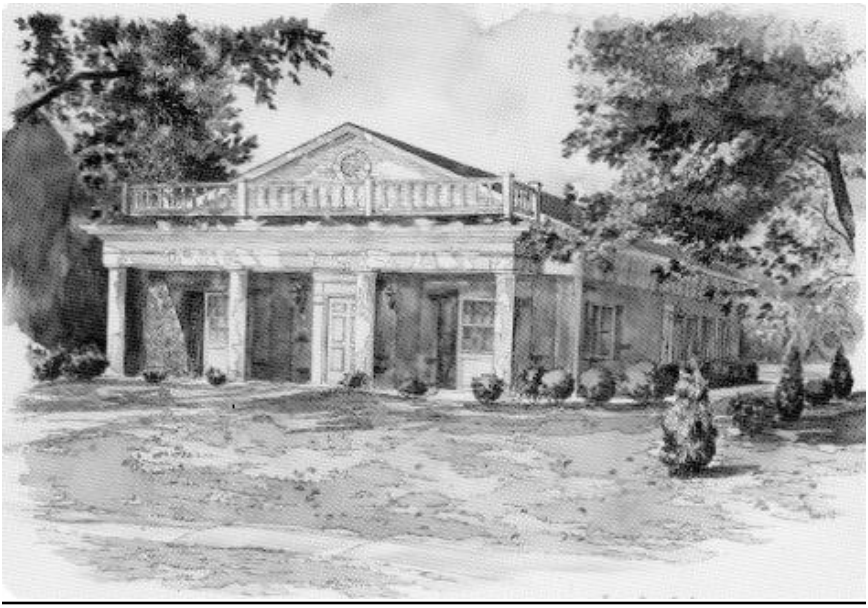
# Beaver County Legal Journal

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

**Vol. 78** **May 4, 2024** **No. 18**



*Established March 25, 1939*

**BEAVER COUNTY BAR ASSOCIATION**

788 Turnpike Street, Beaver, Pennsylvania 15009

***BEAVER COUNTY LEGAL JOURNAL***

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
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MerryBeth Sylvester, Editor

**DEADLINE FOR COPY**

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

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

**SUBSCRIPTION**

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

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### COURT CALENDAR

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

# 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 online at bcba-pa.org/cle-events/

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, June 4, 2024** **"Anatomy of a Title Commitment"**
Presenter: Robert Austin King, Esquire

## NEW LEGAL NOTICES

## LEGAL NOTICES

**NOTICE**

The Pesker Family Revocable Living Trust Dated January 23, 2020, as amended NOTICE is hereby given that the settlors of the trust referred to above have died and, pursuant to its terms, the trust will be distributed. All persons indebted to the trust are requested to make payment, and those having claims to present shall do so without delay to the Successor Trustee:

Cynthia Almendarez
c/o 2002 McMinn St.
Aliquippa, PA 15001
Craig E. Wynn, Atty.
Herskovitz and Wynn, P.C.
By: Craig E. Wynn, Esquire

apr. 27, may 4, 11

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Trust Estate Notice

The Trustee named below gives notice of the death of Richard A. Serafin of Beaver County, Pennsylvania on November 21, 2023. The said Decedent was Trustor of the Richard A. and Frances R. Serafin Living Trust, dated 10-19-1998. The Successor Trustee, Jann M. Christopher, request all persons having claims against the Decedent to make known the same to their attorney in writing and all persons indebted to the Decedent to make payment to them without delay to Jann M. Christopher, Trustee, c/o Anthony R. Fantini, Esq., Fantini Law Firm, P.C., 651 Holiday Drive, Ste 400, 5 Foster Plaza, Pittsburgh, PA 15220.

apr. 27, may 4, 11

NOTICE IS HEREBY GIVEN of the administration of **THE JAMES T. AND MARY A. HERRICK FAMILY IRREVOCABLE TRUST, dated July 31, 2012,** pursuant to 20 Pa.C.S. § 7755(c). **MARY A. HERRICK,** Settlor of the Trust, died on January 24, 2024, late of Center Township, Beaver County, Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to: CHRISTINE M. HERRICK-TRUSTEE, 599 Croton Avenue, Cortlandt Manor, NY 10567
or
Chad F. McMillen, Esq.
McMillen, Urick, Tocci & Jones
2131 Brodhead Road
Aliquippa, PA 15001
Attorney for Trust

apr. 27, may 4, 11

# 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**

WILLARD I. CARTER, late of the Township of Hopewell. Mark I. Carter and Vina E. Antonetti, Co-Executors, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

VICKY L. CASEY, late of Chippewa Township. Amy L. Gilbert, Executrix, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

JANET ANN EMGE, late of Chippewa Township. Barry S. Emge, Administrator, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

CLYDE ROBERT FUNK, late of Daugherty Township. Robert K. Funk, Executor, 279 Stuber Road, New Brighton, PA 15066. David A. Neely, Atty.

WILLIAM DAVID LYTLE, SR., a/k/a WILLIAM D. LYTLE, SR., late of the Township of Chippewa. Mary Catherine Higby, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

LENA R. MARUHNICH, late of the Township of Hopewell. Catherine V. Leone, Executrix, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

FRANCES Q. PEACH, late of Greene Township. Sherry Peach-Walker, Executrix, 154 Autumn Hill Drive, Cranberry Township, PA 16066.

LORRAINE ROBERTS, a/k/a ROBERTA LORRAINE ROBERTS, late of Vanport Township. Kathy S. Roberts, Executrix, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

MILDRED M. ROPPO, late of Economy Borough. John J. Roppo, Executor, 845 Nevin Avenue, Sewickley, PA 15143. Brock A. Meanor, Atty.

KATHLEEN M. TRIESCHOCK, a/k/a KATHLEEN MAE TRIESCHOCK, late of the Township of Independence. Samuel Allen Wood, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

**2nd Publication**

ELEANOR M. BURHENN, late of Chippewa Township. Nanette M. Boggs, Executrix, 115 Janet Street, Beaver Falls, PA 15010. Edgardo D. Santillan, Atty.

TAMMY R. HOFFMAN, late of Rochester Township. Stephen B. Hoffman, Executor, 641 Virginia Avenue Rear, Rochester, PA 15074. Jessica Madden Briggs, Atty.

PAUL LATONE, late of Raccoon Township. Shawn Latone, Executor, 321 Beaver Street, Leetsdale, PA 15056. Joseph R. West, Atty.

ERMA L. MARCELLO, late of the Township of Center. Joseph B. Marcello, III, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JON P. NICOLES, SR., late of Hanover Township. Jon P. Nicoles, Jr., Executor, 1170 State Route 168, Hookstown, PA 15050. Edgardo D. Santillan, Atty.

ALICE GRACE PHILLIS, a/k/a ALICE G. PHILLIS, late of Center Township. John M. Phillis, Executor, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

LOIS M. POLLOCK, late of Baden. Dawn Price, Executrix, 156 Anthony Wayne Terrace, 300 Harmony Road, Baden, PA 15005. Robert Taylor, Atty.

JANETTE S. RUSSELL, a/k/a JEANETTE RUSSELL, late of the Township of North Sewickley. Daniel K. Russell, Executor, c/o Douglass Law Office, P.C., 1220 - 7th Avenue, Suite 2, Beaver Falls, PA 15010. Gregory K. Douglass, Atty.

THEODOROS C. SAMARAS, a/k/a THEODORE SAMARAS, late of the Borough of Monaca. Margarita Samaras, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

SYLVIA A. SAVILISKY, late of Patterson Township. James F. Savilisky, III, Executor, 2735 - 20th Street, Beaver Falls, PA 15010. Ryan C. Long, Atty.

LAWRENCE G. WEYERS, late of Hanover Township. Lorie Weyers, Administratrix, 16 Gretna Road, Washington, PA 15301. James P. Weaver, Jr., Atty.

ROBERTA WHITE-PRENTICE, late of Freedom. Gary L. Prentice, Executor, 95 - 1st Avenue, Beaver Falls, PA 15010. Joseph M. Olimpi, Atty.

**3rd Publication**

CLARA LOUISE CHAYKOWSKY, late of the Borough of Baden. Beverly S. Gaetano, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

FRANCES C. DAVISON, a/k/a FRANCIS C. DAVISON, late of the Township of Rochester. Brad J. Davison, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

PATRICK F. FLAHERTY, JR., a/k/a PATRICK FLAHERTY, JR., late of Economy Borough. Nicolette S. Flaherty, Administratrix, 191 Wallingford Drive, Pittsburgh, PA 15237. John T. Richards, III, Atty.

JOHN THOMAS GORDON, a/k/a J. THOMAS GORDON, late of Ambridge Borough. John T. Antolic, Administrator *Pendente Lite*, 1481 Oakridge Drive, Ambridge, PA 15003. Jessica Madden Briggs, Atty.

WILBUR W. GUY, a/k/a WILBUR WARD GUY, late of Rochester Borough. Gary Guy, Executor, c/o John W. Giltinan, Esquire, 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222. John W. Giltinan, Atty.

UNA FAYE HOSKINSON, late of the Borough of Industry. Marsha Hoskinson, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

GERTRUDE MOTT, a/k/a GERTRUDE L. MOTT, late of the Borough of Hookstown. Bivian L. Moore, Executrix, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

PAUL J. ROWE, late of the Township of Daugherty. Albert M. Rowe, Executor, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

DOMINIC J. RUSSO, late of Baden Borough. Mark J. Russo, Executor, 205 MacNab Drive, Moon Township, PA 15108. Jessica Madden Briggs, Atty.

CHRISTINE A. SHIPLEY, late of Brighton Township. Jason Shipley, Administrator, 1736 Globe Street, East Liverpool, OH 43920. Johanna E. Jones, Atty.

IRENE SMILEY, late of Chippewa Township. Kathy E. McCracken, Executrix, c/o James R. Fenchel, II, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

CARL B. WELLMAN, a/k/a CARL WELLMAN, late of the Township of Rochester. Matthew Fetherston, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, 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

ROMAN CHUBY from Kelly Wilkins, 20059-23

MATTHEW T. GONZALES from Hannah E. Gonzales, 20345-22

### DIVORCE DOCKET

LINDSEY MORGAN EXLEY vs Jesse James Zalewski, 20119-24-Pro Se

BRIAN KRAWCHYK vs Daniela Krawchyk, 20120-24G.R. Fedeles

DAVID VALENT vs Jamie Valent, 20121-24-J.M. Spratt

VALERIE BROOKE COMPTON, nka vs Eric Samuel Compton, 20123-24-Pro Se

CHRIS FERRAGONIO vs Michelle Ferragonio, 20124-24-Pro Se

WILLIAM G. MEYER vs Abby L. Trimmer, 20125-24-Self

### APPEARANCE DOCKET

ANTHONY REDA vs Amanda Reda, 10531-24-Custody/Visitation-S.L. Steele

MEGAN MCCORKLE vs Cody Wolfgang, 10532-24-Custody/Visitation-S.L. Steele

DISCOVER BANK vs Sara J. Schooley, 10533-24-Debt Collection-M.W. Pomy

JPMORGAN CHASE BANK NA. ASSN. vs Thomas E. Hodder al, 10534-24-Mortgage Foreclosure-A. Hunsberger

ROCKET MTG. al vs Christina L. Dupree, 10535-24-Mortgage Foreclosure-C. Treglia

BARCLAYS BANK DELAWARE vs Patricia Porter, 10536-24-Civil Appeals-Self

NICHOLAS WISOR vs Abigail C. Wisor, 10537-24-Custody/Visitation-S.M. Marak

TD BANK USA vs Cynthia L. Dusi, 10538-24-Civil Appeals-Self

PNC BANK NA. ASSN. vs Sapphire LLAB Inc. al, 10539-24-Ejectment-M.L. Pierro

MARK BONAPARTE al vs Sheena Spells Nolan al, 10540-24-Other-K.M. Kochosky

DAVID E. FEKOVICH vs Transp. Manag. Serv. Inc. al, 10541-24-Motor Vehicle-C.R. McHenry

BANK OF AMERICA vs Joshua E. Blake, 10542-24-Debt Collection-J.M. Flink

MARISSA HUPP vs Jeremy Hupp, 10543-24-Other-J.F. Donahue

BANK OF NEW YORK MELLON TR. CO. al vs Paula D. Yurkovich, 10544-24-Mortgage Foreclosure-K.B. Schweiger

PNC BANK NA. ASSN. vs Carol Bauer, 10545-24-Debt Collection-K.R. Armstrong

DISCOVER BANK vs Charles H. Moore, 10546-24-Debt Collection-K.R. Armstrong

DISCOVER BANK vs Case Armsey, 10547-24-Debt Collection-K.R. Armstrong

PNC BANK NA. ASSN. vs Michelle A. Provenzo, 10548-24-Debt Collection-K.R. Armstrong

BROCK MULLINS vs Three River Marine and RV Center, 10549-24-Buyer Plaintiff-J.D. Quinn

US BANK NA. ASSN. vs Duane A. Patterson, 10550-24-Debt Collection-K.R. Armstrong

WBL SPO I vs John Palavros al, 10551-24-Mortgage Foreclosure-E.L. Slaby

BIANCA MARTINEZ vs Body Beautiful Laser Medi Spa al, 10552-24-Other-J.A. Traficante

DISCOVER BANK vs Dan Johnson, 10553-24-Debt Collection-J.A. Traficante

DISCOVER BANK vs Joanne M. Kropf, 10554-24-Debt Collection-J.E. Strand

BANK OF AMERICA vs Jessica L. Manganello, 10555-24-Debt Collection-J.M. Flink

BANK OF AMERICA vs Marshonda L. Henderson, 10556-24-Debt Collection-J.M. Flink

SPRING OAKS CAP. SPV vs Dona Barish, 10557-24-Debt Collection-Self

VAN BUREN HOMES INC. vs Patty Bour al, 10558-24-Landlord/Tenant Dispute-L.C. Sadecky

IPFS CORP. vs RJ Rhodes Transit Inc., 10559-24-Debt Collection-W.R. Murphy, III

TOBY DYKE vs Jasmine Glenn, 10560-24-Custody/Visitation-J.M. Spratt

JEROME S. VILLAO vs Cheryl Villao, 10561-24-Custody/Visitation-J.N. Demas

KELSEY GRECO vs Bradlee Humble, 10562-24-Custody/Visitation-S.R. Hurst

WINTER GLYCIUS HUSTA, 10563-24-Other-Self

JOSE W. AVELAR ESPINOZA al vs Reyna A. Ayala Flores al, 10564-23-Custody/Visitation-S.C. Tamburrto

ANA DELIA DE ROMERO LOPEZ al vs Ernesto Pereida Vijil al, 10565-24-Custody/Visitation-S.C. Tamburro
LEE TERRELL vs Com. of PA, Dept. of Transp., 10566-24-Civil Appeals-Self
THOMAS J. BRAHLER vs Tax Claim Bureau of B.C. al, 10567-24-Other-S.E. Morrison
TAX CLAIM BUREAU OF B.C., 10568-24-Other-Law Dept.
CALEB MANCINI vs Antoinette Lombardo, 10569-24-Other-P.J. Pietrandrea
GIANNI FLORO vs Christopher Furis, 10570-24-Other-K.R. McMillen
TERI DALEY vs Penn St. Found. Serv., 10571-24-Other-J.B. Campese
AMERICAN EXPRESS NA. BANK vs Robert Galino al, 10572-24-Debt Collection-J.W. Felzer
TROY CAP. vs Keith Hohman, 10573-24-Debt Collection-D.H. Tsarouhis
TROY CAP. vs Jessica Feaster, 10574-24-Debt Collection-D.H. Tsarouhis
CAVALRY SPV I vs Michael Wise, 10575-24-Debt Collection-D.J. Apothaker
CAVALRY SPV I vs Lillian Johnston, 10576-24-Debt Collection-D.J. Apothaker
VALERIE L. SEMKIW vs Brandon H. Guiliani al, 10577-24-Custody/Visitation-R.J. Colaizzi
TODD ALEXANDER vs Cap. One Bank USA al, 10578-24-Intentional-S.L. Weaver
MARY ROSE TRAUTMAN vs Dorothy Trautman al, 10579-24-Landlord/Tenant Dispute-Self
ASHLYN BROOKE D'BIAGIO, 10580-24-Other-M. Schmierer
VELOCITY INVEST. vs Shacqueal Craft, 10581-24-Debt Collection-D.H. Tsarouhis
TROY CAP. vs Bernard Vincavage, 10582-24-Debt Collection-D.H. Tsarouhis
CARRINGTON MTG. SERV. vs Matthew J. Efaw al, 10583-24-Mortgage Foreclosure-M.J. Shavel
TROY CAP. vs Lauren Colussi, 10584-24-Debt Collection-D.H. Tsarouhis
DISCOVER BANK vs Jasmine N. Bell, 10585-24-Debt Collection-K.R. Armstrong
AMERICAN EXPRESS NA. BANK al vs Rebecca Hetzell al, 10586-24-Debt Collection-K.R. Armstrong
JPMORGAN CHASE BANK vs Kristina Scott, 10587-24-Debt Collection-S.P. Stevens
COM. OF PA, DEPT. OF TRANSP. vs Dylan Steven Redmond, 10588-24-Civil Appeals-K.C. Blakley
SYLVIA BROOKS vs Marvia A. Hill al, 10589-24-Premises Liability-G.C. Apessos
KEELEE DEFELICE vs Michael DeFelice, 10590-24-Custody/Visitation-Pro Se
AUDREY CLARK vs Allegheny Co. Airport Auth. al, 10591-24-Other-J.E. Jones
CIARA TRIMMER, 10592-24-Other-Self
LVNV FUNDING vs Bruce M. Searight, 10593-24-Debt Collection-R.L. Baroska
ALLEGION ACCESS TECH. vs Achitechtural Glazing Systems Inc. al, 10594-24-Debt Collection-D.A. Wechsler
SHARON L. VINCI al vs Progressive Corp., 10595-24-Other-Self

**PROTECTION FROM ABUSE PETITIONS**

CHRIS BOULDING vs Dave Valent, 70106-24
SHANNON GILLIAM WATKINS vs Martin Gray Watkins Jr., 70107-24
AMANDA LYNNE FARAGO vs Joshua Andrew Helicke, 70108-24
JENNIFER L. HALL vs Samuel Zakutney, 70109-24
SARA ELIZABETH TSCHUDI vs Kevin James Tschudi, 70110-24
ALISA NICOLE THOMPSON vs Hassahn S. Thompson, 70111-24
JOSHUA SCOTT MEY vs Kaitie Morgan, 70112-24
JOHN RICHARD HUBER JR. vs Charlien Mowrey, 70113-24
TINA MARIA IORFIDO MILLER al vs James J. Miller II, 70115-24
MARISSA MORGAN KLINESMITH vs Garrett Kenneth Kimmell, 70116-24

**DEEDS**

C.S. BLANDA to B.D. Marriott, Hope. Twp. $1,459.99
NVR INC. to P.R. Fischer al, Center Twp. $4,304.65
D.W. SYLVESTRE to R.D. Scott al, No. Sew. Twp. $2,750
D.W. CLEAVER al to Restore with MD, Chip. Twp. $1,000
P.A. KENNY to D. White, Ohioville $500
B.S. FERRALLI al to M.A. Brunton al, Industry $1,750
A.A. SICKLER to T. York al, No. Sew. Twp. $3,990
R.J. BALL al to A.E. Costanza al, Roch. $1,350
S.A. WINTER to A. Werner, Economy $1,450
W.B. PETERSON al to J.E. Duesenberry al, No. Sew. Twp. $1,250

A. SCHROEDER al to N. Weisenstein al, Indep. Twp. $3,650
P.J. DEANGELIS al to R. Kastle, Amb. $1,299
L.P. ALAKSIN JR. al to D.A. Berk al, Big Beaver
C.J. BUCKLEY al to C.J. Buckley, Daugh. Twp.
T.L. SHIDEMANTLE al to N.S. Catalano al, Frank. Twp. $2,200
SECR. OF HUD to D.S. Shaffer, Roch. Twp. $1,120
S.L. DINSMORE al to B. Maitland, Monaca $880
TURN-KEY PROP. HOLDINGS al to R. Thomas, Aliq. $1,250
D.P. HARTIGAN al to M. Kimmel al, B.F. $500
D&D WAREHOUSING al to Bil-1030 Penn, Monaca $3,250
C.C. MCGRATH al to R.D. Harley, Brigh. Twp. $355
R. MEADOWS al to J.A. Snyder, Monaca $1,090
G. LESTER JR. al to F. Bynum, N.B. $790
L.S. DEAN al to J. Haskins, Roch. $1,199
J.T. STEHLE al to C.B. Pentland al, Hope. Twp. $3,500
THE FIRST PRESBY CHURCH to Bengal Haven Prop., Monaca $679
K. MARTIN to J.R. Watson al, B.F. $1,050
SCENIC HILL BAPTIST CHAPEL INC. to America First Enter., Frank. Twp. $24,510
L.R. BERARDELLI al to E.F. Adames, Brigh. Twp. $4,150
R.L. KIES al to B.G. Davis al, Ohioville $3,000
E.A. PALLADINI al to Prime Prop. USA-PA2, Baden $725
S. DOAK to J.R. George al, Greene Twp. $1,100
M. DENEEN al to R. Wilson al, Monaca $2,240
J.A. TAGG to J.A. Tagg al, Daugh. Twp.
J. MARKOVICH al to J.E. Markovich al, Hope. Twp.
K.R. WALTERS to D.P. Powell al, Economy $4,200
M.D. MCCULLOUGH al to J.M. McCullough al, Center Twp.
P. ASHTIANI to P.I. Ashtiani al, Potter Twp.
H.O. SMITH to 400 Legacy Lane Rlty., Chip. Twp. $1,550
E.E. BURNS to R.J. Burns III al, Economy
M.E. TONKOVICH al to T.E. Lyle, Midland $30
J.E. CUMBERLEDGE to J.L. Armstrong, White Twp. $750
J.M. JAMES to P.M. Hilliard al, Monaca $1,866
SAFE IRA PROP. al to BC Prop., B.F. $4,800
L.J. ERZEN to Groundbreaking Invest., Baden $4,400
C.V. SHANK al to C.V. Shank, Ohioville
M.E. DLUGOS al to M.S. Deneen al, Brigh. Twp. $3,450
HM LAND al to Maronda Homes, Center Twp. $800
B.C. HOUSE BUYERS al to P. Sullivan, Ohioville $2,350
G. TAYLOR al to E. Alcantaracaba al, Aliq. $2,500
BOLOGNA PROP. al to A.M. Jordan al, Aliq. $1,000
H.R. BEGLEY to Heckler Holdings, Roch. $50
E.J. KELLER al to F.M. Ciamelle al, Hope. Twp. $1,849
L.M. MORROW al to T.M.M. Gehringer al, Hope. Twp. $1,700
THE BANK OF N.Y. MELLON al to Roser Group, Hope. Twp. $853.13
E. BELL to C.R. Brooks, Indep. Twp. $800
J.E. DEMARIA to M.C. Wild al, Pat. Twp. $2,600
FOXLANE HOMES AT THE LANDINGS to P.J. Decoursey III al, Economy $7,833.57
JOHNSON AND SON PROP. to K. Frederick al, Aliq. $390.50
R. STANTON al to M.J. Stanton al, New Sew. Twp.
K.I. BONANNO to D.A. Bonanno, Hanover Twp.
C.S. HROMIKA to N.P. Hromika, Daugh. Twp.
DUNKIN ENTER. al to A. Lockhart al, Amb. $1,780
K.L.H. PEGLOW al to J.D. Welsh al, Rac. Twp. $200
K.M. PENTLAND al to J.J.V. Gonzalez al, Hope. Twp. $1,650
B. MARION to T.N. Jasmin al, Industry $3,050
CASCADE FUNDING MTG. TRUST HB3 al to D.M. Gunter al, Brigh. Twp. $1,350
OLD STONE COTTAGE GROUP al to R. Szczesny al, Daugh. Twp. $2,850
K.A. LAWRENCE al to T.M. Tomb, Darl. Twp. $1,500
C.L. FOSTER al to F.J. Paz, Freedom $330
M.J. MOYE al to C.T. Gearhart, No. Sew. Twp. $2,000
S. MILLER al to K. Gorgas al, Marion Twp. $630
M. GUZAN al to M. Guzan, Economy
E.W. KING to D. Strutt al, Frank. Twp. $900
G. LAFFERTY to F.A. Bisceglia III, Economy $428.40
K. KEELER al to S.W. Flanary II, Hope. Twp. $2,750
L. MAIOLO to Woodcroft Rentals, Harmony Twp. $1,160

**MORTGAGES**

B.D. MARRIOTT to Tidewater Mtg. Serv. Inc., Hope. Twp. $143,354
D.M. WARD to West-Aircomm FCU, B.F. $30,000
G.J. ROBERTS al to West-Aircomm FCU, Beaver $200,000
P.R. FISCHER al to NVR Mtg. Fin. Inc., Center Twp. $302,598
R.D. SCOTT al to American Fin. Mtg. Corp., No. Sew. Twp. $220,000
WADDINGTON REHAB CNTR. al to 1st Summit Bank, N.B. $1,600,000
M.A. BRUNTON al to Huntington Na. Bank, Industry $140,000
A. YORK al to Sail Mtg. Corp., No. Sew. Twp. $379,050
A.E. COSTANZA al to Sail Mtg. Corp., Roch. $132,554
A. WERNER to Lending Heights, Economy $140,650
S.E. DUESENBERRY al to Rocket Mtg., No. Sew. Twp. $55,000
J.L. EIMILLER al to Citizens Bank, Brigh. Twp. $100,000
J. REHLL to Secr. of HUD, Ellwood City $4,120.55
S.D. BROTHERS al to Secr. of HUD, Roch. Twp. $3,379.50
M. WEISENSTEIN al to Bay Equity, Indep. Twp. $292,000
R.T. HAZLETT to West-Aircomm FCU, Ohioville $20,800
D.J. HEWITT al to Brentwood Bank, Amb. $78,000
R. KASTLE to United Wholesale Mtg., Amb. $126,003
N.S. CATALANO al to United Wholesale Mtg., Frank. Twp. $222,222
D.S. SHAFFER to Movement Mtg., Roch. Twp. $106,400
A. NOLFI to Keybank, Economy $88,000
R. THOMAS to Citizens Bank, Aliq. $118,750
M. MCDONALD JR. to Farmers B&S Bank, Hope. Twp. $25,000
D.K. BUCAN to Farmers B&S Bank, Rac. Twp. $386,000
D. POWELL to Velocity Comm. Cap., Amb. $93,750
BIL-1030 PENN al to D&D Warehousing, Monaca $175,000
J.A. SNYDER to Howard Hanna Mtg. Serv., Monaca $103,500
J.A. SNYDER to PA Housing Fin. Agency, Monaca $5,450
F. BYNUM to Howard Hanna Mtg. Serv., N.B. $75,050
F. BYNUM to PA Housing Fin. Agency, N.B. $3,950
E.I. MILLER al to Howard Hanna Mtg. Serv., Hope. Twp. $208,000
B.L. ROBINSON to Secr. of HUD, Freedom $15,113
J.R. AGUDIO al to PNC Bank, B.F. $75,000
K.K. HOHMANN al to First Na. Bank of PA, Center Twp. $582,250
S.W. ORR to Northwest Bank, Economy $25,900
J. HASKINS to Rocket Mtg., Roch. $117,727
K.M. PENTLAND al to USAA FSB, Hope. Twp. $280,000
BENGAL HAVEN PROP. al to Spring Garden Lending Group, Monaca $118,000
J.R. WATSON al to United Wholesale Mtg., B.F. $101,850
E.F. ADAMES to Nationwide Mtg. Bankers Inc., Brigh. Twp. $415,000
J.S. DEFOGGI JR. to USA, Daugh. Twp. $7,188.39
S.E. BRUMMITT al to Rocket Mtg., Ohioville $285,000
N.M. GALLIK al to United Wholesale Mtg., Greene Twp. $108,007
R.D. FAIR to Huntington Na. Bank, Pat. Twp. $60,000
R. WILSON al to Rocket Mtg., Monaca $212,800
J.S. POWELL al to Holland Mtg. Advisors, Economy $399,000
J.L. ARMSTRONG al to First Comm. Mtg. Inc., White Twp. $75,757
H. WESTWOOD al to PNC Bank, Monaca $181,002
BC PROP. I to M. Howsare, B.F. $175,000
V.A. NOVAK al to West-Aircomm FCU, Baden $225,000
R. TETRICK to New Alliance FCU, Amb. $14,000
M.S. DENEEN al to Rocket Mtg., Brigh. Twp. $276,000
P. SULLIVAN to Princeton Fin., Ohioville $157,500
E. ALCANTARACABA al to Mtg. Electr. Reg. Systems, Aliq. $255,375
C.A. HUNTER to Citizens Bank, N.B. $25,000
BYZANTINE INC. to Brentwood Bank, Frank. Twp. $2,720,000
M.J. RICHARDSON JR. al to Mutual of Omaha Mtg. Inc., Aliq. $80,000
F.M. CIAMELLE al to Mtg. Electr. Reg. Systems, Hope. Twp. $181,550
T.M.M. GEHRINGER al to Howard Hanna Mtg. Serv., Hope. Twp. $164,900
T. DAVIDSON al to PA Housing Fin. Agency, Hope. Twp. $8,500
R.W. LIBERTY to First Na. Bank of PA, Chip. Twp. $150,000
E. TERRY to Secr. of HUD, Amb. $3,096.90
T. PETTI al to Wesbanco Bank Inc., So. Beaver Twp. $1,000,000
MONACA LOFTS al to Co. of Beaver, Monaca $550,000
H. PRINCE al to Secr. of HUD, Rac. Twp. $57,231.01
V.A. SPEERS JR. to Clearview FCU, Hope. Twp. $25,000

G.W. DISHLER al to Clearview FCU, Daugh. Twp. $20,000
M.C. CORLESS al to Clearview FCU, Chip. Twp. $100,000
R.A. BALMER al to Clearview FCU, White Twp. $50,000
M.C. WILD al to Rocket Mtg., Pat. Twp. $185,000
J. REED al to Clearview FCU, Hope. Twp. $50,000
M.M. BARCHESKI al to American Fin. Network Inc., Center Twp. $179,080
A.T. BRANTLEY al to Clearview FCU, Harmony Twp. $50,000
S. PERCIAVALLE al to Clearview FCU, Harmony Twp. $75,000
E.W. KASHIWSKY al to Clearview FCU, Hope. Twp. $50,000
J.J. ROSS JR. al to Secr. of HUD, Monaca $13,895.71
K.M. CHILDS to Clearview FCU, Monaca $32,000
K.C. CLARKE al to PNC Bank, Hanover Twp. $100,000
F. CEKORIC TRUST al to Rocket Mtg., Brigh. Twp. $175,000
A. LOCKHART al to SWBC Mtg. Corp., Amb. $174,775
D. LOCKHART al to PA Housing Fin. Agency, Amb. $8,900
K.L. CREESE al to Clearview FCU, Economy $50,000
NABC PROP. al to Nextier Bank, Chip. Twp. $4,352,000
M. FORRESTER al to Secr. of HUD, Ohioville $5,325.98
J.S. VARGO al to Huntington Na. Bank, Economy $145,000
G.A. HOJDILA al to Huntington Na. Bank, Rac. Twp. $250,000
K.M. SZCZYPINSKI al to Washington Fin. Bank, Brigh. Twp. $300,000
J.J.V. GONZALEZ al to Mtg. Electr. Reg. Systems, Hope. Twp. $161,782
T.N. JASMIN al to Rocket Mtg., Industry $311,557
R. SZCZESNY al to Liberty FCU, Daugh. Twp. $228,000
T.M. TOMB to Rocket Mtg., Darl. Twp. $145,500
C.T. GEARHART to Liberty FCU, No. Sew. Twp. $202,020
D. VILLALTA to Mtg. Electr. Reg. Systems, Pat. Heights $46,000
H.M. SACCO al to Wesbanco Bank Inc., New Sew. Twp. $125,000
F.L. REISKER al to Secr. of HUD, Rac. Twp. $8,513.26
S.W. FLANARY II to Movement Mtg., Hope. Twp. $275,000
A.J. OLIASTRO al to Citizens Bank, Center Twp. $290,000

**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 JUNE 5, 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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff vs. AUDREY WALTERS, Defendant.

Execution No: 2023-11130
Amount: $36,332.78
PATRICK J. WESNER, ESQUIRE

All that certain piece, parcel or lot of land situate in the 1st Ward of the Borough of New Brighton, County of Beaver and Commonwealth of Pennsylvania.

PARCEL NO. 39-006-0216

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1470 Third Avenue, New Brighton, PA 15066.

Title to said premises is vested in Richard L. Walters (passed away on July 13, 2022) and Audrey Walters, his wife, by deed from Doris M. Lakatos, widow, dated 4/10/1968 and recorded on 4/10/1968, by the Beaver County Recorder of Deeds Office, in Book 935 and Page 381.

Parcel No: 39-006-0216
Market Value:
Location of Property: 1470 Third Avenue, New Brighton, PA 15066.

No. 2

CITIMORTGAGE, INC., Plaintiff vs. LINDA L. MCCARRIHER, Defendant.

Execution No: 2023-11402
Amount: $61,847.11
MATTHEW C. FALLINGS, ESQUIRE

All that certain or parcel of land situate in the Borough of Baden, County of Beaver and Commonwealth of Pennsylvania, being Lot "A" in the subdivision of Lots 4, 5, 6 and 7 in the Baden Farms Plat of Lots, recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 5, Pages 12 and 13, and being more fully bounded and described as follows, to-wit:

BEGINNING at a point formed by the intersection of the Eastern side of State Street and the line dividing Lots "A" and "B", said subdivision; thence along the Eastern side of State Street, North 10 degrees 13' 30" West, for a distance of 54 feet to a point on the Northern side of Lot "A", thence along the Northern side of Lot "A", North 79 degrees 46' 30" East, for a distance of 135 feet to a point on the Eastern side of Lot "A"; thence along the Eastern side of Lot "A", South 10 degrees 13' 30" East, for a distance of 54 feet to a point on the line dividing Lots "A" and "B"; thence along the last mentioned dividing line, South 79 degrees 46' 30" West for a distance of 135 feet to a point at the place of beginning.

Having erected a dwelling known and designated as 260 State Street, Baden, PA being the same premises which Richard D. McCarriher and Linda L. McCarriher, husband and wife, by Deed dated June 27, 2005, and recorded June 29, 2005, in the Office of the Recorder of Deeds in and for the County of Beaver, Pennsylvania, as Instrument No. 3243556, granted and conveyed unto Richard D. McCarriher and Linda L. McCarriher, husband and wife, in fee.

Premises being: 260 State Street, Baden, PA 15005.

Parcel No. 13-007-0120.000

BEING the same premises which RICHARD D. MCCARRIHER AND LINDA L. MCCARRIHER, HUSBAND AND WIFE, by Deed dated June 27, 2005 and recorded in the Office of Recorder of Deeds of Beaver County on June 29, 2005 and Book/Page or Instrument #3243556 granted and conveyed unto RICHARD D. MCCARRIHER AND LINDA L. MCCARRIHER, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS. RICHARD D. MCCARRIHER departed this life on 08/30/2021.

Parcel No: 13-007-0120.000
Market Value:
Location of Property: 260 State Street, Baden, PA 15005.

No. 3

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. DAVID BUCKLEY a/k/a DAVID W. BUCKLEY and CONNIE J. BUCKLEY, Defendant.

Execution No: 11274-2023
Amount: $67,210.46
CHELSEA A. NIXON, ESQUIRE

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

Being known as 312 Russell Drive, New Brighton, Pennsylvania 15066.

Title is vested in David Buckley a/k/a David W. Buckley and Connie J. Buckley by deed from DAVID BUCKLEY dated June 14, 2019 and recorded June 19, 2019 in Instrument Number 3593736.

Parcel No: 59-003-0610.000
Market Value: $178,840.00
Location of Property: 312 Russell Drive, New Brighton, Pennsylvania 15066.

No. 4

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2, Plaintiff vsv. KAREN L. DUNLAP, Defendant.

Execution No: 2023-11641
Amount: $47,655.03
NICOLE RIZZO, ESQUIRE

ALL that certain lot of land lying and being situate in the Fourth Ward of the Borough of New Brighton, County of Beaver and Commonwealth of Pennsylvania.

Book 1199 Page 78

Parcel No: 42-002-0932.000
Market Value: $63,400.00
Location of Property: 536 13th Ave., New Brighton, PA 15066.

No. 5

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff vs. BEVERLY A. BAKER, Defendant.

Execution No: 2024-10131
Amount: $174,659.13
NICOLE RIZZO, ESQUIRE

ALL that certain parcel or lot of land situate in Hanover Township, Beaver County, Pennsylvania.

Parcel No: 630160116000
Market Value: $393,900.00
Location of Property: 1629 State Route 30, Hookstown, PA 15050.

GIVEN UNDER MY HAND AND SEAL
THIS 12TH DAY OF APRIL 2024

TONY GUY, SHERIFF

apr. 27, may 4, 11

No. 6

GARRETT M. BENDER & GINA R. BENDER, Plaintiff vs. NICOLAS BRATICH, Defendant.

Execution No: 2024-10130
Amount: $49,100.00
NICOLE RIZZO, ESQUIRE

ALL that certain lot or piece of ground situate in the Township of Hanover, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 63-202-0126.008
Market Value: $207,300.00
Location of Property: 114 Blueberry Drive, Aliquippa, PA 15001.

No. 7

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA, Plaintiff vs. CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF THAD N. COLLINS A/K/A THAD NOLAN COLLINS, JR., DECEASED, Defendant.

Execution No: 10207-2024
Amount: $39,815.89
GREGORY JAVARDIAN, ESQUIRE

ALL THOSE CERTAIN pieces, parcels or lots of land situate in the Township of Rochester, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 56 and all of Lot No. 55 in the North Rochester Improvement Company Plan of Lots.

Parcel No: 76-007-0210.000
Market Value: $101,300.00
Location of Property: 612 California Avenue, Rochester, PA 15074.

No. 8

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JEFFREY A. GEORGE and SHEA M. GEORGE, Defendant.

Execution No: 11128-2023
Amount: $31,204.53
LOIS M. VITTI, ESQUIRE

Twp. of Pulaski, Cty. of Beaver, Cmwlth. of Pennsylvania, HET a d/w/g located at 3812 41st Avenue, New Brighton, PA 15066. Parcel #74-002-0412.001.

Parcel No: 74-002-0412.001
Market Value: $111,000.00
Location of Property: 3812 41st Avenue, New Brighton, PA 15066.

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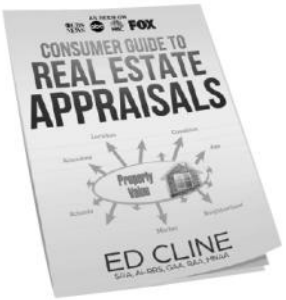


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