A. MCLAUGHLIN to Princeton Fin., Monaca $95,000
A.R. PIERCE al to Washington Fin. Bank, Frank. Twp. $338,000
G. SOTERIN al to PNC Bank, Chip. Twp. $100,000
A.N. JOHNSTON to United Wholesale Mtg., Pat. Twp. $176,739
HOME BUYER SOL. INC. to P. Baskaran, Hope. Twp. $140,000
K.A. BUCLOUS al to Raymond James Bank, Hope. Twp. $147,900
K.W. BRISCOE al to Citizens Bank, Chip. Twp. $50,000
V.L. MILLER al to First Cmwlth. Bank, Chip. Twp. $281,560
G.M. CARLUCCI al to Dollar Bank, Hope. Twp. $35,000
J.D. PIERCE al to Washington Fin. Bank, Frank. Twp. $103,000
A.J. DAVIS to Rocket Mtg., Monaca $7,234.12
J.C. GILES al to Secr. of HUD, Roch. Twp. $5,518.75
G. ALSONSO al to Coastal Comm. Bank, Brigh. Twp. $16,500
J. WHITE al to Liberty Home Loans Corp., B.F. $98,090
J. WHITE al to Liberty Home Loans Corp., B.F. $4,995
M.D. MARCHESE al to Rocket Mtg., Economy $231,074
T.N. REEVES to Housing Auth. of the Co. of Beaver, Hope. Twp. $15,000
C.J. FORINGER to Housing Auth. of the Co. of Beaver, Conway $12,500
R.J. STUCK al to Housing Auth. of the Co. of Beaver, White Twp. $12,500
L.L. MURPHY al to Huntington Na. Bank, Brigh. Twp. $185,000
K.E. EVANS al to Rocket Mtg., Center Twp. $114,000
S.M. MELONI to First Cmwlth. Bank, Center Twp. $24,000
D.M. BARON JR. al to Wesbanco Bank Inc., Hope. Twp. $72,000
S.A. WOOD to Rocket Mtg., Hope. Twp. $246,000
S. LAMBRIGHT al to Liberty FCU, So. Beaver Twp. $78,000
P.T. PALOMBO al to Friendly FCU, Center Twp. $34,530
D.L. HOSTETTER al to West-Aircomm FCU, East Roch. $10,000
W.F. KAYLOR JR. to West-Aircomm FCU, Center Twp. $92,000
D. LUKETIC JR. al to West-Aircomm FCU, Hanover Twp. $90,000
A.J. SCARFONE III to Crosscountry Mtg., Aliq. $80,000
A. STOVER al to Howard Hanna Mtg. Serv., Chip. Twp. $299,250
W.R. AVERMAN to NVR Mtg. Fin. Inc., Center Twp. $156,100
R.D. HARLEY to Rocket Mtg., Roch. $75,000
D.A. DINELLO al to Citizens Bank, Aliq. $100,000
I.S. CIARROCHI to Welcome Home Fin., Aliq. $122,735
M.A. CIARROCHI to American Mtg. Fin. Inc., Hope. Twp. $71,200
D.A. VORDERBRUEGGEN to Secr. of HUD, Center Twp. $38,630.42
M.A. WELLS to Secr. of HUD, Center Twp. $30,415.28
R. BERENDT al to American Fin. Mtg. Corp., No. Sew. Twp. $191,289.50
B.L.M. OLIVA al to Amwest Funding Corp., Hope. Twp. $85,200
S.L. JEFFERS al to West-Aircomm FCU, Beaver $80,000
M.J. GRZYBOWSKI to Secr. of HUD, Amb. $3,144
W.J. DEAN al to RMC Home Mtg., Center Twp. $328,942
I. CATON al to Liberty FCU, Hanover Twp. $306,000
D. BERGMAN al to Secr. of HUD, Conway $28,023.24
I.S. HOOVER al to Univest B&T Co., Harmony Twp. $234,750
J.P. KEALLY to PSECU, Freedom $79,888
C.R. BUBIEN to Citizens Bank, Hope. Twp. $130,000
A. GUTIERREZ al to DAS Acq. Co., Center Twp. $274,928
J. HALL al to Liberty FCU, Freedom $32,000

B.E. KATANA to Clearview FCU, Center Twp. $10,000
D.E. MCLAIN to Clearview FCU, Economy $250,000
D.C. DAMICO to Mtg. Electr. Reg. Systems, Economy $220,924
L.J. RICHARDS al to Hancock Co. Sav. Bank, Greene Twp. $100,000
E.R. BOTT to Nations Lending Corp., Frank. Twp. $87,203
E.R. BOTT to PA Housing Fin. Agency, Frank. Twp. $4,495
L.C. WOOD al to Union Sav. Bank, Chip. Twp. $627,000
Z. MAO al to I. Braverman al, Aliq. $125,000
N.R. HASWELL al to Secr. of HUD, Hope. Twp. $9,414.28
S.L. MILLER al to Crosscountry Mtg., Brigh. Twp. $184,278
M.R. MASTERS to PNC Bank, Brigh. Twp. $50,000
E.E. BLAKE to BVFCU, B.F. $20,000
J.P. DELMONTE al to BVFCU, Monaca $75,000
R.E. BAKER al to Huntington Na. Bank, Center Twp. $150,000
T.M. MILLER al to Guaranteed Rate Affinity, Frank. Twp. $236,250
A. VISNICH al to Northwest Bank, Chip. Twp. $432,000
J. SLAIMAN al to No. Distr. Comm. Cr. Un., Indep. Twp. $25,000
S. CHAN al to Welcome Home Fin., Amb. $117,000
REED INVEST. PROP. to BPL Mtg. Trust, Amb. $55,300
REED INVEST. PROP. to BPL Mtg. Trust, Ellwood City $54,250
T.M. SHAFFER to Secr. of HUD, Center Twp. $10,957.76
C.D. PETLEY al to First Na. Bank of PA, Hope. Twp. $25,000
D.A. LORTZ al to Citizens Bank, Frank. Twp. $105,000

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 3, 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

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1, Plaintiff vs. BRANDON STARR, AS SURVIVING HEIR OF DETMAR STARR A/K/A DETMAR R. STARR, DECEASED, DAKOTA STARR, AS SURVIVING HEIR OF DETMAR STARR A/K/A DETMAR R. STARR, DECEASED, JESSE STARR, AS SURVIVING HEIR OF DETMAR STARR A/K/A DETMAR R. STARR, DECEASED, KAILAH STARR, AS SURVIVING HEIR OF DETMAR STARR A/K/A DETMAR R. STARR, DECEASED, RYAN J. STARR, AS SURVIVING HEIR OF DETMAR STARR A/K/A DETMAR R. STARR, DECEASED AND UNKNOWN SURVIVING HEIRS OF DETMAR STARR A/K/A DETMAR R. STARR, DECEASED, Defendant.

Execution No: 10005-2023
Amount: $110,203.42
STEPHEN M. HLADIK, ESQUIRE

ALL THAT CERTAIN parcel or tract of land situate in the Borough of Freedom, County of Beaver, and Commonwealth of Pennsylvania, being fully described in Deed dated October 29, 2004 and recorded on November 22, 2004 in the Office of the Beaver County Recorder of Deeds as Instrument No. 20043225821.

Parcel No: 27-001-0224-000
Market Value: $92,200.00
Location of Property: 291 5th Avenue, Freedom, PA 15042.

No. 2

ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff vs. DELORES BARNES, AS SURVIVING HEIR OF DOROTHEA BARNES, DECEASED, DURE BARNES, AS SURVIVING HEIR OF DOROTHEA BARNES, DECEASED, JENEAL NELSON, AS SURVIVING HEIR OF DOROTHEA BARNES, DECEASED, LAMONT BARNES, AS SURVIVING HEIR OF DOROTHEA BARNES, DECEASED, MICHAEL BARNES, AS SURVIVING HEIR OF DOROTHEA BARNES, DECEASED AND UNKNOWN SURVIVING HEIRS OF DOROTHEA BARNES, DECEASED, Defendant.

Execution No: 11610-2022

Amount: $140,913.16

STEPHEN M. HLADIK, ESQUIRE

ALL THAT CERTAIN parcel or tract of land situate in the First Ward (formerly Second Ward) of the Borough of Rochester, County of Beaver, and Commonwealth of Pennsylvania, being fully described in Deed dated October 1, 1985 and recorded on October 31, 1985 in the Office of the Beaver County Recorder of Deeds in Deed Book Volume 1254, at Page 663.

Parcel No: 46-001-0515-000

Market Value: $193,600.00

Location of Property: 125 Webster Street, Rochester, PA 15074.

No. 3

FREEDOM MORTGAGE CORPORATION, Plaintiff vs. DIANA L. SCHRECONGOST, Defendant.

Execution No: 2023-10705

Amount: $62,192.09

BROCK & SCOTT, ESQUIRE

ALL THAT CERTAIN dwelling situate at 471 PARK STREET, ROCHESTER, PA 15074, BOROUGH OF ROCHESTER, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 3592637.

Parcel No: 48-001-0214.000

Market Value: $27,200.00

Location of Property: 471 Park Street, Rochester, PA 15074.

No. 4

CITIBANK, N.A., AS TRUSTEE FOR THE CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-3, Plaintiff vs. JAMEY EVANOCHO A/K/A JAMIE EVANOCHO, SOLELY IN HIS CAPACITY AS HEIR OF DEBORAH L. RODRIGUEZ AKA DEBORAH L. TAYLOR, DECEASED, SCOTT RODRIGUEZ, SOLELY IN HIS CAPACITY AS HEIR OF DEBORAH L. RODRIGUEZ AKA DEBORAH L. TAYLOR, DECEASED AND THE UNKNOWN HEIRS OF DEBORAH L. RODRIGUEZ AKA DEBORAH L. TAYLOR, DECEASED, Defendant.

Execution No: 10855-2023

Amount: $40,493.25

KML LAW GROUP, ESQUIRE

ALL THAT CERTAIN lot of land situate in Borough of Ambridge, Beaver County, Pennsylvania.

PARCEL NO. 12-001-1115.0000

BEING PREMISES: 269 WAGNER AVENUE, AMBRIDGE, PA 15003

BEING THE SAME PREMISES WHICH Karl J. Urda and Dorothy E. Urda, his wife by Deed dated 8/14/2002 and recorded 8/20/2002 in the Office of the Recorder of Deeds in Deed Book at Page Instrument #3137596, granted and conveyed unto John L. Rodriguez and Deborah L. Taylor.

Parcel No: 12-001-1115.0000

Market Value: $30,000.00

Location of Property: 269 Wagner Avenue, Ambridge, PA 15003.

No. 5

LAKEVIEW LOAN SERVICING, LLC, Plaintiff vs. MAUREEN J. WALTER, Defendant.

Execution No: 2023-11597

Amount: $29,395.27

KML LAW GROUP, ESQUIRE

ALL THAT CERTAIN lot of land situate in Borough of New Brighton, Beaver County, Pennsylvania.

PARCEL NO. 42-002-0613.000

BEING PREMISES: 511 8TH AVENUE, NEW BRIGHTON, PA 15066

BEING THE SAME PREMISES WHICH Deanna Jo Silvester now known as Deanna Jo Gregory and Alex Gregory, wife and husband by Deed dated 9/14/2001 and recorded 9/18/2001 in the Office of the Recorder of Deeds in Instrument #3102683, granted and conveyed unto Maureen J. Walter.

Parcel No: 42-002-0613.000
Market Value: $84,400.00
Location of Property: 511 8th Avenue, New Brighton, PA 15066.

No. 6

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. JENNIFER R. COOPER-PARKER A/K/A JENNIFER R. COOPER and DONALD H. PARKER, Defendant.

Execution No: 2022-11506
Amount: $62,744.34
KML LAW GROUP, ESQUIRE

ALL THAT CERTAIN lot of land situate in Franklin Township, Beaver County, Pennsylvania.

PARCEL NO. 61-005-0614.000 AND 61-005-0613.000

BEING PREMISES: 738 MARION AVENUE, ELLWOOD CITY, PA 16117

BEING THE SAME PREMISES WHICH Jennifer R. Cooper-Parker, f/k/a Jennifer R. Cooper by Deed dated 5/31/2007 and recorded 6/12/2007 in the Office of the Recorder of Deeds in Instrument #3300245, granted and conveyed unto Donald H. Parker.

Parcel No: 61-005-0614.000 and 61-005-0613.000
Market Value: $31,700.00
Location of Property: 738 Marion Avenue, Ellwood City, PA 16117.

No. 7

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff vs. JOHN CARY, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF CLEOTTIS CARY, Defendant.

Execution No: 2022-10688
Amount: $98,474.99
ROGER FAY, ESQUIRE

All that certain lot and part of lot situate in the Borough of Aliquippa, Beaver County, Pennsylvania, BEING Lot No. 99 and the Northerly one-half of Lot No. 100 in Griffith's Plan of Lots, as recorded in Plan Book Volume 2 and Page 144, and having a frontage of 37 1/2 feet on the Westerly side of Washington Street, in said Plan.

Parcel No: 08-028-0208.000
Market Value: $8,750.00
Location of Property: 717 Washington Street, Aliquippa, PA 15001.

No. 8

STAYED

No. 9

STAYED

No. 10

MCLP ASSET COMPANY, INC., Plaintiff vs. VINCENT WOLF A/K/A VINCENT ALLEN WOLF A/K/A VINCENT A. WOLF and SHELLEY WOLF A/K/A SHELLEY R. WOLF, Defendant.

Execution No: 2022-10582
Amount: $96,570.49
ROGER FAY, ESQUIRE

All that certain lot(s) or parcel(s) of ground situate in the Township of New Sewickley, Beaver County and the Commonwealth of Pennsylvania, being part of Lot #14 and Parcel "A" as described in the Plan of Subdivision of Eric S. and Jodi M. Hermick, as recorded in the Office of the Recorder of Deeds of Beaver County Plan Book Volume 28 and Page 295.

Parcel No: 69-014-0502.000
Market Value: $297,000.00
Location of Property: 1270 Robinson Street, Freedom, PA 15042.

No. 11

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. 12

PENNYMAC LOAN SERVICES, LLC, Plaintiff vs. FREDERICK L. REISKER and JAIMIE REISKER, Defendant.

Execution No: 2023-11594
Amount: $211,457.74
HARRY B. REESE, ESQUIRE

All that certain piece, parcel or lot of land, lying and being situated in the Township of Raccoon, County of Beaver and Commonwealth of Pennsylvania, being known as Lot No. 15 in the Holt Plan of Lots, as said Plan is recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 9, Page 94.

Parcel No: 75-028-0512.000
Market Value: $235,800.00
Location of Property: 137 Maplehurst Drive, Aliquippa, Pennsylvania 15001.

No. 13

LAKEVIEW LOAN SERVICING, LLC, Plaintiff vs. NICHOLAS D. SIMECAK, Defendant.

Execution No: 10977-2023
Amount: $114,167.15
STEPHEN M. HLADIK, ESQUIRE

ALL THAT CERTAIN parcel or tract of land situate in the Township of Rochester, County of Beaver, and Commonwealth of Pennsylvania, being fully described in Deed dated December 11, 2019 and recorded on December 18, 2019 in the Office of the Beaver County Recorder of Deeds as Instrument No. 20193604158.

Parcel No: 76-001-0204.000
76-001-0134.000
76-001-0135.000
76-001-0136.000
76-001-0138.000 and
76-001-0139.000
Market Value: $140,600.00
Location of Property: 561 Williams Avenue, Rochester, PA 15074.

No. 14

FLAGSTAR BANK, FSB, Plaintiff vs. CASSANDRA D. SUMMERILL, Defendant.

Execution No: 11560-2022
Amount: $92,264.61
STEPHEN M. HLADIK, ESQUIRE

ALL THAT CERTAIN parcel or tract of land situate in the Township of North Sewickley, County of Beaver, and Commonwealth of Pennsylvania, being fully described in Deed dated December 8, 2017 and recorded on December 12, 2017 in the Office of the Beaver County Recorder of Deeds as Instrument No. 20173562987.

Parcel No: 70-123-0130.001
Market Value: $214,400.00
Location of Property: 166 Foster Road, Beaver Falls, PA 15010.

No. 15

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. ROBERT MILNES A/K/A ROBERT ALLEN MILNES, KATHERINE MILNES AKA KATHERINE D. MILNES A/K/A KATHERINE D. BREEDEN and DAVID SLOAT, Defendant.

Execution No: 2019-11511
Amount: $61,579.39
MICHELLE PIERRO, ESQUIRE

All the right, title, interest and claim of Robert Milnes a/k/a Robert Allen Milnes and Katherine Milnes a/k/a Katherine D. Milnes a/k/a Katherine D. Breeden and David Sloat of, in and to:

All the following described real estate situated in the Borough of Ambridge, County of Beaver, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 300 Glenwood Dr., Ambridge, PA 15003. Deed dated 01/22/2008, Instrument Number 3316020, recorded 01/23/2008, Parcel Number 09-003-0810-000.

Parcel No: 09-003-0810-000
Market Value: $137,200.00
Location of Property: 300 Glenwood Dr., Ambridge, PA 15003.

No. 16

CITIZENS BANK, N.A., Plaintiff vs. BRYSON L. FLEMING, Defendant.

Execution No: 2023-10302
Amount: $136,528.12
CHRISTINE L. GRAHAM, ESQUIRE

All that certain piece or parcel of ground situate in the Borough of Conway, County of Beaver, and Commonwealth of Pennsylvania.

Being known as 1436 4th Avenue, Conway, Pennsylvania 15027.

Title is vested in Bryson L. Fleming by deed from JOSEPH SHRIVER and JEANETTE SHRIVER, husband and wife, dated October 2, 2019 and recorded October 3, 2019 in Instrument Number 3599861.

Parcel No: 18-001-0646.000
Market Value: $68,340.00
Location of Property: 1436 4th Avenue, Conway, Pennsylvania 15027.

No. 17

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, Plaintiff vs. JOHN L. BAILEY; LESLIE A. HILL, Defendant.

Execution No: 2023-10510
Amount: $74,214.86

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of West Mayfield, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 917 37th Street, AKA 917 37th Street Extension, Beaver Falls, PA 15010 and found in Instrument Number 3138671, Parcel No. 52-005-0216.000.

Parcel No: 52-005-0216.000
Market Value: $126,500.00
Location of Property: 917 37th Street, AKA 917 37th Street Extension, Borough of West Mayfield, PA 15010.

No. 18

ALIQUIPPA SCHOOL DISTRICT, Plaintiff vs. MITCHELL J. UNIS and LISA M. UNIS, Defendant.

Execution No: 2015-40057
Amount: $2,279.12

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Aliquippa, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 08-037-0304-000
Market Value: $36,900.00
Location of Property: 1209 Wade Street, Aliquippa, Pennsylvania 15001.

No. 19

BOROUGH OF MIDLAND, Plaintiff vs. JAMES SLAPPY and PHYLLIS Y. SLAPPY, Defendant.

Execution No: 2011-40414
Amount: $1,244.00

ROBERT P. DADAY, ESQUIRE

ALL that certain lot or piece of land situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania, being Lot Number 404 in Midland Plan "A" on the Southerly side of Penn Avenue, having frontage on said Penn Avenue of 50 feet, extending back a distance of 125 feet to a line and preserving an even width throughout.

SUBJECT, nevertheless, to the reservations and restrictions mentioned, declared and created by the Midland Plan "A", and in the instrument of writing referred to in the adoption of said Plan, for which see Plan Book Volume 1, pages 278 and 279 and Miscellaneous Book Volume 4, page 176 in the Recorder's Office of Beaver County aforesaid.

Parcel No: 33-005-0710-000
Market Value: $28,500.00
Location of Property: 548 Penn Avenue, Midland, Pennsylvania 15059.

No. 20

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff vs. SHELBY D. BECK, Defendant.

Execution No: 2023-10558
Amount: $82,168.40

BROCK & SCOTT, ESQUIRE

ALL THAT CERTAIN dwelling situate at 203 BEAVER AVE., NEW GALILEE, PA 16141, Twp/Boro of BOROUGH OF NEW GALILEE, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 3527866.

Parcel No: 44-003-0213.000 &
44-003-0211.000
Market Value: $44,700.00
Location of Property: 203 Beaver Ave., New Galilee, PA 16141.

No. 21

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2004-FM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-FM2, Plaintiff vs. WILLIAM J. KUBICK; VICKI A. KUBICK, Defendant.

Execution No: 2023-10776

Amount: $215,321.91

BROCK & SCOTT, ESQUIRE

ALL THAT CERTAIN dwelling situate at 129 MARY REED RD., BADEN, PA 15005, Twp/Boro of BOROUGH OF ECONOMY, Beaver County, Commonwealth of PA. Being further described in Deed Book Volume 1699, Page 334.

Parcel No: 60-003-0124.000

Market Value: $64,800.00

Location of Property: 129 Mary Reed Rd., Baden, PA 15005.

No. 22

FREEDOM MORTGAGE CORPORATION, Plaintiff vs. JAMES L. WAHL, JR., Defendant.

Execution No: 2023-10867

Amount: $130,645.59

BROCK & SCOTT, ESQUIRE

ALL THAT CERTAIN dwelling situate at 467 BIG KNOB ROAD, ROCHESTER, PA 15074, Twp/Boro of TOWNSHIP OF NEW SEWICKLEY, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 3513773.

Parcel No: 69-144-0119.000

Market Value: $56,200.00

Location of Property: 467 Big Knob Road, Rochester, PA 15074.

GIVEN UNDER MY HAND AND SEAL
THIS 16TH DAY OF FEBRUARY 2024

TONY GUY, SHERIFF

mar. 2, 9, 16

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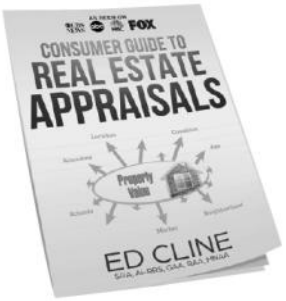

- Estates
- Divorce
- Tax Appeals
- Litigation

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