Beaver County Legal Journal

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

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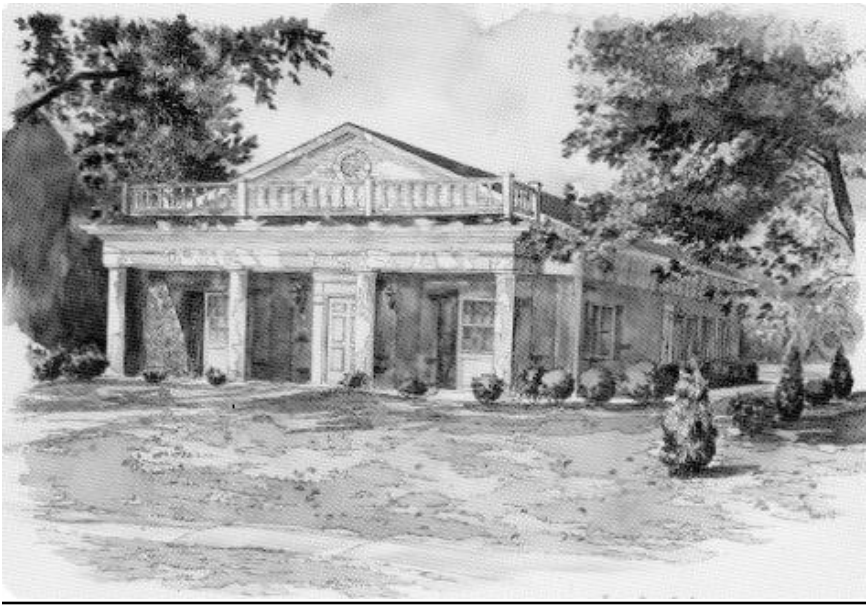

Established March 25, 1939

BEAVER COUNTY BAR ASSOCIATION

788 Turnpike Street, Beaver, Pennsylvania 15009

BEAVER COUNTY LEGAL JOURNAL

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
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MerryBeth Sylvester, Editor

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COURT CALENDAR

Civil & Criminal Trial Week, Jury Trial Only . . . . . July 8
Praecipe for Argument Court, Last Day for Filing . . . . . July 9
Audit List . . . . . July 11
Accounts, Last Day for Filing . . . . . July 12
PFA . . . . . July 12

NOTICES TO THE BAR

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

IN RE:
License Appeal Hearings
August 15, 2024

ADMINISTRATIVE ORDER
(License Appeal Schedule Change)

MANCINI, P.J. JUNE 25, 2024

AND NOW, to-wit this 25th day of June, 2024, IT IS HEREBY ORDERED that the License Suspension Appeal Hearings which are currently scheduled for Thursday August 15, 2024, are hereby re-scheduled and shall be held on **Thursday, August 29, 2024 at 9:30 a.m. in Courtroom No. 1.**

BY THE COURT,
Richard Mancini, P.J.

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

NOTICE
TRACEY ANTOLINE-PATTON
REGISTER OF WILLS AND CLERK OF THE ORPHANS' COURT

The following Executors, Administrators, Guardians, and Trustees, as the case may be, have filed their Accounts and Statements of Proposed Distribution in the office of the Register of Wills and Clerk of the Orphans' Court Division of the Court of Common Pleas of Beaver County, Pennsylvania.

All parties interested are hereby notified that the same will be presented to the Orphans' Court Division of the Court of Common Pleas of Beaver County, Pennsylvania, on ***JULY 11, 2024*** **in JUDGE'S CHAMBERS** for confirmation and Audit of said Accounts, scheduling of hearing on written objections to accounts (which must be filed before the date of Audit) and ordering Distribution of the balance ascertained to be in the hands of the Accountant.

Judge's Chambers

ESTATE	ACCOUNTANT	ATTORNEY
Margaret Jean Castellan Trust	Donna G. Hummer & Dale S. Hummer, Trustees	Robert J. Campbell
Jacob E. Diehl	Karen Horstman	Ashley M. Elias
Virginia Dewar	Amanda M. Szymoniak	Steven Kocherzat
Muriel Frieler Rozmus	Rebecca J. Frieler	Steven Kocherzat
Gloria M. Glad	Kimberly A. Lagatta	Philip D. Luciano,v II
Jerome DeSantis Trust Under Will fbo Joslyn DeSantis	Donald DeSantis & Jennifer Harmanos, Trustees	Mario Santilli, Jr.
Jerome DeSantis Trust Under Will fbo Jason W. DeSantis	Donald DeSantis & Jennifer Harmanos, Trustees	Mario Santilli, Jr.
Mary Ann Knight a/k/a	David Charles Knight	Alfred L. Steff, Jr.

june 29, july 6

NEW LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA
IN RE:
ESTATE OF CATHERINE L. GIRTING, DECEASED.
ORPHANS COURT DIVISION
No.: 646-2024

CITATION

AND NOW, this 6th day of June, 2024, a Petition to Establish Title to Real Estate having been presented to the Court it is hereby Ordered, Adjudged and Decreed that a Citation is issued on all interested parties to show cause why title to the real estate located at **280 Elm Street, Beaver, Pennsylvania 15009,** Tax Parcel Number **16-004-1917.000,** should not be hereinafter vested in Keith Girting, Jr. free of all decedent's debts not then liens of record.

The Citation is returnable on the 30th day of July, 2024.

A hearing on this matter is scheduled for the 30th day of July, 2024, at 11:30 o'clock A.M. in Courtroom No. 8 of the Beaver County Courthouse, 810 Third Street, Beaver, PA 15009.

CLERK OF ORPHANS COURT:
Tracey Antoline-Patton
july 6, 13, 20

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA
In the Matter of Petition for Change of Name of Amber M. Turner o/b/o Caliber Rae Anne Billings
No: 2024-10959

Notice is hereby given that on June 25, 2024, the petition of Caliber Rae Anne Billings was filed in the above named Court, requesting an order to change the name of Amber M. Turner o/b/o Caliber Rae Anne Billings to Caliber Rae Anne Bowan.

The Court has fixed August 1, 2024, at 10:30 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.

By the Court:
James J. Ross, Judge

july 6

NOTICE TO DEFEND
IN THE COURT OF COMMON PLEAS OF
BEAVER COUNTY, PENNSYLVANIA
CIVIL DIVISION
NEW HOMESTEAD DEVELOPMENT
COMPANY, Plaintiff,
vs.
AMPM PROPERTIES, LLC, Defendant.
Civil Case No. 2024-10685
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 Complaint and Notice are served upon you, 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 for any other 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 A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of the
Beaver County Bar Association
788 Turnpike Street Beaver, PA 15009
Telephone Number: (724) 728-4888

july 6

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

DONALD DOWLIN, a/k/a DONALD J. DOWLIN III, late of Ohioville Borough. Delon M. Dowlin, Executor, 116 Highland Drive, Industry, PA 15052. Collin R. McHenry, Atty.

WILLIAM HOWARD FRITOCK, a/k/a WILLIAM FRITOCK, late of Center Township. Douglas H. Fritock, Administrator, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

JOHN R. HENDRICKS, a/k/a JOHN HENDRICKS, late of the Borough of Economy. Lorraine Mitchell, Executrix, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

HARRY W. KIRCHNER, a/k/a HARRY KIRCHNER, a/k/a HARRY WILLIAM KIRCHNER, late of the Borough of Monaca. Sara Stone, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

JAY JOSEPH KLIR, late of New Sewickley Township. David Klir, Executor, 222 Steel School Road, Freedom, PA 15042. Charles B. Hadad, Atty.

TODD F. PALKOVICH, late of Brighton Township. Kristin Marie Crispell, Executrix, c/o Porter Wright Morris & Arthur LLP, Six PPG Place, Third Floor, Pittsburgh, PA 15222. Nicolas J. Sasso, Atty.

CLARENCE JAMES ROMBOLD, a/k/a JAMES CLARENCE ROMBOLD, a/k/a JAMES ROMBOLD, late of the Township of North Sewickley. James Rombold, Jr., Executor, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

BETTY I. SMITH, late of Ohioville Borough. Linda Shriver, Executrix, c/o Tiffany E. York, Esquire, P.O. Box 177, Beaver, PA 15009. Tiffany E. York, Atty.

DENNIS M. STEWART, late of Ambridge Borough. Danielle M. Stewart, Executrix, c/o Tiffany E. York, Esquire, P.O. Box 177, Beaver, PA 15009. Tiffany E. York, Atty.

VINCENT TAMMARO, late of Franklin Township. James J. Tammaro, Administrator, 920 Sunset Boulevard, Ellwood City, PA 16117. Gregory S. Fox, Atty.

2nd Publication

JOSEPH WILLIAM BAUER, a/k/a JOSEPH W. BAUER, late of Marion Township. Cecelia Bauer, Administratrix, 326 Pine Run Road, Fombell, PA 16123. Justin Ellis, Atty.

GLENDA W. CRESS, late of Economy Borough. Caleb G. Cress, Administrator, 63 Merriman Road, Ambridge, PA 15003. David J. Lozier, Atty.

THOMAS R. DWYER, late of Franklin Township. Tracy L. Dwyer, Executor, 807 Soap Run Road, Fombell, PA 16123. Shannon L. Steele, Atty.

DENNIS HACKER, a/k/a DENNIS F. HACKER, a/k/a DENNIS FREDRICK HACKER, late of the Township of Darlington. Tracie Kio, Administrator, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

JOAN ELLEN IVANCHAN, a/k/a JOAN E. IVANCHAN, late of the Township of Hopewell. Kirk Ivanchan, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

MARYANN LINDNER, late of Darlington Township. Kathleen A. Lindner, Executrix, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

NICHOLAS MARUHNICH, JR., a/k/a NICK MARUHNICH, JR., late of the Township of Hopewell. Mark E. Maruhnich, Edward Maruhnich, and Isabel Maruhnich, Co-Executors, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

BETTY L. MCKINNIS, late of Beaver Falls. Richard O. McKinnis, Executor, 120 Valley Road, West Sunbury, PA 16061. Edward Leymarie, Jr., Atty.

DENNIS MELNICK, late of Economy Borough. Charles S. Melnick, Executor, c/o Robert J. Taylor, Esquire, 337 Merchant Street, Ambridge, PA 15003. Robert J. Taylor, Atty.

RAYMOND S. POLAND, late of Hanover Township. Barry S. Poland, Executor, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

FLORENCE K. ROBINSON, a/k/a FLORENCE ROBINSON, late of the Borough of Baden. Paul E. Robinson and Charlotte A. Robinson, Co-Executors, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

FRANK F. ROSS, late of Aliquippa. Ruth M. Ross, Administratrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

FRANK J. ROSS, late of Freedom. Ruth M. Ross, Executrix, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

MARK HOWARD RUSSELL, a/k/a MARK H. RUSSELL, late of the Borough of Big Beaver. Courtney Russell Hedrick, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

HERBERT FERDINAND SCHLENTNER, a/k/a HERBERT F. SCHLENTNER, late of Economy Borough. Eric T. Schlentner, Executor, 4549 Rex Lake Drive, New Franklin, OH 44319. Jessica Madden Briggs, Atty.

BARBARA TUNNO, a/k/a BARBARA JEAN TUNNO, a/k/a BARBARA J. TUNNO, late of South Beaver Township. Sherry Bruce, Executrix, c/o Allen Andrascik, Esquire, 2777 Darlington Road, Beaver Falls, PA 15010. Allen Andrascik, Atty.

BONITA K. WILLSON, a/k/a BONITA KAY WILLSON, a/k/a BONITA M. WILLSON, a/k/a BONITA K. WILSON late of the Township of North Sewickley. Amy Lynn Sciarro, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

BETTY SUE YOUNG, late of the Township of Patterson. Judith D. McCready, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

3rd Publication

GARY LEE ANDERSON, a/k/a GARY L. ANDERSON, late of Raccoon Township. Kathleen Gustafson, Executrix, 4014 Englewood Drive, Aliquippa, PA 15001. Stephanie Thomas Kramer, Atty.

JOHN NEWTON BEATTY, late of the Township of Patterson. Donna Musgrave and Thomas Joseph Beatty, Co-Administrators, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Chad R. Parks, Atty.

TAMMY L. BRICKER, late of North Sewickley Township. Dustin Bricker, Executor, 322 Thompson Run Road, Ellwood City, PA 16117. Gene G. Dimeo, Atty.

JOSEPH W. CAMPANA, a/k/a JOSEPH CAMPANA, late of Baden Borough. Clint B. Campana, Executor, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

LAWRENCE D. HANLON, a/k/a LAWRENCE DAVID HANLON, late of the Township of Hanover. Michael L. Hanlon, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

MYRNA S. HANNA, a/k/a MYRNA SPINDLER HANNA, late of New Sewickley Township. David A. Hanna, Executor, c/o Michael K. Parrish, Esquire, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143. Michael K. Parrish, Atty.

ROY HOFFMAN, a/k/a ROY D. HOFFMAN, late of Conway Borough. Kelly Hoffman, Executor, 220 Marshall Road A17, Monaca, PA 15061. Michael C. Bonner, Atty.

STEVE MASLEK, a/k/a STEVEN MASLEK, a/k/a STEVE M. MASLEK, a/k/a STEVEN MICHAEL MASLEK, a/k/a STEVE MICHAEL MASLEK, a/k/a STEVEN M. MASLEK, late of New Sewickley Township. Michael S. Sisk, Executor, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

STELLA MRAOVICH, late of the City of Aliquippa. JoAnn D. Semovoski, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

PATRICIA ANN TONY, late of Center Township. Brian D. Tony, Executor, 420 Pine Valley Drive, Bridgeville, PA 15057. Mark V. Aletto, Atty.

JACQUELINE H. TRELLA, late of Monaca Borough. Connie F. Perino, Executrix, 1073 Meadowbrook Drive, Canonsburg, PA 15317. Dorothy A. Milovac, Atty.

DEMETRIOS VASILATOS, late of Ohioville Borough. Steve S. Vasilatos and Deni J. Vasilatos, Co-Administrators, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

ALBERT E. WADE, late of Big Beaver Borough. Shelly Lynn Pander, Executrix, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

GERALD L. WHITMIRE, late of Ambridge Borough. Nancy K. Rodgers, Executrix, 113 Breeze Lane, Butler, PA 16001. Robert J. Taylor, 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

DANIEL P. LAY vs Jamie W. Gould, 20176-24-D.C. O'Neil

KIMBERLY S. HOSTETTER vs Sherman E. Hostetter, 20177-24-T.F. Dukovich

KEITH W. OTTO vs Katherine M. Otto, 20178-24-Pro Se

BONET YOSTSAMANTHA vs Daniel Bonet, 20179-24-Pro Se

VICTOR WRIGHT vs Eunice Gaiton Wright, 20180-24-Pro Se

CYNTHIA A. LOOMIS vs Jose Luis Calderon Hernandez, 20181-24-J.C. Peters, Jr.

APPEARANCE DOCKET

ACC. INVENTORY MANAG. vs Roro Rasel, 10874-24-Debt Collection-D.H. Tsarouhis

TAX CLAIM BUREAU OF B.C., 10875-24-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 10876-24-Other-Law Dept.

TAX CLAIM BUREAU OF B.C., 10877-24-Other-Law Dept.

WESBANCO BANK INC. vs Robert G. Cacellierre al, 10878-24-Mortgage Foreclosure-J.R. Lalama

CARRIE REDDEN vs Nancy Andrews, 10879-24-Motor Vehicle-W.M. Chiurazzi

CITIBANK vs Ashley F. Callaway, 10880-24-Debt Collection-S.P. Stevens

JPMORGAN CHASE BANK vs Eliza M. Abel, 10881-24-Debt Collection-J.E. Goodchild

PA HOUSING FIN. AGENCY vs Justin Eller, 10882-24-Mortgage Foreclosure-L.M. Vitti
HOUSING AUTH. OF B.C. vs Ava Dillie, 10883-24-Landlord/Tenant Dispute-Self
ACC. INVENTORY MANAG. vs Samantha Shaffer, 10884-24-Debt Collection-D.H. Tsarouhis
KAREN BOZZA vs Rite Aid Pharmacy, 10885-24-Other-K.R. McMillen
BRIAN A. RAMSEY vs William Schoupe, Warden al, 10886-24-Other-Self
CKS PRIME INVEST. vs Leslie K. Nettles, 10887-24-Debt Collection-D.H. Tsarouhis
ACC. INVENTORY MANAG. vs Suzanne Milbert, 10888-24-Debt Collection-D.H. Tsarouhis
FIRST NA. BANK OF PA vs Philip N. Males al, 10889-24-Mortgage Foreclosure-D.W. Raphael
CITIBANK vs Mary K. Futato, 10890-24-Debt Collection-P.J. Klemm
CITIBANK vs Carol L. Bevivino, 10891-24-Debt Collection-M. Lipinski
CKS PRIME INVEST. vs Jamie L. Thomas, 10892-24-Debt Collection-D.H. Tsarouhis
TD BANK USA vs Tracy S. Mahmoud, 10893-24-Civil Appeals-Self
GOLDENROD MEADOWS HOMEOWNERS ASSN. vs Great Living al, 10894-24-Declaratory Judgment-M.A. Melodini/R.D. Rojas
BYRIBJEN GONZALEZ RODIGUEZ, 10895-24-Other-R.L. Manilla
ELIDIA MANZO vs Kevin A. Barron, 10896-24-Custody/Visitation-B. Petricca
CALICO INC. vs Lincoln Park Perf. Arts Charter School, 10897-24-Civil Appeals-A.A. Torrence
US BANK NA. ASSN. al vs Crystal Perrone, known heir al, 10898-24-Mortgage Foreclosure-M.C. Fallings

PROTECTION FROM ABUSE PETITIONS

ASA C. SICELOFF vs Jesse L. Sirko, 70189-24
JESSE L. SIRKO vs Asa C. Siceloff, 70190-24
ALEXANDRIA A. PALMER, obho vs Elliot J. Palmer, 70191-24
RONALD R. EISEL vs Christopher C. Bergman, 70192-24
CHERIE LYNN DUNCAN vs William James Powell, 70193-24
VALERIE MARIE FULLUM vs Sean Dewitt Carmon Dejer al, 75005-24
JULIE EILER vs Dominic Lazaro, 75006-24

DEEDS

N.W. NEIL al to R.R.R. Rivera, Aliq. $150
P. THOMPSON al to Thompson Trust al, Beaver
J.A. DEFELICE to S.M. Bollinger al, B.F. $700
M. DOMINICK al to L. Yin al, Hope. Twp. $4,100
J.J. MARTIN al to M.S. Kastrounis, Chip. Twp. $2,950
L.L. MARTIN al to E. Lyon al, Hope. Twp. $1,759
FAITH EVANG. LUTH. CHURCH to Nicolina's Wishes Charitable Found., Center Twp. $3,850
J.V. PARILLI al to F.M. Johnson, Roch. Twp. $35
J. BOZIGAR al to R. Grieco, Harmony Twp.
W.S. OSLICK al to J.E. Bufalini al, Rac. Twp. $8,300
K-2 DEVEL. INC. to Revere Prop., Hope. Twp. $1,170
L.M. ABBOTT al to N.P. Abbott al, Roch. Twp.
S.L. BECK al to L.M. Valentine al, Indep. Twp. $4,250
K. HOLBY al to R.C. Rivers al, No. Sew. Twp. $424
G. TATASEO al to N. Vignolini al, Frank. Twp. $400
M.W. LEWIS al to M.W. Lewis al, Hope. Twp.
C.W. CRAFT to R.D. Nichol al, Roch. $5
S. MCCOY al to S. McCoy, New Sew. Twp.
S. KERR ESTATE al to C.R. Downing al, Baden $1,500
M.G. TRELLA al to L. Sninsky al, Center Twp. $4,150
TURN-KEY PROP. HOLDINGS al to C.M. Forren al, Aliq. $1,370
K.S. MILANOWSKI al to T.C. Miliauckas al, Chip. Twp. $3,300
CASTLEROCK 2023 to S. Leise al, Midland $220
N. MONTGOMERY to K.A. Mestrinelli, Amb. $1,835
J.D. SPIGNESI al to T.H. Davis al, Harmony Twp. $2,220
D.M. DUFF al to Duff Trust al, Chip. Twp.
C.J. FICHTER to J.M. Leo, New Sew. Twp. $1,583
N. DEFERRARI al to N.L. Deferrari, Aliq.
A.J. GREEN to A.J. Alam al, Aliq. $750
C. HENRY al to C. Henry, B.F.
P.J. PREZZIA al to C.P. Prezzia al, Hanover Twp. $5,160
D. SINGER al to L. Anderson, Rac. Twp. $2,200
S. LEECH al to R.M. Fudurich al, Center Twp. $2,400
K. CONNER to D. Jones al, Hope. Twp. $1,912.79
J. ROSS to P.M. Madonna, So. Heights

J.R. HORNE al to D.A. Braymer II al, Brigh. Twp. $4,025
R. RAMANNA JR. to R. Ramanna Jr. al, Brigh. Twp.
A. EDMONDSON al to WLGJ LLC, Amb. $610
J.G. MURPHY to Determined Cap., Chip. Twp. $3,100
C. DAY to OHM Holdings, N.B. $900
S.J. MECHE al to American Intern. Rel. Sol., New Sew. Twp. $6,309.50
AMERICAN INTERN. REL. SOL. to A.D. Angelucci al, New Sew. Twp. $6,309.50
M.E. BLAHO al to G.B. Kati al, Harmony Twp.
RETTOP DEVEL. CORP. to Maxxco Custom Homes II, Potter Twp. $1,150
BETJ PROP. al to G. Portka, So. Beaver Twp. $2,850
P.M. MCGUIRE al to I. Bennett, Rac. Twp. $3,409
CANDLELIGHT RLTY. DEVEL. to Local Homes for Sale, Baden $400
S.B. CHAPMAN al to C. Bracken, Roch. $1,599
W.A. MCKEE ESTATE al to Ascent Land, B.F. $450
N. LESEIKO al to N. Leseiko, Hope. Twp.
J.R. ZAHNER al to Aliq. Econ. Devel. Corp., Aliq. $1,250
M.L. MOJTA al to M.L. Mojta al, Hanover Twp.
M. BAYCURA to G. Gantumur al, N.B. $1,827.50
S. CAUDILL al to K. Stevenson, B.F. $14
S.L. KERR to J.S. Kerr, Hanover Twp.
L. FEDELL al to T. Nardilli al, Hope. Twp. $1,670
P.A. EMERICK al to B. Brooks al, Marion Twp. $625
M.L. WILSON TRUST al to J. Karolewski, Pat. Twp. $3,400
J.R. MILLER al to N.I.J. Paz al, Amb. $550
M. VURDELJA al to C.L. Kent, Aliq. $980
J.F. LESJACK al to T.G. Pfeiffer al, Economy $4,800
J.M. MILLER al to E. Miller, Daugh. Twp. $1,940
D.B. HOFFMAN al to S. Sipe al, Chip. Twp. $2,950
N. BOOTS to A.L. Douglass, Frank. Twp. $2,100
J.A. PETERS al to C.A. Krall al, Brigh. Twp. $4,120
E. ROSSITER al to V. Martinez, N.B. $1,150
T.G. LINTZ al to T.A. Miller, Monaca $1,010
J.F. FABANICH al to J.F. Fabanich al, Daugh. Twp.
M.C. MCCAHILL ESTATE al to Primos Cuts, Amb. $320
M.J. LACKOVICH al to A. Lackovich-Vangorp al, Hope. Twp.
J.P.O. PINON TRUST al to Cartus Fin. Corp., Chip. Twp. $2,500
E.T. WHITEHILL al to P.J. Whitehill, Hanover Twp. $170
M. ALCORN al to M. Alcorn, Pul. Twp.
C.R. PATTERSON JR. al to RAC Closing Serv., Chip. Twp. $3,950
RAC CLOSING SERV. to R.J. Diehl al, Chip. Twp. $3,950
THE MONEY SOURCE INC. al to Little Venice, New Sew. Twp. $1,500
R.J. BOTINOVCH to T. Bonomo al, B.F. $430
E. VOJNOVICH al to D.C. Vojnovich al, So. Beaver Twp.
J. EATON to J. Eaton, Indep. Twp.
J. EATON to C. Eaton al, Indep. twp.
C.D. NARDONE al to W.T. Muns al, So. Beaver Twp. $2,550
J.M. SAHENE to M. Swoger, Pat. Twp. $2,359
F.J. TRAUD al to Traud Trust al, Hanover Twp.
WAGGONER TRUST al to R.J. Petroff, New Sew. Twp. $495
S. DELP al to Beaver Falls CDC, B.F. $499
D.M. HORM al to D.M. Horm, Ohioville
H.C. BECK al to BETJ Prop., Amb. $2,100
D. MANCHI al to Divot Acq. al, Greene Twp. $15.62
J.D. CRAPPIO al to N. Gratteri al, Ohioville $1,550
J.L. BUSH to Mech Sec. Serv., Amb. $850
ZOKAITES PROP. al to NVR Inc., Center Twp. $819.55
N.T. LE to V.H. Ho al, Vanport Twp. $1,500
R.T. WAKEFIELD al to R.T. Wakefield al, Beaver
R.M. LEMON to A.S. Dallas, Harmony Twp. $1,500
S.M. PALONIS al to C.D. Eaton al, Hope. Twp. $110
A.L. REVELANT al to R.M. Enzwiler al, Economy $1,990
A. UNIS III to C.D. Eaton al, Hope. Twp. $50
J.J. GARNER al to J.J. Garner, Rac. Twp.
J.R. STOVER al to N.L. Stover, Brigh. Twp.
A. CAMPANA to A. Campana al, Aliq.
K.A. WOLBERT al to B. Robinson, Economy $4,850
R.C. LOUTHAN to R.C. Louthan al, Chip. Twp.
L. MAGNOTTA JR. al to L. Magnotta Jr. al, Center Twp.
B.A. MAGNOTTA al to L. Magnotta Jr. al, Center Twp.
P. GUTHRIE to P.R. Guthrie al, Aliq.
R. GOULD al to A.R. Gould, Amb.
FOXLANE HOMES AT THE LANDINGS to P.J. Gursahaney al, Economy $6,842.84
R. ZIOMEK al to J. Lincoln al, Aliq. $1,000

R.C. STARKEY al to C. Searfoss al, Brigh. Twp. $2,050
D.F. SHORT JR. al to A.N. Losco, Hope. Twp. $2,850
P.S. MITCHELL al to J. Pearson al, Economy $2,150
H.J. MCKEOUGH to G. McKeough, No. Sew. Twp.
T.A. GINGERY al to C.M. Tislaretz al, Harmony Twp. $1,500
S.J. MAYER al to S.M. Mayer, So. Beaver Twp.
N.A. MORELLI al to K. Loya al, Pat. Twp. $2,050
D.M. LITZAU al to R.S. Klaiber al, New Sew. Twp. $15,510
DRB GROUP MID-ATLANTIC to G.A. Myers, Brigh. Twp. $4,749.90

MORTGAGES

B.R. WILSON al to PNC Bank, Center Twp. $25,000
N.J. BIER al to Secr. of HUD, Conway $2,938.95
Y. LIKI al to Union Sav. Bank, Hope. Twp. $389,500
M.S. KASTROUNIS to GB14 Prop. Fund, Chip. Twp. $280,250
K. TOMB al to Fed. Mtg. Corp., Hope. Twp. $140,720
M.L. KUTZKO to Huntington Na. Bank, Hope. Twp. $38,000
J.W. MALLOY JR. to Huntington Na. Bank, Rac. Twp. $50,000
NICOLINAS WISHES CHARIT. FOUND. al to Jopa Devel., Center Twp. $287,813.48
M.H. BUFALINI al to Guaranteed Rate Affinity, Rac. Twp. $705,500
V.E. KANE to Clearview FCU, Monaca $60,000
P.A. MAIER al to Farmers B&S Bank, Roch. Twp. $10,000
D.M. HRYCKOWIAN al to Dollar Bank, New Sew. Twp. $10,000
J.C. STROTHER al to West-Aircomm FCU, Monaca $30,000
A.E. VANAMAN al to PNC Bank, Indep. Twp. $417,302
M.L. GEFFEL al to Mutual of Omaha Mtg. Inc., Economy $100,000
BRODHEAD MINI STORAGE to Enterprise Bank, Center Twp. $1,100,000
JOE HALL INVEST. to Enterprise Bank, Center Twp. $1,100,000
D.C. MILLER JR. al to Loandepot.com, Center Twp. $228,937
S. MCCOY al to Rocket Mtg., New Sew. Twp. $146,772
C.R. DOWNING al to Holland Mtg. Advisors, Baden $151,515
S.M. BOLLINGER to United Wholesale Mtg., B.F. $70,707
C.L. RICE to PNC Bank, Economy $50,000
C.M. FORREN al to Wesbanco Bank Inc., Aliq. $137,000
D. MACAULAY al to Nationstar Mtg., Monaca $128,800
S. BAKER MISER al to Lakeview Loan Serv., Hanover Twp. $211,131
K.A. MESTRINELLI to PNC Bank, Amb. $146,800
L. SNINSKY al to Loan Store Inc., Center Twp. $240,000
B.C. ASSN. FOR THE BLIND to First Na. Bank of PA, Conway $150,000
K.J. KAZOR al to Plaza Home Mtg. Inc., Harmony Twp. $214,590
R. NUZZO al to Huntington Na. Bank, No. Sew. Twp. $37,100
ALERICA LLC to Nextier Bank, Aliq. $750,000
A.C. ZIMMERMAN al to Secr. of HUD, Pat. Twp. $8,349.62
S.A. CAVANAUGH al to Secr. of HUD, Hope. Twp. $5,184.39
J.R. DEMPSEY al to PNC Bank, Economy $135,000
M. JONES al to Guild Mtg. Co., Hope. Twp. $185,540
D. JONES al to PA Housing Fin. Agency, Hope. Twp. $9,563
N.P. DOMENICK al to A&S FCU, Economy $30,000
D.A. BRAYMER II al to Rocket Mtg., Brigh. Twp. $382,375
A.D. ANGELUCCI al to Howard Hanna Mtg. Serv., New Sew. Twp. $302,500
C.F. ZEIGLER to Friendly FCU, Center Twp. $67,833.46
E.M. DUCHENE to West-Aircomm FCU, Roch. Twp. $65,000
Z.R. DUGAN to New Alliance FCU, Harmony Twp. $20,000
J.R. KOTULA al to New Alliance FCU, Baden $35,000
B.R. LOHNES al to New Alliance FCU, Harmony Twp. $200,000
I. BENNETT to Garden State Home Loans Inc., Rac. Twp. $306,810
C. BRACKEN to Union Home Mtg. Corp., Roch. $155,103
J. GIOVENGO al to Mid-Continent Funding Inc., Aliq. $115,200
L.A. MULL to Wesbanco Bank Inc., Pat. Heights $40,000
K. YURIK to Citizens Bank, New Galilee $25,000
G. GANTULGA al to Stockton Mtg. Corp., N.B. $164,475
M.M. BONOMO al to BVFCU, B.F. $45,000
E.L. HODGE to BVFCU, Roch. Twp. $20,000

T.J. CRUSAN al to BVFCU, No. Sew. Twp. $25,000
T. NARDILLI al to Rocket Mtg., Hope. Twp. $158,650
P.B. GRAESER al to Huntington Na. Bank, Chip. Twp. $200,000
J. KAROLEWSKI to Premier Bank, Pat. Twp. $215,000
C. KENT to Union Home Mtg. Corp., Aliq. $95,060
A. MARTIN to Mtg. Electr. Reg. Systems, B.F. $107,855
E. MILLER to Wesbanco Bank Inc., Daugh. Twp. $190,486
S. SIPE al to Bay Equity, Chip. Twp. $289,656
A.L. DOUGLASS to American Airlines FCU, Frank. Twp. $168,000
C.A. KRALL al to Guaranteed Rate Inc., Brigh. Twp. $391,400
V. MARTINEZ to Liberty FCU, N.B. $97,750
R.B. GOSSARD to Secr. of HUD, Chip. Twp. $32,619.88
S.L. JACOBS-HALL al to Clearview FCU, Hope. Twp. $50,000
R.A. BROWN to Dollar Bank, Economy $50,000
R.D. MAIER al to Dollar Bank, Center Twp. $78,000
C.P. VANNOY al to United Wholesale Mtg., Chip. Twp. $355,500
LITTLE VENICE to Equity Trust Co., New Sew. Twp. $210,000
N. BLEACHER al to Huntington Na. Bank, No. Sew. Twp. $126,300
W.T. MUNS al to Howard Hanna Mtg. Serv., So. Beaver Twp. $175,000
M. SWOGER to PA Equity Res. Inc., Pat. Twp. $238,282
BETJ PROP. to Omega FCU, Amb. $168,000
S. BIANCULLI al to R-S Bellco FCU, N.B. $35,276.15
K. MILROY to West-Aircomm FCU, Beaver $50,000
N. GRATTERI al to Victorian Fin., Ohioville $152,192
B.D. MECHLING al to Armco Cr. Un., Amb. $68,000
P. BAUER al to Rocket Mtg., Center Twp. $321,000
A.S. DALLAS to Wesbanco Bank Inc., Harmony Twp. $120,000
R.M. ENZWILER al to United Wholesale Mtg., Economy $193,030
J.M. WOODS al to PNC Bank, Brigh. Twp. $47,000
H.M. KELLEHER al to Cardinal Fin. Co. Ltd. Ptnrship., Ohioville $138,380
B. ROBINSON to Movement Mtg., Economy $460,750
EICHHORN ENTER. al to Infirst Bank, Baden $260,000
EICHHORN ENTER. al to Infirst Bank, Baden $260,000
EICHHORN ENTER. al to Infirst Bank, Baden $260,000
EICHHORN ENTER. al to Infirst Bank, Baden $260,000
M. RUSSELL to Secr. of HUD, N.B. $7,776.23
PRIME RE HOLDINGS to Dollar Bank, So. Heights $86,250
C.L. KOHLER al to Secr. of HUD, Hope. Twp. $9,331.05
A.R. GOULD to Dollar Bank, Amb. $76,844
A.R. GOULD to Neighborhood Housing Serv. of Greater Berks Inc., Amb. $15,500
J. LINCOLN al to Stockton Mtg. Corp., Aliq. $75,000
C. SEARFOSS al to Guild Mtg. Co., Brigh. Twp. $183,692
A.N. LOSCO to Dollar Bank, Hope. Twp. $250,000
L.R. PALOMBO al to Dollar Bank, Aliq. $220,000
Z.D. SNYDER to Movement Mtg., Harmony Twp. $252,200
C.L. MABIN to Mtg. Electr. Reg. Systems, Economy $193,833
T.D. KANE al to Rocket Mtg., Harmony Twp. $120,000
S.M. MAYER al to Farmers B&S Bank, So. Beaver Twp. $194,000
A.M. ADAM to Farmers B&S Bank, Hope. Twp. $150,000
K. LOYA al to Fairway Indep. Mtg. Corp., Pat. Twp. $196,288
R.S. KLAIBER al to Somerset Trust Co., New Sew. Twp. $1,240,800
G.A. MYERS to Princeton Fin., Brigh. Twp. $379,992
D. CASHAW al to Velocity Comm. Cap., Aliq. $75,000

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

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

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

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

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

No. 1

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff vs. MARYKIM ANN MURTHA, Defendant.

Execution No: 2022-11044
Amount: $268,938.01
CHRISTINE L. GRAHAM, ESQUIRE

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

Being known as 373 Cherokee Drive, Beaver Falls, Pennsylvania 15010.

Title is vested in Marykim Ann Murtha by deed from JASON JEFFREY SPROULL, SINGLE dated October 29, 2021 and recorded November 8, 2021 in Instrument Number 3648786.

Parcel No: 57-049-0116.030
Market Value: $252,280.00
Location of Property: 373 Cherokee Drive, Beaver Falls, Pennsylvania 15010.

No. 2

CASCADE FUNDING MORTGAGE TRUST HB4, Plaintiff vs. CURTIS SIMS PETTIS, JR., IN HIS CAPACITY AS HEIR OF JUANITA PETTIS; JONATHAN TERRELL PETTIS, IN HIS CAPACITY AS HEIR OF JUANITA PETTIS; LYDIA JOELL PETTIS, IN HER CAPACITY AS HEIR OF JUANITA PETTIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUANITA PETTIS; L'TESHA PETTIS, IN HER CAPACITY AS HEIR OF SIMEON DUPREE PETTIS, DECEASED HEIR OF JUANITA PETTIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SIMEON DUPREE PETTIS; J.P., A MINOR, IN HIS CAPACITY AS HEIR OF SIMEON DUPREE PETTIS, DECEASED HEIR OF JUANITA PETTIS; M.P., A MINOR, IN HIS CAPACITY AS HEIR OF SIMEON DUPREE PETTIS, DECEASED HEIR OF JUANITA PETTIS, Defendant.

Execution No: 2021-11589
Amount: $146,697.38
NICOLE RIZZO, ESQUIRE

All that certain piece, parcel or tract of land situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 65-001-0506.002
Market Value: $110,200.00
Location of Property: 609 Monaca Road, Aliquippa, PA 15001.

No. 3

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. BOYANNE HART, Defendant.

Execution No: 11051-2023
Amount: $50,860.66
CHRISTINE L. GRAHAM, ESQUIRE

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

Being known as 906 Roosevelt Avenue f/k/a 241 Roosevelt Avenue, Aliquippa, Pennsylvania 15001.

Title is vested in Boyanne Hart by Deed from Charles L. Miller and Gail A. Miller, Husband and Wife dated February 24, 2006 and recorded February 28, 2006 in Instrument Number 3263592.

Parcel No: 08-044-1705.000
Market Value: $114,920.00
Location of Property: 906 Roosevelt Avenue f/k/a 241 Roosevelt Avenue, Aliquippa, Pennsylvania 15001.

No. 4

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID SAYSON A/K/A DAVID V. SAYSON A/K/A DAVID VINCENT SAYSON, DANTE SAYSON IN HIS CAPACITY AS HEIR OF DAVID SAYSON A/K/A DAVID V. SAYSON A/K/A DAVID VINCENT SAYSON, DOMINIC SAYSON IN HIS CAPACITY AS HEIR OF DAVID SAYSON A/K/A DAVID V. SAYSON A/K/A DAVID VINCENT SAYSON, JODY L. SAYSON AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAVID SAYSON A/K/A DAVID V. SAYSON A/K/A DAVID VINCENT SAYSON, CARISA SAYSON A/K/A CARISA L. SAYSON, Defendant.

Execution No: 2022-11108
Amount: $47,963.40

PERRY RUSSELL, ESQUIRE

Docket Number: 2022-11108
Property to be sold is situated in the Big Beaver Borough, County of Beaver and State of Pennsylvania.
Commonly known as: 2340 Second Avenue, Koppel, PA 16136
Parcel No: 32-003-0226-000 and 32-003-0227-000
Improvements thereon of the residential dwelling or lot (if applicable):

Parcel No: 32-003-0226-000
32-003-0227-000
Market Value: $13,800.00
Location of Property: 2340 Second Avenue, Koppel, PA 16136.

No. 5

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff vs. APRIL D. LILLEY, TESTATRIX OF THE ESTATE OF DAVID W. LILLEY, DECEASED, Defendant.

Execution No: 11620-2023
Amount: $57,056.64

JILL M. FEIN, ESQUIRE

ALL THAT CERTAIN lot, piece, or parcel of land, situate in the Second Ward of the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, having erected thereon a residential dwelling being known and numbered as 340 Brown Street, Rochester, PA 15074, Tax Parcel No. 47-002-1010.000, sold as the property of David W. Lilley, Deceased.

Parcel No: 47-002-1010.000
Market Value: $742,560.00
Location of Property: 340 Brown Street, Rochester, PA 15074.

No. 6

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELLA ALLISON A/K/A DELLA A. ALLISON; RONALD A. ALLISON, IN HIS CAPACITY AS HEIR OF DELLA ALLISON A/K/A DELLA A. ALLISON; LESLIE H. ALLISON, IN HIS CAPACITY AS HEIR OF DELLA ALLISON A/K/A DELLA A. ALLISON; CYNTHIA L. COOK, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF DELLA ALLISON A/K/A DELLA A. ALLISON, Defendant.

Execution No: 2023-11739
Amount: $9,464.47

NICOLE C. RIZZO, ESQUIRE

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

Parcel No: 55-019-0125.000
Market Value: $144,200.00
Location of Property: 314 Pine Street, Beaver, PA 15009.

No. 7

CITIZENS BANK, N.A. S/I/I TO CITIZENS MORTGAGE CORP., Plaintiff vs. SHAWNA M. ALSTON, Defendant.

Execution No: 11524-2023
Amount: $38,249.00

GREGORY JAVARDIAN, ESQUIRE

ALL THAT CERTAIN lot or piece of land situate in the 3rd Ward of the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 48-001-1432.000
Market Value: $65,800.00
Location of Property: 517 Jefferson Street, Rochester, PA 15074.

No. 8

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH G. VULETIC, DECEASED, Defendant.

Execution No: 10610-2022
Amount: $176,185.00
HARRY B. REESE, ESQUIRE
ALL THAT CERTAIN lot of land lying and being situate in the Township of Brighton, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 31 in the Dobbs Plan of Lots as recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 6, pages 78 and 79, inclusive.
Parcel No: 55-001-0405.000
Market Value: $176,900.00
Location of Property: 105 Spring Lane, Beaver, Pennsylvania 15009.

No. 9

MAGERICK, LLC, Plaintiff vs. GLORIA J. TOPOLSKI, KNOWN SURVIVING HEIR OF RICHARD J. TOPOLSKI, DECEASED; RICK L. TOPOLSKI, KNOWN SURVIVING HEIR OF RICHARD J. TOPOLSKI, DECEASED; ANNAMARIE TOPOLSKI, KNOWN SURVIVING HEIR OF RICHARD J. TOPOLSKI, DECEASED; UNKNOWN HEIRS, DEVISSEES AND PERSONAL REPRESENTATIVES OF RICHARD J. TOPOLSKI, DECEASED, Defendant.
Execution No: 10461-2023
Amount: $175,012.00
JENNIE C. SHNAYDER, ESQUIRE
All that certain piece or parcel of land situate in the First Ward of the Borough of Ambridge, (formerly Harmony Township), County of Beaver and Commonwealth of Pennsylvania.
Parcel No: 09-003-0818.000
Market Value: $17,750.00
Location of Property: 325 Elm Road, Ambridge, PA 15003.

No. 10

CITIZENS BANK, N.A., Plaintiff vs. JESSE H. CULLEY and ERIKA CULLEY, Defendant.
Execution No: 10356-2024
Amount: $167,569.69
CHELSEA A NIXON, ESQUIRE
All that certain piece or parcel of ground situate in the Township of Patterson, County of Beaver, and Commonwealth of Pennsylvania.
Being known as 1905 Fox Avenue, Beaver Falls, Pennsylvania 15010.
Title is vested in Erika Culley and Jesse H. Culley, husband and wife, by deed from Tracy Steffen, Single dated June 13, 2023 and recorded July 3, 2023 in Instrument Number 3681263.
Parcel No: 72-001-0302.000
Market Value: $158,100.00
Location of Property: 1905 Fox Avenue, Beaver Falls, Pennsylvania 15010.

No. 11

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE8, Plaintiff vs. SCOTT STOWERS; AMANDA STOWERS, Defendant.
Execution No: 2023-10763
Amount: $83,129.41
NICOLE C. RIZZO, ESQUIRE
All that certain lot or piece of ground situate in the Borough of Baden, County of Beaver and Commonwealth of Pennsylvania.
Parcel No: 13-009-0133.000
Market Value: $104,500.00
Location of Property: 612 Bauman St., Baden, PA 15005.

No. 12

LAKEVIEW LOAN SERVICING, LLC, Plaintiff vs. DAVID C. SMATKO, Defendant.
Execution No: 2024-10184
Amount: $142,992.08
STEPHEN M. HLADIK, ESQUIRE
ALL THAT CERTAIN parcel or tract of land situate in the Township of White, County of Beaver, and Commonwealth of Pennsylvania, being fully described in Deed dated September 11, 2019 and recorded on September 13, 2019 in the Office of the Beaver County Recorder of Deeds as Instrument No. 20193598641.
Parcel No: 78-004-0800-000
Market Value: $133,000.00
Location of Property: 2014 Clayton Road, Beaver Falls, PA 15010.

GIVEN UNDER MY HAND AND SEAL
THIS 21ST DAY OF JUNE 2024

TONY GUY, SHERIFF

july 6, 13, 20

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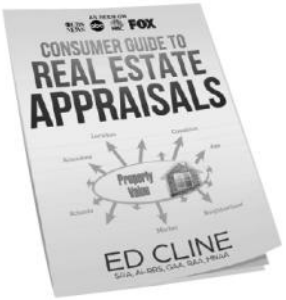

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