Beaver County Legal Journal

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

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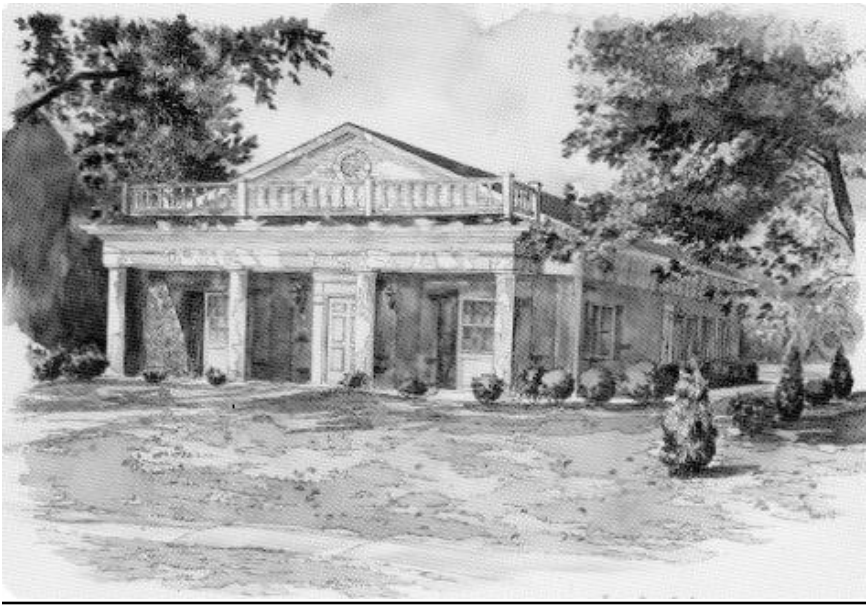

Established March 25, 1939

BEAVER COUNTY BAR ASSOCIATION

788 Turnpike Street, Beaver, Pennsylvania 15009

BEAVER COUNTY LEGAL JOURNAL

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
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DEADLINE FOR COPY

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Legal Notices must be received at 788 Turnpike Street, Beaver, PA 15009
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The Beaver County Legal Journal
publishes all notices exactly as submitted.

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COURT CALENDAR

Civil & Criminal Trial Week, Jury Trial Only . . . . . March 6
Praecipe for Argument Court, Last Day for Filing . . . . . March 7
Accounts, Last Day for Filing . . . . . March 10
PFA . . . . . March 10

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 22, 2023 **"Protecting Seniors in the Age of Scams 2023"**
Registration: 8:30 a.m.
Live Groupcast Seminar: 9:00 a.m. - 12:15 p.m. 2 substantive 1 ethics

Tuesday, April 11, 2023 **"Ethics Compliance Crusher 2023"**
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

Thursday, March 30, 2023

"Department of Corrections Programs - State Drug Treatment Programs, Boot Camp & Short Sentence Parole"
Presenter: James Stover
JR12/Act 115 Coordinator
Department of Corrections

Wednesday, April 26, 2023

"Eating, Sex and Exercise - When Enough Isn't Enough"
Presenter: Brian Quinn, Esquire

Seating for these Seminars is limited to 30
The first 30 reservations will be accepted

Lunch will be served ONLY to those who have Preregistered
Brown Bag lunches are permissible

NEW LEGAL NOTICES

TO: Michael Brandon Miller and Westlake Financial Services
IN RE: 2019 Nissan Altima,
VIN # 1N4BL4CV3KC167622

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Petition and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or form any claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR KNOW A LAWYER, THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW 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/lawer-referral-service/

mar. 4

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

IN RE: 2016 Mercedes-Benz C300,
CIVIL DIVISION
VIN # WDDWF4KB6GR142962
CIVIL DIVISION No. 10105 of 2023

TO: M Evans Enterprises
RE: 2016 Mercedes-Benz C300

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Petition and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or form any claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR KNOW A LAWYER, THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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mar. 4

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

LOIS BODIN, late of New Sewickley Township. Gary E. Evers, Administrator, 101 Joseph Street, Hightstown, NJ 08520. Glenn A. Smith, Atty.

MARGARET D. BREMNER, late of the Borough of Economy. Scott Bremner, Executor, 141 E. 37th Street, Erie, PA 16504. Robert J. Taylor, Atty.

FREDERICK LEWIS DEMAREST, a/k/a FREDERICK L. DEMAREST, late of Beaver Falls. Georgia B. Demarest, Executrix, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

LINDA M. FELKEY, late of Industry Borough. Shannon M. McAfee, Executrix, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

VERNA MERRITT, a/k/a VERNA MAE MERRITT, late of the Borough of Midland. Nancy Plumm, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jorden P. Colalella, Atty.

MARY M. ROSATONE, a/k/a MARY MARGARET ROSATONE, late of Midland Borough. Louis J. Rosatone, Executor, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

ROBERT R. SINGO, late of Brighton Township. Julia R. Shugert, Executrix, 124 Windy Ghoul Drive, Beaver, PA 15009. Samuel J. Orr, III, Atty.

RICHARD L. STAHL, late of Brighton Township. Teresa Stahl, Executrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

2nd Publication

ROBERT A. BECK, late of Patterson Township. Cathie Ann Wagoner and Susan Lynn Bitcko, Co-Executrixes, c/o Tiffany E. York, Esquire, P.O. Box 177, Beaver, PA 15009. Tiffany E. York, Atty.

MARION F. FLANNERY, late of Beaver Boro. Ralph T. Flannery, Executor, c/o Bea Diaz-Cothen, Esquire, 1122 Third Street, Beaver, PA 15009. Bea Diaz-Cothen, Atty.

DOLORES A. LUCENTE, late of the Township of Center. Diane Vular, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jorden P. Colalella, Atty.

BONNITA L. MCGEEHAN, a/k/a BONNITA LOUISE MCGEEHAN, late of Ohioville Borough. Jason J. Porto, Executor, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

GRACE N. RUSCITTI, a/k/a GRACE FRANCES RUSCITTI, late of Hopewell Township. Theodore E. Ruscitti, Jr., Executor, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

SAMUEL STANCHAK, a/k/a SAM RAYMOND STANCHAK, late of Chippewa Township. Samuel Raymond Stanchak, Jr., Executor, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

JOAN F. WAGONER, late of Daugherty Township. Shari L. Quinlan, Executrix, 534 Harmony Road, New Brighton, PA 15066. Gregory S. Fox, Atty.

3rd Publication

VIRGINIA M. ANDREWS, a/k/a VIRGINIA MAE ANDREW, a/k/a VIRGINIA MAE ANDREWS, a/k/a VIRGINIA ANDREWS, late of the Township of Center. Valerie J. Andrews, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jorden P. Colalella, Atty.

MARCELLA D. BALL, late of White Township. John Jay Ball, Executor, 4706 West 5th Avenue, Beaver Falls, PA 15010. Larry A. Housholder, Atty.

GEORGE W. BUBB, JR., a/k/a GEORGE BUBB, JR., late of the Township of Hanover. Khani C. Capalongo, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

CLARA E. DUGANICH, late of Raccoon Township. Cynthia A. Hovanec, Executrix, 4008 Linda Drive, Aliquippa, PA 15001. Jessica Madden Briggs, Atty.

JOYCE M. FRITZ, late of Rochester Borough. Alan R. Fritz and Brenda J. Stang, Co-Executors, c/o Kathryn L. Johnston, Esquire, 345 Commerce Street, Beaver, PA 15009. Kathryn L. Johnston, Atty.

MARK D. HAYS, late of Beaver. Megan Maida, Administratrix, 114 Highridge Circle, Pittsburgh, PA 15234. Donald S. Mazzotta, Atty.

DOCIA J. JACOBS, late of North Sewickley Township. Matthew Joseph Jacobs, Executor, 3559 Glenwood Pl., Cincinnati, OH 45229. Gregory S. Fox, Atty.

SARAH M. KANE, late of Vanport Township. David L. Kane, Administrator, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

MILDRED MERVIS, late of the Township of Hopewell. Yvonne Baker and Melissa Hennessy, Co-Executors, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

CAROLE M. OLSON, late of Independence Township. Carol L. Olson, Executrix, c/o Bea Diaz-Cothen, Esquire, 1122 Third Street, Beaver, PA 15009. Bea Diaz-Cothen, Atty.

JAMES P. PACITTI, late of New Brighton Borough. Scott Andrew Pacitti, Executor, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

GARY JOSEPH SIVEWRIGHT, a/k/a GARY SIVEWRIGHT, a/k/a GARY J. SIVEWRIGHT, late of the Borough of Economy. Robert B. Sivewright and Thomas Sivewright, Co-Administrators, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

KATHLEEN TETEMANZA, late of Darlington Boro. Rhonda K. Tetemanza, Executrix, 127 Braden Road, Enon Valley, PA 16120. Stephanie Thomas Kramer, Atty.

JAMES THOMPSON, a/k/a JAMES R. THOMPSON, a/k/a JAMES ROY THOMPSON, a/k/a JAMES R. THOMPSON, JR., late of the Borough of Conway. James F. Thompson, John A. Thompson and Susan R. Ceratti, Co-Executors, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

GLENN CHRIS VAN VOORHIS, late of Baden Borough. Kathryn Ann Van Voorhis, Administratrix, 175 Wallrose Heights Road, Baden, PA 15005. Amy D. Rees, Atty.

MAXINE C. YOUNG, late of White Township. Deborah L. Hood, Executrix, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, 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

VALERIE MALACK from Michael Malack, 20261-22

DELINA D'ARCANGELO from Clifford Karolski, 20106-12

CRYSTAL LYNN YANKO from David W. Yanko, Jr., 20060-21

LOIS BRUMITT from Bradley Brumitt, 20234-21

EMERIC SCARSELLA from Corinna Scarsella, 20309-22

DEREK RUBY from Stephanie VanKirk, 20269-21

KATELYN DEBOGOVICH from Travis Debogovich, 20027-22

DIVORCE DOCKET

LAUREN STEPHANIE FELO vs Eric Daniel Felo, 20025-23-Pro Se
REBECCA BLACK vs Allison K. Kiger, 20026-23-C.R. McKenry
JILL MARIE DAVIS vs Noah James Davis, 20027-23-E.D. Santillan
JORDAN RICHARD CERCONE vs Mackenzie Lynn Cercone, 20028-23-E.A. Knafelc
JAY R. SMITH vs Lisa J. Smith, 20029-23-R.A. Banks
ANGELINA LYNNE DETORE vs Samuel Joseph Detore, 20030-23-Pro Se
LANITA DESIRE vs Jean Harold Desire, 20031-23-K.L. Johnston
DANIELLE M. WATTS vs Chelsea Watts, 20032-23-D.H. Glasser
DAVID SHAFER vs Jennifer Shafer, 20033-23-T.F. Dukovich

APPEARANCE DOCKET

LOAN CARE vs Daniel J. Gillin al, 10128-23-Mortgage Foreclosure-C.A. Nixon
MONEY SOURCE INC. vs James Keller, 10129-23-Mortgage Foreclosure-J. Coughlin-Manuel
SRB I DEVEL. INC. vs Jack & Bivian Moore LLC al, 10130-23-Buyer Plaintiff-K.M. Wakefield
BRITTANY BARNETT vs Cody Lemley, 10131-23-Other-M.C. Mazak
HOLLY WRIGHT al vs James R. Luke IV al, 10132-23-Motor Vehicle-K.M. Tocci
SPEC. LOAN SERV. vs Robert Francis al, 10133-23-Mortgage Foreclosure-B. Gelbert
CAVALRY SPV I VS Benjamin Neuschwander, 10134-23-Debt Collection-D.J. Apothaker
COM. OF PA, DEPT. OF TRANSP. vs Michael Von Lutz, 10135-23-Civil Appeals-N.D. Mertens
SPRING OAKS CAP. SPV vs Justin G. Heckman, 10136-23-Debt Collection-F.I. Weinberg
DANIELLE BARON vs Debra Bowen, 10137-23-Other-K.G. Fawcett
PORTFOLIO REC. ASSOC. vs Louren Spagnolo, 10138-23-Debt Collection-R.N. Polas, Jr.
C. SUSAN SULLIVAN vs Matthew J. Glass, 10139-23-Motor Vehicle-J.M. Budicak
CENTER TWP. vs Marquis Jenkins al, 10140-23-Other-M. Delorenzo
PORTFOLIO REC. ASSOC. vs Thomas Suica, 10141-23-Debt Collection-R.N. Polas, Jr.
CARLTON CREATIVE SOL. vs Terry A. Marich al, 10142-23-Ejectment-J.T. Mihok
SHIELD PROP. vs Niknaks LLC al, 10143-23-Landlord/Tenant Dispute-R.N. Gailey
PORTFOLIO REC. ASSOC. vs Shelby Wallace, 10144-23-Debt Collection-R.N. Polas, Jr.
PORTFOLIO REC. ASSOC. vs Lauren Funk, 10145-23-Debt Collection-R.N. Polas, Jr.
PORTFOLIO REC. ASSOC. vs Cynthia Sicklesmith, 10146-23-Debt Collection-R.N. Polas, Jr.
PORTFOLIO REC. ASSOC. vs Henry L. Russell, 10147-23-Debt Collection-R.N. Polas, Jr.
PA NA. MUT. CAS. INSUR. CO. al vs Timothy Patterson, 10148-23-Motor Vehicle-C.G. Robelen
US BANK NA. ASSN. al vs Shane R. Rice al, 10149-23-Mortgage Foreclosure-C. Treglia
JACK BELSTERLING vs Matthew H. Kelley al, 10150-23-Other-D.S. Lautner
JPMORGAN CHASE BANK vs Lori A. Swinderman, 10151-23-Debt Collection-I. Zion
PNC BANK NA. ASSN. vs Stephen G. Grueber al, 10152-23-Mortgage Foreclosure-A.J. Walayat
SPENCER R. MANCINI vs Brian R. Blair, 10153-23-Motor Vehicle-B.M. Kelly
JPMORGAN CHASE BANK vs Lori A. Swinderman, 10154-23-Debt Collection-I. Zion
CITIBANK vs Susan Bernola, 10155-23- Debt Collection-R. Kline
JPMORGAN CHASE BANK vs Justin Fisher, 10156-23-Debt Collection-I. Zion
JPMORGAN CHASE BANK vs Jamie Fleeson, 10157-23-Debt Collection-I. Zion

PROTECTION FROM ABUSE PETITIONS

NICHOLE CAMPBELL vs Anthony Born, 70033-23
ANTHONY MIRANDO, o/b/o minor child vs Dexter Dudley, 70034-23
RUSSELL UNDERWOOD vs Melissa Mehlauer, 70035-23
ROBERTA JONES KALAMASZ vs Gordon Joseph Kalamasz, 70036-23
JESSICA RUSNAK vs Corey Lecky, 70037-23
SOPHIA MORGAN vs Nathaniel Stevey, 70038-23

DEEDS

B.E. BLACK al to A. Schoedel, Hope. Twp. $1,655
L. COLLIER al to L.E. Johnson Sr., B.F. $75
ZOKAITES PROP. al to NVR Inc., Center Twp. $725.68
D.E. STANYARD al to S.A. Rowe, Chip. Twp. $1,250
M.J. WILSON al to M.J. Wilson, Brigh. Twp.
D. GERLACH al to S.G. Ospina al, Hope. Twp. $2,800
GCU REAL ESTATE CO. INC. to Seven Oaks Country Club Inc., Ohioville $10
NVR INC. to J. Elias ux, Center Twp. $4,208.65
C. ROEHN al to Syranon Mayten, Amb. $815
J.E. KOLLER ux to L.L. Koller Trust al, New Sew. Twp.
D. SANTANA to A.D. Owens ux, No. Sew. Twp. $1,550
A.M. MAZZACCA al to N.I. Leseiko, Hope. Twp. $1,777.88
L. PALMER al to K.L. Henry, Amb. $420
J.M. FRATANGELI al to J.D. Cooper ux, Bridgewater $3,600
M.J. CRISPENO SR. ux to J.A. Maganello, Conway $300
G.C. MCCOY al to B.M. Kovacic, Amb. $1,420
A.R. AJDINOVIC al to A.R. Shaffer al, New Sew. Twp.
A.R. AJDINOVIC al to A.R. Shaffer al, New Sew. Twp.
L.M. SWEENEY JR. al to J.C. Sperry, Economy $3,500.11
GILLESPIE HOLDINGS al to Owens Prop. Invest., Aliq.
OWENS PROP. INVEST. al to A.B. Henderson al, Aliq. $950
T.R. GAMBLE ux to J.J. Waxler, Hanover Twp. $450
M. ELSENER TRUST al to L.A. Young ux, Brigh. Twp. $1,700
D.M. SUHAN al to M.J. Stanislow ux, West Mayfield $200
C.S. ALBRECHT ux to N.A. Persing ux, Brigh. Twp. $3,300
HUNTINGTON NA. BANK to Secr. of HUD, Rac. Twp.
L.C. SINCLAIR to J. DeStefano ux, No. Sew. Twp. $300
W.A. O'DELL ESTATE al to M.D. Peterson ux, Roch. $500
W. ISENBERG to A.M. Isenberg al, Monaca
E. FREDERICK JR. to J.L. Darocha, B.F. $1,185
L.M. WALLEY to M.P. Walley ux, Economy
G.R. BLACK to G.R. Black al, Center Twp.
A. SKOGSHOLM al to J.C. Perri al, Freedom $100
W. KAY al to Z. Meng al, Pat. Twp. $650
R.G. ORAVITZ to R.G. Oravitz al, B.F.
CASTLE 2020 to G. Penn, Hope. Twp. $415
NVR INC. to D.L. Pflugh, Center Twp. $3,997.55
B. JOHNSON al to Like New Prop., Harmony Twp. $1,200
K.E. CALVERT to C.B. Forrest ux, Brigh. Twp. $4,800
J.K. WALSH al to R.J. Monk, Pat. Twp. $1,490
EB&T PROP. INVEST. to A.M. Wooley, B.F. $450
H.W. CROOKHAM to J. Shelton al, Hope. Twp. $477
C. KORN al to C. Korn, Beaver
C.A. VANNOY to J. Plum, No. Sew. Twp. $1,790
L.P. VOLLMER to L.P. Vollmer al, Brigh. Twp.
K.L. LEATHERS to K.C. Erdlen, New Sew. Twp. $1,560
S.M. SNYDER to M.A. Moore, N.B. $1,670
J. FINKBEINER ux to C. Finch, Pat. Twp. $1,320
K.E. NEILL al to E. Neill, Monaca
LSF8 MASTER PART. TRUST al to J. Szuchy, Daugh. Twp. $1,300
N. SMITH to B. Stewart al, B.F. $1,520
C.R. SCOTT al to K. Scott al, Ohioville
C.R. SCOTT al to K. Scott al, Ohioville
K. DAMBACH ux to J. Cioffi ux, Frank. Twp. $2,475
A.W. LOWMAN III al to Pat. Twp., Pat. Twp.
M.A. DEDOMINICIS to H.M. Donaldson al, Conway
R.R. KNOLL ux to R.C. Alexander, Amb. $50
T. HILL to K.A. Meredith ux, Industry $1,420
M.E. KIRSCH al to B.P. Wargo, Baden $1,530.50
K.A. O'MALLEY al to AWSM Prop., Amb. $750
B.O. HARLEY to J.A. Harley, Chip. Twp.
MACKIEWICZ PROP. al to AWSM Prop., Amb. $800
J&T ENTER. al to M.J. Dufour al, Aliq. $800
C. GARTLEY al to Z. Iorio ux, Hope. Twp.
L.L. HABEDANK TRUST al to T.R. Fitzgerald ux, Hope. Twp. $1,490
J. BERRETH al to Michael Joe Prop., Aliq. $1,149.20
B.P. RUSSELL ESTATE al to K.B. Russell ux, New Galilee $2,800
D.R. MILNE JR. ux to D.L. Kwolek, Center Twp. $1,700.14
D.R. MILNE ux to D.L. Kwolek, Center Twp. $33.80

MORTGAGES

L.J. GOUGH to Secr. of HUD, B.F. $17,213
C.L. THOMAS al to Mtg. Electr. Reg. Systems, Economy $297,110
C.L. VROOMAN ux to USX FCU, Economy $40,000
B.D. SCHWARTZEL al to BVFCU, Brigh. Twp. $30,000
E.K. HOPKINS ux to BVFCU, Roch. Twp. $68,673.70
J.P. MCHAFFIE III ux to Huntington Na. Bank, Hanover Twp. $54,200
M. MERTENS to Huntington Na. Bank, New Sew. Twp. $41,000
A. SCHOEDEL to Homebridge Fin. Serv. Inc., Hope. Twp. $152,520
T.L. MALONE to Citizens Bank, Marion Twp. $55,000
P.J. PREZZIA al to First Na. Bank, Hanover Twp. $101,600
B.C. MCHUGH to First Na. Bank, Economy $60,000
F. DININNO al to Citizens Bank, Harmony Twp. $17,500
S.A. ROWE to Wesbanco Bank Inc., Chip. Twp. $100,000
S.G. OSPINA al to Fairway Indep. Mtg. Corp., Hope. Twp. $224,000
K.M. HARPER al to Truist Bank, Conway $40,000
J.L. PHILIPS ux to PNC Bank, Darl. Twp. $35,000
M. KASTROUNIS to New Alliance FCU, Chip. Twp. $250,000
A.C. BRUCE to Huntington Na. Bank, Daugh. Twp. $50,000
TURN-KEY PROP. al to Nextier Bank, Center Twp. $181,821
A.M. BARNS al to Hancock Co. Sav. Bank, Hope. Twp. $30,000
J.D. COOPER al to Navy FCU, Bridgewater $360,000
H. POSTAVA al to West-Aircomm FCU, No. Sew. Twp. $32,000
D.P. BEEMAN ux to Dollar Bank, Monaca $17,654.05
B.M. KOVACIC to Mtg. Electr. Reg. Systems, Amb. $139,428
R. ARREOLA to Rapid Mtg. Funding Inc., Monaca $196,000
C.L. OLDHAM JR. to Royal United Mtg., Potter Twp. $54,000
A.B. HENDERSON al to Mtg. Electr. Reg. Systems, Aliq. $93,279
S.A. TEPSIC al to Huntington Na. Bank, Midland $124,000
J.A. COFFIELD SR. ux to Mtg. Electr. Reg. Systems, Center Twp. $45,000
C.M. PERSING al to Citizens Bank, Brigh. Twp. $313,500
P.S. FENNYCH ux to Farmers B&S Bank, Freedom $234,000
A.M. ISENBERG al to Clearview FCU, Monaca $43,000
J.A. VULAR to Huntington Na. Bank, Harmony Twp. $32,000
J.L. DAROCHA to First Na. Bank, B.F. $118,500
A. KOTUN ux to Premier Bank, Potter Twp. $455,000
A. KOTUN ux to Premier Bank, Potter Twp. $214,750
J. HEIN al to Christine-Lynn LLC, Pat. Twp. $125,000
R. ARTHUR ux to Clearview FCU, Hope. Twp. $15,000
I.M. WILKINSON al to Clearview FCU, Harmony Twp. $15,000
B.L. JAMES al to PNC Bank, Rac. Twp. $50,000
A. CENFETELLI to PNC Bank, Hope. Twp. $38,935
J. FORREST al to Norwich Comm. Group Inc., Brigh. Twp. $432,000
R.J. MONK to Northwest Bank, Pat. Twp. $111,750
E.M. WEYANT al to Bank of America, Greene Twp. $59,700
CSF DEVEL. to Dollar Bank, Beaver $150,000
J.A. SOTIRIOU ux to PNC Bank, New Sew. Twp. $231,000
J. SHELTON al to Huntington Na. Bank, Hope. Twp. $68,651
J. PLUM to Carrington Mtg. Serv., No. Sew. Twp. $186,868
K.C. ERDLEN to United Wholesale Mtg., New Sew. Twp. $124,800
M.A. MOORE to Devel. Mtg. Co., N.B. $163,975
C. FINCH to Fairway Indep. Mtg. Corp., Pat. Twp. $105,600
J. SZUCHY to Nations Lending Corp., Daugh. Twp. $126,100
R. STEWART ux to Mtg. Electr. Reg. Systems, B.F. $149,246
B.L. THOMPSON to Secr. of Veterans Affairs, Monaca $11,587.45
J.V. SAMBIASE to Citizens Bank, Center Twp. $20,000
D.M. LONG to Citizens Bank, Greene Twp. $50,000
J. GIOVENGO ux to PNC Bank, Aliq. $70,000
R.J. SENICK to S&T Bank, Roch. Twp. $48,800
K.A. MEREDITH ux to PA Equity Res. Inc., Industry $145,266
B.P. WARGO to Bank of America, Baden $122,440
M.J. DUFOUR al to Bay Equity, Aliq. $64,000
L.E. KIRSNES to Clearview FCU, Hope. Twp. $35,000

V.A. FISHER to Clearview FCU, Aliq. $10,000
C.L. POLZOT to Rocket Mtg., Amb. $81,908
S. FITZGERALD al to Devel. Mtg. Co., Hope. Twp. $134,100
K. RUSSELL al to Rocket Mtg., New Galilee $160,000

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 5, 2023 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

AMERICAN ADVISORS GROUP, Plaintiff vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA WOLFE, DECEASED AND KATHLEEN ARCHER, KNOWN HEIR OF PATRICIA WOLFE, DECEASED AND JON WOLFE, KNOWN HEIR OF PATRICIA WOLFE, DECEASED AND WENDY CATON, KNOWN HEIR OF PATRICIA WOLFE, DECEASED AND CHERYL BENNETT, KNOWN HEIR OF PATRICIA WOLFE, DECEASED AND LORI VEGA, KNOWN HEIR OF PATRICIA WOLFE, DECEASED, Defendant.

Execution No: 10983-2021
Amount: $89,257.51
SAMANTHA GABLE, ESQUIRE

ALL that certain lot or piece of ground situate in the Township of Hopewell, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. 51 in the Clark Manor Plan No. 1, recorded in the Recorder's Office of Beaver County in Plan Book Volume 5, pages 84 and 85, being more particularly bounded and described in deed recorded August 9, 1965 in Beaver County Deed Book Vol. 883, Page 197.

Parcel No: 65-009-0400.000
Market Value: $27,800.00
Location of Property: 2106 Circle Drive, Aliquippa, PA 15001.

No. 2

STAR 212, LLC, Plaintiff vs. VERONICA H. BRYANT AKA VERONICA KRUT AKA VERONICA H. KRUT, Defendant.

Execution No: 2022-11530
Amount: $90,544.16
KML LAW GROUP, P.C., ESQUIRE

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

PARCEL NO: 30-002-0716

BEING PREMISES: 228 GREEN STREET, KOPPEL, PA 16136.

BEING THE SAME PREMISES WHICH Veronica Krut and Russell P. Krut by Deed dated 4/16/1999 and recorded 5/10/1999 in the Office of the Recorder of Deeds in Deed Book at Page Instrument #3032347, granted and conveyed unto Veronica Krut.

Parcel No: 30-002-0716
Market Value: $22,400.00
Location of Property: 228 Green Street, Koppel, PA 16136.

No. 3

LAKEVIEW LOAN SERVICING, LLC, Plaintiff vs. RODNEY G. BISKUP, JR., Defendant.

Execution No: 2022-11538
Amount: $54,136.86
KML LAW GROUP, P.C., ESQUIRE

ALL that certain lot of land situate in Center Township, Beaver County, Pennsylvania.

PARCEL NO: 56-007-0400.000

BEING PREMISES: 164 Cochran Drive, Monaca, PA 15061

BEING THE SAME PREMISES WHICH Randy S. McCracken, Administrator of the Estate of Samuel C. McCracken, Jr. a/k/a Samuel McCracken, Jr., Deceased by Deed dated 11/7/2011 and recorded 11/9/2011 in the Office of the Recorder of Deeds in Document ID: 3400484, granted and conveyed unto Rodney G. Biskup, Jr.

Parcel No: 56-007-0400.000
Market Value: $20,900.00
Location of Property: 164 Cochran Drive, Monaca, PA 15061.

No. 4

PENNYMAC LOAN SERVICES, LLC, Plaintiff vs. ZACHARY J. BORING, Defendant.

Execution No: 2022-11287
Amount: $188,079.30
JILL MANUEL-COUGHLIN, ESQUIRE

ALL that certain parcel of land situate in the Township of Darlington, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

On the East by the public road known as T657, or Old Wallace Run Road, leading from the Borough of Darlington to the Caughey Bridge across Little Beaver Creek; On the South by lands formerly of Caughey Heirs; On the West by the Easterly line of the public highway, Route 551, formerly known as Georgetown Road or Leg. Route 204, as now constituted, and on the North by lands formerly of Minnie B. McCown by Deed entered at Deed Book Volume 325, Page 352, now of Guzzetti, and by lands formerly of McConnell sisters, McQuaid heirs and the public street of Darlington Borough, known as First Street, extending 150 feet more or less on the said First Street from line of R. McCrea, formerly of Dr. John M. Davis on the West to the said Old Wallace Run Road on the East.

Containing an area of approximately 8-2/3 acres of land.

BEING THE SAME PREMISES which William L. Weiss and Phyllis E. Weiss, by Deed dated 7/20/2018 and recorded in the Office of the Recorder of Deeds of Beaver County on 7/23/2018 in Instrument 3575741 granted and conveyed unto Zachary J. Boring.

BEING known as 130 1st St., Darlington, Pennsylvania 16115.

Parcel No: 58-002-0103.000
Market Value: $53,000.00
Location of Property: 130 1st St., Darlington, Pennsylvania 16115.

No. 5

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. WILLIAM R. BONNAGE, Defendant.

Execution No: 2019-11125
Amount: $39,318.50
KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Daugherty, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 124 Ross Drive, New Brighton, PA 15066 and found in Document ID 3357447, Parcel No. 59-012-0321.001.

Parcel No: 59-012-0321.001
Market Value: $23,850.00
Location of Property: 124 Ross Drive, Township of Daugherty, PA 15066.

No. 6

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST, Plaintiff vs. UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF DAVID B. TURNER, Defendant.

Execution No: 2022-10393
Amount: $93,351.10
KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Pulaski, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 3310 32nd Avenue, AKA 3310 North 32nd Avenue, New Brighton, PA 15066 and found in Document Number 3273442, Parcel Nos. 74-003-0813.000, 74-003-0900.000.

Parcel No: 74-003-0813.000
74-003-0900.000
Market Value: $9,550.00
Location of Property: 3310 32nd Avenue, AKA 3310 North 32nd Avenue, Township of Pulaski, PA 15066.

No. 7

NATIONSTAR MORTGAGE LLC, Plaintiff vs. RALPH ARKWRIGHT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF WALTER L. ARKWRIGHT; JOY BROWNING, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF WALTER L. ARKWRIGHT; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF WALTER L. ARKWRIGHT (IF ANY), Defendant.

Execution No: 2022-11168
Amount: $52,266.22
KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of Koppel, County of Beaver, and Commonwealth of Pennsylvania, being

commonly known and numbered as 5639 Fifth Avenue, Koppel, PA 16136 and found in Instrument Number 3254377, Parcel No. 32-002-0352.000.

Parcel No: 32-002-0352.000
Market Value: $25,400.00
Location of Property: 5639 Fifth Avenue, Borough of Koppel, PA 16136.

No. 8

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. KAREN NICHOLSON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KAY KICKEL, AKA KIZIA P. KICKEL; ROBERT RIBBLETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KAY KICKEL, AKA KIZIA P. KICKEL; CRAIG RIBBLETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KAY KICKEL, AKA KIZIA P. KICKEL; JAMES RIBBLETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KAY KICKEL, AKA KIZIA P. KICKEL; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF KAY KICKEL, AKA KIZIA P. KICKEL, Defendant.

Execution No: 2022-11118
Amount: $20,323.42

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Darlington, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 349 Valley Road, Darlington, PA 16115 and found in Deed Book 1507, Page 405, Parcel Nos. 58-008-0109.000, 58-008-0107.000.

Parcel No: 58-008-0109.000
58-008-0107.000
Market Value: $13,150.00
Location of Property: 349 Valley Road, Township of Darlington, PA 16115.

No. 9

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. JENNIE LOUISE CREPP, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HARRIET A. MAY; JAMES DOMINICK, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HARRIET A. MAY; FREDERICK MACIOGE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HARRIET A. MAY; JOHN MACIOGE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HARRIET A. MAY; HARRY MACIOGE, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HARRIET A. MAY; JUDITH BUZZELLI, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HARRIET A. MAY; DENISE HART, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF HARRIET A. MAY; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF HARRIET A. MAY (IF ANY), Defendant.

Execution No: 2022-11144
Amount: $21,049.41

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the City of Beaver Falls, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 617 39th Street, Beaver Falls, PA 15010 and found in Deed Book 1273, Page 216, Parcel No. 07-004-1408.000.

Parcel No: 07-004-1408.000
Market Value: $13,250.00
Location of Property: 617 39th Street, City of Beaver Falls, PA 15010.

No. 10

MIDFIRST BANK, Plaintiff vs. JERRY COOK, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROOSEVELT K. COOK, AKA ROOSEVELT K. COOK, SR.; ROOSEVELT COOK, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROOSEVELT K. COOK, AKA ROOSEVELT K. COOK, SR., DENNIS COOK, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROOSEVELT K. COOK, AKA ROOSEVELT K. COOK, SR., UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROOSEVELT K. COOK, AKA ROOSEVELT K. COOK, SR. (IF ANY), Defendant.

Execution No: 2022-11275
Amount: $69,007.98

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of White, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 2211 28th Street, Beaver Falls, PA 15010 and found in Instrument Number 3322097, Parcel No. 78-003-0610.000.

Parcel No: 78-003-0610.000
Market Value: $21,200.00
Location of Property: 2211 28th Street, Township of White, PA 15010.

No. 11

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. SEAN D. CHUMURA, AKA SEAN CHUMURA, Defendant.

Execution No: 2019-10181
Amount: $282,767.78

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of North Sewickley, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 205 Country Club Drive, Ellwood City, PA 16117 and found in Instrument Number 3281556, Parcel No. 70-104-0319.005.

Parcel No: 70-104-0319.005
Market Value: $45,000.00
Location of Property: 205 Country Club Drive, Township of North Sewickley, PA 16117.

No. 12

FIDELITY BANK, Plaintiff vs. CHARLES J. WINGERMANTEL and PATRICIA L. WINTERMANTEL, Defendant.

Execution No: 2022-10909
Amount: $42,838.89

STEPHEN M. HLADIK, ESQUIRE

ALL THAT CERTAIN parcel or tract of land situate in the City of Aliquippa, County of Beaver, and Commonwealth of Pennsylvania, being fully described in Deed dated July 9, 2001 and recorded on July 24, 2001 in the Office of the Beaver County Recorder of Deeds as Instrument No. 20013097517.

Parcel No: 08-038-0414-000
Market Value: $33,900.00
Location of Property: 1211 McMinn Street, Aliquippa, PA 15001.

No. 13

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, Plaintiff v. JOHN MCCORMICK, KNOWN SURVIVING HEIR OF ANNA A. MCCORMICK, SYDNEY MCCORMICK, KNOWN SURVIVING HEIR OF ANNA A. MCCORMICK, AND UNKNOWN SURVIVING HEIRS OF ANNA A. MCCORMICK, Defendant.

Execution No: 10634-2022
Amount: $186,159.34

NATHALIE PAUL, ESQUIRE

All that certain piece or parcel of ground situate in the Borough of Economy, County of Beaver, and Commonwealth of Pennsylvania.
Being known as 1241 Big Sewickley Creek Road, Sewickley, Pennsylvania 15143.
Title is vested in Anna A. McCormick by deed from FRANCIS BARTON MCCORMICK and ANNA AMELIA MCCORMICK, TRUSTEES OF THE MCCORMICK REVOCABLE TRUST DATED MARCH 10, 2007 dated August 5, 2008 and recorded January 12, 2009 in Instrument Number 3337194. The said Anna A. McCormick died on April 4, 2022 without a will or appointment of an Administrator, thereby vesting title in John McCormick, Known Surviving Heir of Anna A. McCormick, Sydney McCormick, Known Surviving Heir of Anna A. McCormick, and Unknown Surviving Heirs of Anna A. McCormick by operation of law.

Parcel No: 60-019-0210.000
Market Value: $244,712.00
Location of Property: 1241 Big Sewickley Creek Road, Sewickley, Pennsylvania 15143.

GIVEN UNDER MY HAND AND SEAL
THIS 17TH DAY OF FEBRUARY 2023

TONY GUY, SHERIFF

mar. 4, 11, 18

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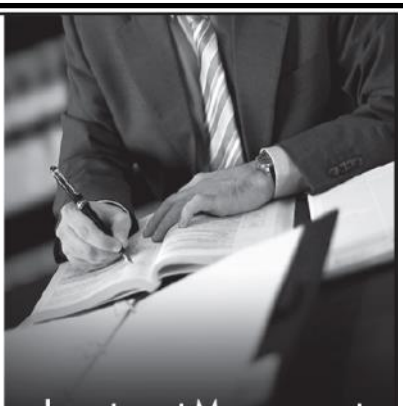

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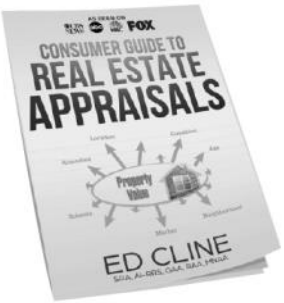

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