

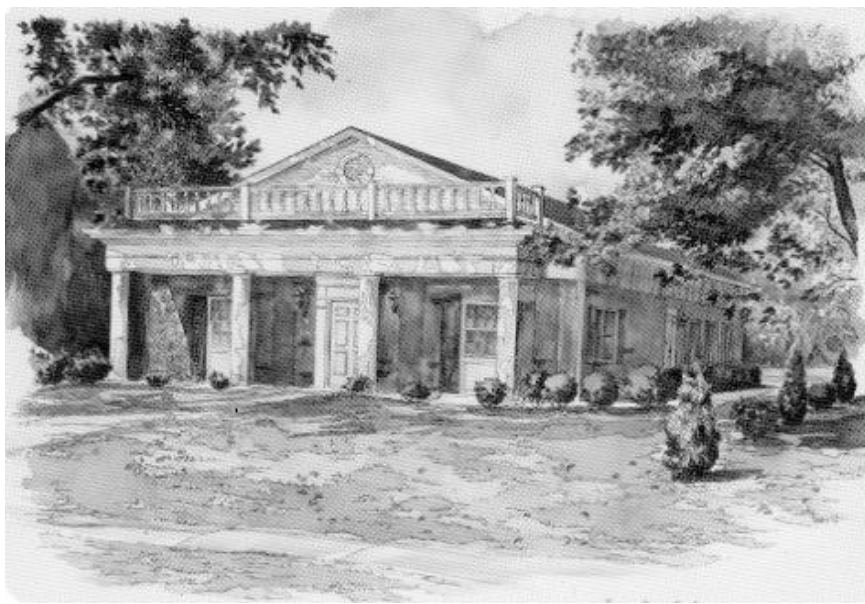
Beaver County Legal Journal

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

Vol. 77

April 8, 2023

No. 14



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

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

Yearly subscription \$ 60.00
Single Copy \$ 5.00
Back Issues. \$10.00

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COURT CALENDAR

Judicial Juvenile Hearings	April 10
Criminal Judicial Pre-Trial Conferences	April 11
ARD Pleas, Sentence Court	April 12
Criminal Judicial Pre-Trial Conferences	April 12
Criminal Judicial Pre-Trial Conferences	April 13
Judicial Juvenile Hearings	April 13
Accounts, Last Day for Filing	April 14
PFA	April 14
Sheriff's Real Estate Sales, Last Day to File	April 14

<p>NOTICES TO THE BAR</p>

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.

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

Monday, April 24, 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

BEAVER COUNTY BAR ASSOCIATION
Continuing Legal Education Committee
Seminar Series:

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

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

Wednesday, 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

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF Rosa Stella Cabarcas NO. 10424-2023

NOTICE

Notice is hereby given that on March 30, 2023, the petition of Rosa Stella Cabarcas was filed in the above named Court, requesting an order to change the name of Rosa Stella Cabarcas to Stella Cabarcas.

The Court has fixed the day of May 15, 2023, at 10:45 a.m. in Courtroom 6, of the Beaver County Courthouse, Beaver, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

apr. 8

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA CIVIL DIVISION

IN RE: STEPHANIE LYNNE TINDELL-STRAGAND,

Petitioner.

CASE NO: 10421-2023

ORDER SETTING HEARING DATE

AND NOW, to-wit, this 30th day of March, 2023, upon consideration of the within Petition for Name Change, it is hereby ORDERED, ADJUDGED, and DECREED, that a date for a hearing on the within Petition shall be set for the 15th day of May, 2023, before the Honorable Judge Ross at 10:30 o'clock a.m. in Court Room No. 6. It is further ordered that Petitioner shall obtain a judgment search from all counties in which she has resided within the past five (5) years. It is further ordered that the Petitioner shall advertise once in the Beaver County Legal Journal and once in a newspaper of general circulation in the county in which the Petitioner resides.

apr. 8

COURT OF COMMON PLEAS - BEAVER COUNTY, PA - NO. 11325-2021 - CIVIL ACTION - LAW - MORTGAGE FORECLOSURE - PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. Dawn C. West, Known Heir of Bonnie L. Shepherd a/k/a Bonnie Shepherd, Deceased, Robert West, Known Heir of Bonnie L. Shepherd a/k/a Bonnie Shepherd, Deceased and The Unknown Heirs of Bonnie L. Shepherd a/k/a Bonnie Shepherd, Deceased, Defendants - To: The Unknown Heirs of Bonnie L. Shepherd a/k/a Bonnie Shepherd, Deceased, Defendant (s) - You are hereby notified that on 1/18/23, Plaintiff filed a second amended mortgage foreclosure complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Beaver County, PA, docketed to No. 11325-2021, wherein Plaintiff seeks to foreclosure its mortgage securing your property located at: 479 Connecticut Avenue, Rochester, PA 15074, whereupon the Sheriff of Beaver County would sell your property. You are hereby notified to plead to the above-referenced Seconds Amended Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Beaver County Lawyer Referral Service, 788 Turnpike St., Beaver, PA 15009, 724.728.4888. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717.234.4178

apr. 8

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

- DELORES M. BORN, a/k/a DELORES A. BORN, late of New Sewickley Township. Kevin C. Born, Executor, 2502 Campmeeting Road, Sewickley, PA 15143. John T. Richards, III, Atty.
- BETTY RUTH CORBIN, late of Brighton Township. Betty Jo Cogis, Executrix, 2570 Tuscarawas Road, Beaver, PA 15009. Stephanie Thomas Kramer, Atty.
- DOMENIC ALAN FRANK, a/k/a DONALD ALAN FRANK, a/k/a DONALD A. FRANK, late of Rochester Township. Sandra J. Higby, Executrix, c/o Kathryn L. Johnston, Esquire, 345 Commerce Street, Beaver, PA 15009. Kathryn L. Johnston, Atty.
- JAMES R. GRECO, late of Baden Borough. Jodi Carver, Executrix, 22 Myrtle Hill Road, Sewickley, PA 15143.
- MAGGIE J. HILLEN, late of South Beaver Township. Rhonda J. Stewart, Executrix, c/o William M. Braslawscce, Esquire, 330 Dravo Avenue, Beaver, PA 15009. William M. Braslawscce, Atty.
- STANLEY KUZIEL, late of Ambridge Borough. John A. Kuziel, Administrator, 2125 Teal Trace, Apt. 2125, Pittsburgh, PA 15237. Stephen J. O'Brien, Atty.
- RICHARD MAIN, late of North Sewickley Township. David A. Main, 204 Pander Hollow Road, Ellwood City, PA 16117 and Daniel R. Main, 2779 Grandview Road, Ellwood City, PA 16117, Co-Administrators. Gregory S. Fox, Atty.
- MARK D. PETROSKY, a/k/a MARK DAVID PETROSKY, late of Brighton Township. John W. Petrosky, Executor, c/o Joseph A. Askar, Esquire, 295 Third Street - Suite 130, Beaver, PA 15009. Joseph A. Askar, Atty.

DEBRA RODGERS, late of Independence Township. Christine Makowiecki, Executrix, 1814 Cardinal Avenue, Aliquippa, PA 15001. Michele P. Conti, Atty.

2nd Publication

- SALVADORE R. BEAVER, late of Raccoon Township. Melissa Muller, Executrix, c/o Gianni Floro, Esquire, 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108. Gianni Floro, Atty.
- MELISSA M. FLEISCHMAN, late of the City of Beaver Falls. Zach Fleischman, Administrator Pendente Lite, c/o Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market Street, #3500E, Philadelphia, PA 19102. Kristen L. Behrens, Atty.
- STEWART HAZE FLEISCHMAN, late of the City of Beaver Falls. Zach Fleischman, Administrator Pendente Lite, c/o Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market Street, #3500E, Philadelphia, PA 19102. Kristen L. Behrens, Atty.
- BRUCE D. GLASS, late of Ambridge Borough. Wilbert Lindsay and Mary Lindsay, Co-Executors, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.
- RICHARD O. KENNEDY, late of New Sewickley Township. Richard C. Kennedy, Administrator, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.
- THOMAS M. MALLOY, a/k/a THOMAS M. MALLOY, JR., late of the Township of Raccoon. Edward Malloy, Executor, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.
- FLORENCE M. MCCROBIE, late of Koppel Borough. Christina Liberty and Sherry McCrobie, Co-Executrices, 3313 State Route 18, Wampum, PA 16157. Gene G. Dimeo, Atty.
- BERNARD THOMAS PAIANO, late of Hopewell Township. Elizabeth M. Cagnon, Administratrix, 1021 Sweet Brier Drive, Aliquippa, PA 15001.
- SHARRI M. SPRATLEY, late of the Township of Brighton. Joseph Spratley, Administrator, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.
- PAT TARQUINIO, a/k/a PASQUALE M. TARQUINIO, a/k/a PASQUALE TARQUINIO, a/k/a PAT M. TARQUINIO,

late of the Borough of Beaver. Tracy Krusselbrink, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JOSEPH EDWARD TRELLA, late of Ambridge. Tricia Trella, Administratrix, 2438 Tarpon Bay Drive, Miamisburgh, OH 45342. Joseph Max Lewis, Atty.

RORY D. WELSH, late of Raccoon Township. Lori Welsh, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

BARBARA ZANKEL, late of Baden Borough. James Zankel, Administrator, c/o Joseph M. Budicak, Esquire, 401 Thirteenth Street, New Brighton, PA 15066. Joseph M. Budicak, Atty.

ERNESTINE RANEE PUPPICH, late of Economy Borough. Renee L. Kurkiewicz, Executrix, c/o Tiffany E. York, Esquire, P.O. Box 177, Beaver, PA 15009. Tiffany E. York, Atty.

VIVIAN M. RUE, late of Franklin Township. Becky L. Rue, Executrix, 536 Frisco Avenue, Ellwood City, PA 16117. Ryan C. Long, Atty.

CAROL M. WARNER, a/k/a CAROL MARIE WARNER, late of New Sewickley Township. Kristen M. Rocco, Executrix, 1723 Pinebark Place, Twinsburg, OH 44087. James P. Shields, Atty.

3rd Publication

JESSE D. BERNARDI, late of Ohioville Borough. Michele Renee Adkins, Executrix, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

FAITH A. EVERLY, late of Hanover Township. Leeanne Karaisz, Executrix, 209 Shaffer Road, Beaver Falls, PA 15010. Gene G. Dimeo, Atty.

SUSAN D. GRUBB, late of Big Beaver Borough. Michael Grubb, Administrator, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

EILEEN W. HOFMEISTER, late of Franklin Township. Lisel R. Moser, Executrix, 125 Thomas Lane, Harmony, PA 16037. Sarah G. Hancher, Atty.

SANDRA ALLISON KRATZ, a/k/a SANDRA A. KRATZ, late of the Township of Harmony. Tammie Lee Revelant, Executrix, c/o Nalli Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jordan P. Colalella, Atty.

MILDRED I. POTTS, a/k/a MILDRED L. POTTS, a/k/a MILDRED POTTS, late of the City of Aliquippa. Denise O'Brien, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jordan P. Colalella, Atty.

JESSE V. PRESUTTI, late of Brighton Township. Marla A. Petro, Executrix, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, 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.

DIVORCE DOCKET

MATTHEW BERG vs Angel Berg, 20070-23-T.F. Dukovich

CORTNEY HALLER vs Brian Haller, 20071-23-A.E. Rundell

CRAYDEED TOWNSEND vs Janice Townsend, 20072-23-R.A. Banks

APRIL GELSTON vs Joseph Feltes Jr., 20073-23-B.C. Sige

AUDREY ELLEN ORNDOFF vs Scott David Orndoff, 20074-23-Pro Se

STEPHANIE COLES vs Devyn Coles, 20075-23-T.J. Mitko

MARKEYTA A. CLARK vs Earl G. Clark, 20076-23-Pro Se

ALEXANDER DEHN MCKAY vs Erica Samal Sumner, 20077-23-Pro Se

THOMAS INNERBRICKLER vs Patty Innerbrickler, 20078-23-S.L. Steele

JAMIE ROBERTS vs Jeremy Roberts, 20079-23-Pro Se

BARRY HERR vs Sherri L. Herr, 20080-23-S.L. Steele

SHEILA DATTILO vs Jerome Dattilo, 20081-23-N.M. Feldman

RYAN MATHEW ELLIOTT vs Kersten Elizabeth Elliott, 20082-23-Pro Se

APPEARANCE DOCKET

DLJ MTG. CAP. INC. vs Scott Ribeau, 10277-23-Mortgage Foreclosure-S. Gable
GOLDMAN SACHS BANK USA vs Augustine Kirby, 10278-23-Debt Collection-A.D. Loewy
AMERICAN EXPRESS NA. BANK vs Patricia Carter al, 10279-23-Debt Collection-A.D. Loewy
HOUSING AUTH. OF B.C. vs Sharon Adams, 10280-23-Landlord/Tenant Dispute-G.A. Verlihay
JPMORGAN CHASE BANK vs Lori M. Koach, 10281-23-Debt Collection-R. Kline
JPMORGAN CHASE BANK vs David J. Felts, 10282-23-Debt Collection-R. Kline
TAMMY BRANT vs Lucas G. Hrubovcak al, 10283-23-Motor Vehicle-B.M. Kelly
NATHAN C. CLARK vs Com. of PA, Dept. of Transp., 10284-23-Civil Appeals-Self
CLEARVIEW FCU vs Michael A. Hope, 10285-23-Debt Collection-M.D. Urban
RONALD J. CUSATO vs Rebekkah Barr al, 10286-23-Landlord/Tenant Dispute-Self
CAVALRY SPV I al vs Carla M. Salvadori, 10287-23-Debt Collection-J.B. Claffey
CAVALRY SPV I al vs Lori Brandt, 10288-23-Debt Collection-J.B. Claffey
CLEARVIEW FCU vs William E. Stickle, 10289-23-Debt Collection-M.D. Urban
JOSHUA STIFFLER vs Autumn Rose Kennedy, 10290-23-Custody/Visitation-R.D. Rojas
CHARLES J. BETTERS SR., 10291-23-Other-R.W. Galbraith
BROOKE LIPIELLO vs Michael Williams, 10292-23-Custody/Visitation-R.A. Banks
FREEDOM MTG. CORP. vs David Lee Hunter, 10293-23-Mortgage Foreclosure-C. Treglia
US ASSET MANAG. INC. vs Jenala Z. Jones, 10294-23-Debt Collection-M.W. Pomy
US BANK NA. ASSN. al vs Sandra Phillips al, 10295-23-Mortgage Foreclosure-A. Friedman
LITTLE INVEST. PROP. vs Monique Leverette al, 10296-23-Quiet Title-M. Leibowitz
MIDLAND CR. MANAG. INC. vs Melissa Backus, 10297-23-Civil Appeals-Self
JOSEPH SPECHT vs Stephanie Specht, 10298-23-Custody/Visitation-C.R. McHenry
RAZIR JONES vs Kiara Singleton, 10299-23-Custody/Visitation-Pro Se
DISCOVER BANK vs William Murphy, 10300-23-Debt Collection-D. Santucci
DNF ASSOC. vs Adam McAllister, 10301-23-Debt Collection-D.H. Tsarouhis
CITIZENS BANK vs Bryson L. Fleming, 10302-23-Mortgage Foreclosure-J.I. Foley

ROBERT T. BUCK al vs Charles Lee Banks Sr., 10303-23-Motor Vehicle-F.M. Moore
DONNA M. CORTESE al vs Guardian Elder Care al, 10304-23-Professional Liability-M.T. Collis
CITIBANK vs Robert Stanley, 10305-23-Debt Collection-R. Kline
CITIBANK vs Ashley Kittrell, 10306-23-Debt Collection-R. Kline
US BANK TR. NA. ASSN. al vs Susan J. Murray al, 10307-23-Mortgage Foreclosure-K. Zeron
DURELL BEAUFORD SR. #QN6806 vs Nichole Hoover, 10308-23-Custody/Visitation-Pro Se
DURELL BEAUFORD SR. #QN5806 vs Alyssa Grimm, 10309-23-Custody/Visitation-Pro Se
DISCOVER BANK vs Douglas A. Sauers, 10310-23-Debt Collection-D.S. Harris
BRADYS RUN SAN. AUTH. vs Charles W. Smith al, 10311-23-Other-S.L. Steele
CRISSIE WEBB vs Big Beaver Falls Area School Distr., 10312-23-Other-R.D. Powers

PROTECTION FROM ABUSE PETITIONS

SUMMER JOHNSON vs Dalton SickelSmith, 70076-23
JAMES SCOTT vs Sara Markusic, 70077-23
TALEA JOHNSTON vs Raphel Johnson, 70078-23
RYAN CHIMILE vs Brandy Penberthy, 70079-23
BRIDGETTE KANE vs Jacob Cole, 70080-23
NICHOLA SPARKS vs Vanessa E. Gennaro, 70081-23
ASHLEE BENTLEY vs Clinton Grayson, 70082-23
BRITTANY CLECKLEY and o/b/o minor child vs Corey Ackerberg, 70083-23
THERESA GRAFF vs Alexa Thomson, 70084-23
FARREN KREBS vs Alexander Bolynn, 70085-23
ANDREW SIMMONS vs Ashley Swab al, 70086-23

DEEDS

T. COTTONE al to K.E. Pournaras al, Roch. Twp. \$1,780.80
S.K. GALLUCCI al to D.S. Panzner, Hope. Twp. \$1,805
CS COLLIER LLC al to Elements Landscape Supply, Harmony Twp. \$6,830

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- M.J. BASILE al to T.D. Riddler, Center Twp. \$1,850
- PHILLIPSBURG CNTR. ASSOC. al to Cntr. Point Assoc. IV, Center Twp. \$49.29
- AMS3 PROP. al to A. Westlake, Aliq. \$1,250
- W.S. MCFARLAND al to J.S. O'Brien al, Frank. Twp. \$520
- P.L. WALLIS al to T.T. Kelosky ux, Frank. Twp. \$750
- REV. HOMES LLC BY TAX CLAIM to R. Kirland, Aliq. \$1,122.16
- C.B. GIGLIOTTI to It's A Good Life, N.B.
- STYLE BEAU MONDE LLC al to JKT Ventures, Amb. \$350
- VALVOLINE LLC to VGP Holdings, East Roch. \$9,396
- VALVOLINE LLC to VGP Holdings, East. Roch. \$5,671
- M.M. MELKO to M.W. Neary al, Center Twp. \$1,140
- ORREO-2 FIN al to A.N. Cuniak, Hope. Twp. \$1,850
- A. DAVID al to P.A. Sudak, Center Twp. \$1,400
- J.S. ELCHIN ux to B 2 Zs Prop. Invest., Amb. \$725
- J.G. WOROSZYLO ux to JAR Prop. Manag., N.B. \$376
- C.P. BARTO al to J.B. Shively al, Monaca \$2,620
- BAKER GROVE to Quippian LLC, Aliq. \$250
- J.M. OLSZEWSKI ux to N.A. Pensyl ux, Hanover Twp. \$4,480
- ZOKAITES PROP. al to NVR Inc., Center Twp. \$725.68
- E.C. SHUTTLEWORTH to A.E. Edmunds, No. Sew. Twp.
- T.C. BARRAGE al to R.T. Haggerty, Hope. Twp. \$1,330
- DRB GROUP MID-ATLANTIC al to W.C. Nothof Jr. ux, Brigh. Twp. \$4,998.70
- N.J. ALLISON to N.J. Allison al, Darl. Twp.
- K.P. GACESA JR. al to K.P. Gacesa Jr., Daugh. Twp.
- P.B. KAIRIS al to J.M. Hage, Daugh. Twp.
- C.R. CUNNINGHAM ux to EG MacPhee Co., Midland \$2,500
- D.E. FILBERT ux to D.J. Worth al, New Sew. Twp.
- P.W. PICCIRILLI BY TAX CLAIM to Signature 21, Aliq. \$872.04
- D.G. TURNBULL BY TAX CLAIM ux to S. Hodgson, No. Sew. Twp. \$111.54
- J.A. CROFT ux to M.N. Macio, Center Twp. \$3,050
- P. CALNAN al to C. Graczyk al, Center Twp. \$2,050
- J.M. SIMMS al to A.L. Laffey, Amb. \$807.50
- C. VERDONI al to M. Verdoni, East Roch.
- D.N. NESBITT ux to J.A. Crane al, Economy \$2,890
- A. GRAY to J.M. Fratangeli ux, Brigh. Twp. \$3,060
- ADIVA INVEST. to Y. Chimmani al, Amb. \$2,600
- J.L. MCCLINTICK al to J.L. McClintick al, Daugh. Twp.
- C.E. NAGGY SR. ux to C.E. Naggy Sr., Center Twp.
- M. FRONK ESTATE al to B.J. Fronk, Monaca
- E.M. NALLI al to T. Hodge ux, Center Twp. \$6,999
- R.V. TODARO to R.V. Todaro al, Harmony Twp.
- D. MICHAEL to K. Michael al, Hope. Twp.
- N.J. DAVIS ux to N.J. Davis, Hanover Twp.
- M.C. LOGAN to K. Tomb ux, Brigh. Twp. \$1,970
- E.M. CHAFFEE al to Olde Grange Apts. al, So. Beaver Twp. \$2,850
- M. SCHEPONIK al to B. Rivera, Economy \$2,999
- R.A. BECK ESTATE al to Chiodo Trust al, Pat. Twp. \$1,005
- CITY OF ALIQ. BY TAX CLAIM al to Getblok IO Holdings, Aliq. \$47.32
- CITY OF ALIQ. BY TAX CLAIM al to Getblok IO Holdings, Aliq. \$47.32
- CITY OF ALIQ. BY TAX CLAIM al to Getblok IO Holdings, Aliq. \$47.32
- A.M. GALLAGHER to E.E. Work III, Center Twp. \$1,870
- CITY OF ALIQ. BY TAX CLAIM al to Getblok IO Holdings, Aliq. \$47.32
- CITY OF ALIQ. BY TAX CLAIM al to Getblok IO Holdings, Aliq. \$47.32
- T. PALMIERE al to N.J. Huston ux, Frank. Twp. \$2,552
- B.H. DAVIS ux to A.R. Bundy, So. Beaver Twp.
- R.H. LEHMANN al to K. Carangi al, Frank. Twp. \$1,750
- R.J. DUNCAN ux to V. Ginzburg al, Chip. Twp. \$2,800
- E.J. KEIFER al to E.J. Keifer, Hanover Twp.
- B.S. YOUNG to L.P. Erickson, Economy
- L.E. CARPENTER al to D. Gombos, Hope. Twp. \$1,600
- D.S. JOHNSON JR. to John's Towing Serv. Inc., Shippingport \$50
- D.S. JOHNSON JR. to John's Towing Serv. Inc., Shippingport \$50
- J.M. OLSZEWSKI ux to T. Jones ux, Hanover Twp. \$677.60
- P.J. LAIRD to M. Michaels-Bateman al, Hope. Twp. \$2,165
- R. GARZONY to P. Allison, Amb. \$1,650
- B.A. KINDELBERGER al to B.A. Kindelberger al, Hope. Twp.
- R.H. BROBECK al to C. Little ux, Big Beaver \$60.84
- POCONO PROP. al to PGH Invest. Group, Hope. Twp. \$867

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MORTGAGES

- K.E. POURNARAS al to Mtg. Electr. Reg. Systems, Roch. Twp. \$174,854
- D.S. PANZNER to PA Equity Res. Inc., Hope. Twp. \$163,684
- BG231 PROP. to Comm. Bank, Chip. Twp. \$300,000
- ELEMENTS LANDSCAPE SUPPLY al to Brentwood Bank, Harmony Twp. \$512,250
- C.M. ENGLERT al to First Cmwth. Bank, Hanover Twp. \$160,000
- T.D. RIDDLER al to Mtg. Electr. Reg. Systems, Center Twp. \$181,649
- R.F. SCHULTZ ux to Tri State Rail FCU, Monaca \$66,478.75
- A. WESTLAKE to Mtg. Electr. Reg. Systems, Aliq. \$122,735
- R.J. SWEGER to Friendly FCU, Aliq. \$36,000
- GLADE PATH BLUFFS al to The GCU al, Center Twp. \$1,200,000
- S.S. JOSEPH al to Citizens Bank, Hope. Twp. \$60,600
- B.A. BROWN ux to Brentwood Bank, Brigh. Twp. \$230,000
- F. RUSKO to First Na. Bank, Economy \$151,690.05
- M.E. PLUTKO to PNC Bank, Rac. Twp. \$35,000
- J.C. CLEAR to Huntington Na. Bank, Roch. \$50,000
- A.N. CUNIAK to Rocket Mtg., Hope. Twp. \$166,500
- P.A. SUDAK to Brentwood Bank, Center Twp. \$112,000
- M.E. BEMBNOWSKI III al to Wesbanco Bank Inc., B.F. \$23,000
- B 2 Zs PROP. INVEST. al to Mtg. Electr. Reg. Systems, Amb. \$84,400
- P.A. SUDAK to Brentwood Bank, Center Twp. \$150,000
- T. SCHERER to Secr. of HUD, N.B. \$3,268.77
- P.L. DENARDIS ux to Dollar Bank, Hope. Twp. \$60,000
- L.E. DIFRANGO to Dollar Bank, B.F. \$75,000
- I.E. FARMER to Farmer B&S Bank, Hanover Twp. \$300,000
- J.B. SHIVELY al to Mtg. Electr. Reg. Systems, Monaca \$235,800
- N.A. PENSYL ux to Guaranteed Rate Inc., Hanover Twp. \$425,600
- D. SAS al to Wesbanco Bank Inc., B.F. \$102,000
- D.J. CHAMBERLIN to Mtg. Electr. Reg. Systems, Center Twp. \$76,308
- S.T. MANSFIELD to BVFCU, Daugh. Twp. \$50,000
- M. GANDJOS al to Allegent Comm. FCU, Harmony Twp. \$35,000
- T.L. FLOOK ux to Clearview FCU, Rac. Twp. \$50,000
- H. HUXLEY al to Clearview FCU, Hope. Twp. \$55,900
- G.A. MCKEE ux to Clearview FCU, Economy \$100,000
- E.S. CHESNUTT al to PA Housing Fin. Agency, Harmony Twp. \$8,000
- R.T. HAGGERTY to Mtg. Electr. Reg. Systems, Hope. Twp. \$130,591
- W.C. NOTHOF JR. ux to Princeton Fin., Brigh. Twp. \$399,850
- C. CATALOGNA al to S&T Bank, Hope. Twp. \$76,000
- J. HAYS al to United Faith Mtg., Darl. Twp. \$100,000
- EG MACPHEE CO. al to First Cmwth. Bank, Midland \$197,500
- A&M PROP. to Lima One Cap., Roch. \$107,900
- R. WITTERMAN al to Clearview FCU, Rac. Twp. \$22,000
- D.E. WERTZ ux to Clearview FCU, Greene Twp. \$28,000
- C. GRACZYK al to Guaranteed Rate Affinity, Center Twp. \$194,750
- A.L. LAFFEY to Stockton Mtg. Corp., Amb. \$72,675
- T. CROWE ux to Mtg. Electr. Reg. Systems, Monaca \$203,500
- T.A. SHAFFER to A&S FCU, Hope. Twp. \$50,000
- F.E. SCHEEL to First Na. Bank, Economy \$80,000
- J.A. LYNCH al to Devel. Mtg. Co., Economy \$292,929
- J.M. FRATANGELI ux to Citizens Bank, Brigh. Twp. \$275,400
- C. YASHWANATH al to Norwich Comm. Group Inc., Amb. \$195,000
- L.A. CONNOR to New Alliance FCU, Harmony Twp. \$20,000
- M.G. BURR to Freedom United FCU, New Sew. Twp. \$107,000
- R.E. WALKER ux to Huntington Na. Bank, Frank. Twp. \$200,000
- D.E. ZIGERELLI ux to Huntington Na. Bank, Center Twp. \$75,000
- T. HODGE al to West Penn Fin. Serv. Cntr. Inc., Center Twp. \$664,905
- N.J. DAVIS to Citizens Bank, Hanover Twp. \$156,500
- L. TOMB al to Howard Hanna Mtg. Serv., Brigh. Twp. \$167,450
- OLDE GRANGE APTS. to First Cmwth. Bank, So. Beaver Twp. \$265,400
- OLDE GRANGE APTS. to First Cmwth. Bank, So. Beaver Twp. \$103,500
- B. RIVERA to Mtg. Electr. Reg. Systems, Economy \$274,633
- D.J. PETRELLA to First Na. Bank, Industry \$170,000

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 May 3, 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/beavercountypasherrifsales>

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 AS INDENTURE TRUSTEE FOR SPRING-LEAF MORTGAGE LOAN TRUST 2013-2, MORTGAGE-BACKED NOTES, SERIES 2013-2, Plaintiff vs. CRYSTAL LYNN DOYLE a/k/a CRYSTAL L. DOYLE HINDLE a/k/a CRYSTAL L. DOYLE a/k/a CRYSTAN DOYLE HINDLE and CLIFFORD ROBERT HINDLE, Defendant.

Execution No: 2016-10053

Amount: \$41,501.77

CHRISTOPHER A. DENARDO, ESQUIRE ALL that certain piece, parcel, or lot of land situate in the Second Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows:

Parcel No: 10-002-0506.000

Market Value: \$16,950.00

Location of Property: 644 Maplewood Avenue, Ambridge, PA 15003.

No. 2

WELLS FARGO BANK, N.A., Plaintiff vs. PHILIP MCCracken, Defendant.

Execution No: 2022-11463

Amount: \$123,413.73

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of South Beaver, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 4294 Groscoast Road, Beaver Falls, PA 15010 and found in Instrument Number 3612315, Parcel No. 77-141-0173.001.

Parcel No: 77-141-0173.001

Market Value: \$23,650.00

Location of Property: 4294 Groscoast Road, Township of South Beaver, PA 15010.

No. 3

FREEDOM MORTGAGE CORPORATION, Plaintiff vs. JOSEPH A. SIMON, Defendant.

Execution No: 2022-10706

Amount: \$123,730.15

ROBERT CRAWLEY, ESQUIRE

ALL that certain lot or piece of ground situate in the Township of White, County of Beaver and Commonwealth of Pennsylvania, and being Lot No. 95, 96 & Ptlot 97.

Parcel No: 78-004-0402.000

Market Value: \$51,700.00

Location of Property: 2902 23rd Avenue, Beaver Falls, PA 15010.

No. 4

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE NRZ PASSTHROUGH TRUST VII, Plaintiff vs. SAMBOL AND SONS ELECTRIC, LLC, JOHN M. CORRADI, and MARY C. CORRADI, Defendant.

Execution No: 10098-2022

Amount: \$67,381.17

JILL M. FEIN, ESQUIRE

ALL THAT CERTAIN lot, piece, or parcel of land, situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania, having erected thereon a dwelling being known and numbered as 51 Midland Avenue West, Midland, PA 15059, Tax Parcel No. 33-002-0311.001, being the same premises as The Tax Claim Bureau of the County of Beaver, by Deed dated September 10, 2018, and recorded February 8, 2019, by the Beaver County Recorder of Deeds as Instrument No. 3586881, granted and conveyed unto Sambol and Sons Electric LLC, a Limited Liability Company.

Parcel No: 33-002-0311.001

Market Value: \$12,500.00

Location of Property: 51 Midland Avenue West, Midland, PA 15059.

No. 5

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff vs. ANTONIO D. MILLER SR. and CHELSEA E. MILLER, Defendant.

Execution No: 11210-2022

Amount: \$66,035.94

JILL M. FEIN, ESQUIRE

ALL THAT CERTAIN lot of land, situate in the Borough of Midland, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 462, Plan A, in the Midland Plan of

Lots, which said Plan is recorded in the Recorder's Office of said County in Plan Book Vol. 1, page 279, having erected thereon a dwelling being known and numbered as 516 Ohio Avenue, Midland, PA 15059, Tax Parcel No. 33-006-0123.00, being the same premises as Shirley Radeschi, by Deed dated April 16, 2019, and recorded on August 19, 2019, by the Beaver County Recorder of Deeds as Instrument No. 3597120, granted and conveyed unto Antonio D. Miller, Sr., and Chelsea E. Miller, as Tenants by the Entireties.

Parcel No: 33-006-0123.00
Market Value: \$27,300.00
Location of Property: 516 Ohio Avenue, Midland, PA 15059.

No. 6

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. JUNE A. GRIESE, AS EXECUTRIX OF THE ESTATE OF BRUCE J. GRIESE, DECEASED, Defendant.

Execution No: 11647-2022
Amount: \$18,337.70

KML LAW GROUP, ESQUIRE

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

PARCEL NO: 21-001-0904.000
BEING PREMISES: 610 2ND AVENUE, BEAVER FALLS, PA 15010
BEING THE SAME PREMISES WHICH Robert J. Tate and Sherry Lee Tate, his wife by Deed dated 5/16/1986 and recorded 5/16/1986 in the Office of the Recorder of Deeds in Deed Book 1267 at Page 621, granted and conveyed unto Bruce J. Griese, single.

Parcel No: 21-001-0904.000
Market Value: \$19,900.00
Location of Property: 610 2nd Avenue, Beaver Falls, PA 15010.

No. 7

PENNYMAC LOAN SERVICES, LLC, Plaintiff vs. JOSEPH ALBERT SAWINSKI JR., Defendant.

Execution No: 2023-10017
Amount: \$100,116.17

KML LAW GROUP, ESQUIRE

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

PARCEL NO: 38-002-0412.000
BEING PREMISES: 838 JACKSON AVENUE, MONACA, PA 15061
BEING THE SAME PREMISES WHICH Helga A. Durbin by Deed dated 10/3/2018 and recorded 10/5/2018 in the Office of the Recorder of Deeds in Deed Book at Page Instrument #3580384, granted and conveyed unto Joseph Albert Sawinski, Jr.

Parcel No: 38-002-0412.000
Market Value: \$24,800.00
Location of Property: 838 Jackson Avenue, Monaca, PA 15061.

No. 8

LAKEVIEW LOAN SERVICING, LLC, Plaintiff vs. JACQUELINE MATEY and DAVID STEBBINS, Defendant.

Execution No: 2022-10546
Amount: \$215,781.47

KML LAW GROUP, ESQUIRE

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

PARCEL NO: 60-010-0515.000
BEING PREMISES: 340 FREEDOM ROAD, FREEDOM, PA 15042
BEING THE SAME PREMISES WHICH Joseph A. Manchac and Jacqueline L. Manchac, husband and wife by Deed dated 1/2/2019 and recorded 1/15/2019 in the Office of the Recorder of Deeds in Deed Book at Page Instrument #3585666, granted and conveyed unto David Stebbins, an unmarried man and Jacqueline Matey, an unmarried woman.

Parcel No: 60-010-0515.000
Market Value: \$33,350.00
Location of Property: 340 Freedom Road, Freedom, PA 15042.

No. 9

MATRIX FINANCIAL SERVICES CORP., Plaintiff vs. THOMAS K. ZDRAHAL, AS ADMINISTRATOR OF THE ESTATE OF ROZALIND ZDRAHAL, DECEASED, Defendant.

Execution No: 11253-2022
Amount: \$85,304.19

KML LAW GROUP, ESQUIRE

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

PARCEL NO: 57-142-0130.000
BEING PREMISES: 671 PARK ROAD, BEAVER FALLS, PA 15010
BEING THE SAME PREMISES WHICH Paula D. Havasi by Deed dated 12/19/2014 and recorded 12/24/2014 in the Office of the Recorder of Deeds in Instrument #3495219, granted and conveyed unto Ferruccio R. Zdrahal and Rozalind M. Zdrahal, husband and wife.

Parcel No: 57-142-0130.000
Market Value: \$45,200.00
Location of Property: 671 Park Road, Beaver Falls, PA 15010.

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

TONY GUY, SHERIFF

apr. 1, 8, 15

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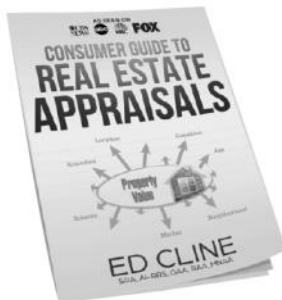
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Beaver County Legal Journal
788 Turnpike Street
Beaver, PA 15009