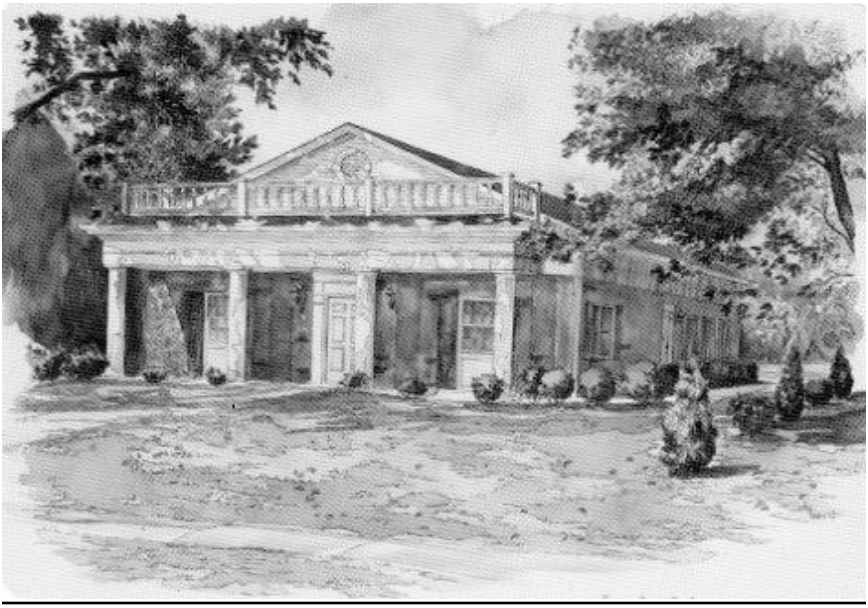
Beaver County Legal Journal

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

Vol. 79 **May 17, 2025** **No. 20**



Established March 25, 1939

BEAVER COUNTY BAR ASSOCIATION

788 Turnpike Street, Beaver, Pennsylvania 15009

BEAVER COUNTY LEGAL JOURNAL

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
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MerryBeth Sylvester, Editor

DEADLINE FOR COPY

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

SUBSCRIPTION

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NOTICES TO THE BAR

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

Thursday, May 29, 2025 — **"Navigating Pennsylvania Parole Violations and Recommitments"**
Presenter: Alan M. Robinson

***Thursday, May 29, 2025** — **"Navigating the System's Resources (for dependence & custody)**
Presenters: Judge Deborah DeCostro
Judge Mitchell Shahen
Tiffany York, Esquire

***THIS CLE WILL BE HELD AT THE BEAVER COUNTY COURTHOUSE JUROR'S LOUNGE from 12:00 p.m. to 1:30 p.m.**

Wednesday, June 11, 2025 — **"What Should I Do? Ethical Dilemmas And the Duty to Report an Impaired Colleague"**
Presenter: Brian S. Quinn, Esquire

Tuesday, August 5, 2025 — **"Cybersecurity for Estate Planning Attorneys"**
Presenter: Julie R. Shank, JD

"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.

None scheduled at this time

NEW LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA
IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
Lydia Elaine Dreher
NO. 10830-2025

ORDER

AND NOW, this 6th day of May, 2025 upon the motion of the petitioner, it is ORDERED and NOTICE is hereby given that a hearing upon the Petition of Lydia Elaine Dreher to change his/her name to Elaine Lydia Dreher is fixed for June 30, 2025, at 11:15 a.m. in Courtroom 6 of the Beaver County Courthouse, Beaver, Pennsylvania, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

may 17

CHANGE OF NAME

In the Court of Common Pleas of Beaver County, Pennsylvania, No. 10831-2025. **In Re: Petition for Name Change of Kathy Malloy to Kathy Elizabeth Malloy n/k/a Kathy Elizabeth Losco.** To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said petition and fixed the 30th day of June, 2025, at 11:00 a.m., as the time and courtroom of the Honorable James J. Ross, Courtroom No. 6, Beaver County Courthouse, Beaver, Pennsylvania, 15009, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Chad F. McMillen, Esquire
Attorney for Petitioner
McMillen, Urick, Tocci & Jones
2131 Brodhead Road
Aliquippa, PA 15001
Phone: 724-375-6683
Fax: 724-375-5099

may 17

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA
IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
PATIENCE CHEYANNE HAMILTON
NO. 10209-2025

ORDER

AND NOW, this 1st day of April, 2025 upon the transfer of the above-captioned petition for change of name from Butler County, Pennsylvania, it is ORDERED and NOTICE is hereby given that a hearing upon the Petition of Patience Cheyanne Hamilton to change her name to Patience Cheyanne Wiemelt is fixed for **Tuesday, May 27, 2025 at 8:45 a.m. in Courtroom No. 2** of the Beaver County Courthouse, Beaver, Pennsylvania, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

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CIVIL ACTION
COURT OF COMMON PLEAS
BEAVER COUNTY, PA
CIVIL ACTION-LAW
NO. 2025-10245
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff
v.
JOHN D. BURNS, IN HIS CAPACITY AS HEIR OF JOANNE M. BURNS; ET AL, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOANNE M. BURNS; Defendant(s), 2409 25TH ST BEAVER FALLS, PA 15010

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BEAVER County, PA docketed to No. 2025-10245, seeking to foreclose the mortgage secured on your property located, 2409 25TH

ST BEAVER FALLS, PA 15010.
NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.
Lawyer Referral Service
Beaver County Bar Association
788 Turnpike Street
Beaver PA, 15009
724-728-4888

Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

may 17

CIVIL ACTION
COURT OF COMMON PLEAS
BEAVER COUNTY, PA
CIVIL ACTION-LAW
NO. 2025-10371
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
FINANCE OF AMERICA REVERSE LLC, Plaintiff
v.
MARY H. GRABLE, IN HER CAPACITY AS HEIR OF FRANCES A. ROSSI; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANCES A. ROSSI Defendant(s), 217 EDGEWOOD ST ALIQUIPPA, PA 15001
COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, FINANCE OF AMERICA REVERSE LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BEAVER County, PA docketed to No. 2025-10371, seeking to foreclose the mortgage secured on your property located, 217 EDGEWOOD ST ALIQUIPPA, PA 15001.
NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

may 17

TO: BRIAN T. CHURILLA
IN RE: HOWARD K. PFLUGH v. BRIAN T. CHURILLA
IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY, PENNSYLVANIA; CASE No. 11898 of 2024

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 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 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.
Lawyer Referral Service of the
Beaver County Bar Association
788 Turnpike Street
Beaver, PA 15009
Telephone Number: 724-728-4888
http://bcba-pa.org/lawyer-referral-service/

Joseph M. Budicak, Esquire
401 Thirteenth Street
New Brighton, PA 15066
Counsel for the Plaintiff
724-847-7299

may 17

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

MARGARET J. ANDREWS, late of the City of Aliquippa. George M. Patterson, II, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jocelyn M. Sudar, Atty.

JOSHUA JAMES ANTOON, late of Aliquippa. Joseph Antoon and Sally Antoon, Co-Administrators, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

JANET R. BERARDUCCI, late of Rochester Borough. Wilbert R. Berarducci, Jr., Executor, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

DOROTHEA R. CODY, late of Ambridge Borough. Michael S. Cody, Executor, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

EDWARD C. HOWARTH, late of Chippewa Township. Edward C. Howarth, II, Administrator, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

ANGELA J. MAKOCZY, late of Chippewa Township. Frank J. Makoczy, Executor, c/o Richard A. Faltenovich, Esquire, P.O. Box 1711, Beaver Falls, PA 15010-6711. Richard A. Faltenovich, Atty.

RONALD S. MILLER, late of Economy Borough. Susan M. Hall, Executrix, 255 Ridge Avenue, Freedom, PA 15042. Brock A. Meanor, Atty.

SHAWN LAMONT PRICE, SR., late of Aliquippa. Shawn Lamont Price, Jr., Administrator, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

SHIRLEY RUSNAK, a/k/a SHIRLEY A. RUSNAK, late of the Borough of Ambridge. Ronald Rusnak, Executor, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

WENDY SHELLHAMMER, a/k/a WENDY S. SHELLHAMMER, late of Beaver Falls. Kaley Zundell, Executrix, c/o Colin Adairr Morgan, Esquire, 954 Greentree Road, Pittsburgh, PA 15220. Colin Adairr Morgan, Atty.

MARJORIE O. SOUTH, a/k/a MARJORIE SOUTH, late of Big Beaver Boro. Daniel R. South, Executor, c/o James J. Loll, Esquire, 1122 Third Street, Beaver, PA 15009. James J. Loll, Atty.

2nd Publication

ETHEL M. COPENHAVER, a/k/a ETHEL MAE COPENHAVER, late of Economy Borough. Glenn D. Copenhaver, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

STELLA ANN DUNCAN, late of Pulaski Township. Donald Duncan, Administrator, 3918 - 40th Street, New Brighton, PA 15066. Joseph M. Spratt, Atty.

CHARLES A. FLOOK, late of New Sewickley Township. Todd Flook, Administrator, 3734 Baytree Street, Pittsburgh, PA 15214. Robert A. Banks, Atty.

BARBARA WEIS HOUSER, a/k/a BARBARA LOUISE HOUSER, a/k/a BARBARA L. HOUSER, a/k/a BARBARA L. WEIS, late of the Township of Hopewell. Bruce Alan Weis, Executor, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

MITCHELL MARKOVICH, late of Hopewell Township. Steven R. Markovich, Executor, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

PAUL D. MAY, late of Enon Valley. Kimberly May, Executrix, 375 McRoberts Road, Enon Valley, PA 16120. Mark May, Atty.

DARLENE E. MORROW, late of Aliquippa. Penny DiNardo, Executrix, 710 Hickory Drive, Aliquippa, PA 15001. Joseph D. Silvaggio, Atty.

RONALD A. PARK, late of Beaver. Linda Blankenship, Executrix, 49870 Berkshire Road, East Liverpool, OH 43920. Joseph Max Lewis, Atty.

JOHN THOMAS ROMANO, a/k/a JOHN T. ROMANO, late of Beaver Falls. Crystal June Presto, Executor, c/o J. Philip Colavincenzo, Esquire, 255 College Avenue, Beaver, PA 15009. J. Philip Colavincenzo, Atty.

3rd Publicatiion

KERRI ANN ARTIM, late of Beaver Boro. Aaron Nicholas Galletta, Executor, 350 - 11th Avenue, Unit 417, San Diego, CA 92101. McKenna Adams, Atty.

MARY BOOHER, a/k/a MARY D. BOOHER, late of the City of Aliquippa. William Francis Booher, Executor, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

SARA LOUISE DAVIS, a/k/a SARA L. DAVIS, late of Monaca Borough. Margaret G. Davis, Administratrix, c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

DONA L. ECKMAN, late of Beaver Falls. Cheryl Winkle, Executrix, 906 Rock Avenue, Beaver Falls, PA 15010. Joseph Max Lewis, Atty.

SANDRA L. FABYANIC, late of Patterson Township. Robert Bryan Fabyanic, Executor, 115 Beaver Street, New Brighton, PA 15066.

GERALDINE GIAMMARIA, late of Ambridge Borough. Ann Tignanelli, Executrix, 809 - 15th Street, Ambridge, PA 15003. Brock A. Meanor, Atty.

CHARLES GLOVER, a/k/a CHARLES GLOVER, SR., late of the Township of Center. Barbara Reddick-Glover, Administrator, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

LINDA L. HALLADAY, late of New Sewickley Township. Kevin A. Halladay, Administrator C.T.A., c/o W. John Rackley, Esquire, 345 Commerce Street, Beaver, PA 15009. W. John Rackley, Atty.

BRETT JOHNSON, late of Hookstown. Amy Johnson, Executrix, 173 Silver Slipper Road, Hookstown, PA 15050. Robert A. Banks, Atty.

NICK CHARLES KRAVITCH, late of Aliquippa. Margo Kravitch, Administratrix, 4148 State Route 151, Aliquippa, PA 15001. Jennifer L. Schiavoni, Atty.

KATHLEEN LINDSEY, late of Conway. Adam T. Rich, Executor, 55 N. School Lane, Souderton, PA 18964.

DOLORES G. POLIDORA, late of Ambridge. Kevin Polidora, Executor, c/o Robert J. Taylor, Esquire, 337 Merchant Street, Ambridge, PA 15003. Robert J. Taylor, Atty.

SHIRLEY C. ROSENBERGER, late of Chippewa Township. Karen Chilton-Fenn and Kimberly C. Tatko, Co-Executrixes, c/o McHenry Law Firm, 650 Corporation Street, Suite 300, Beaver, PA 15009. Collin R. McHenry, Atty.

SYLVIA E. ROZZI, late of the Township of Hopewell. Gene F. Rozzi, Jr., Executor, c/o Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222. R. Douglas DeNardo, Atty.

ROSE E. SCALLY, late of New Brighton. Glynis Tweddell, Executrix, 2523 Seventh Avenue, Beaver Falls, PA 15010.

GEORGE WILLIAM YETSICK, a/k/a GEORGE W. YETSICK, a/k/a GEORGE YETSICK, late of Hanover Township. Michael J. Mocniak, Executor, 163 East Hillsboro Road, Washington, PA 15301.

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

TABITHA SIPES DURHAM from Jasmin Durham, 20278-23

RICHARD JAMES TROUP from Stephanie Troup, 20297-24

ERIC HUPP from Darby Hupp, 20392-23

STUART L. STROUD from Kathleen M. Stroud, 20334-22

WILLIA FRANK ROBINSON JR. from Krysti Lynn Robinson, 20343-24

DIANNA MARTIN from James Martin III, 20153-24

JOHN GRGURICH from Laurie Malecki Grgurich, 20074-24

ASHLEY MCLAUGHLIN from Justin McLaughlin, 20274-24

DIVORCE DOCKET

HENELI IONGI vs Corrie Iongi, 20106-25-Pro Se

JOLYNNE GARZEL vs Brady Garzel, 20107-25-Pro Se

HEATHER KUHLMANN vs Timothy J. Kuhlmann, 20108-25-Self

RAYNITA FUNCHES MITCHELL vs Ronald Mitchell, 20109-25-Pro Se

APPEARANCE DOCKET

MARY ELLEN OBRIEN vs Jimmy Michael Gore, 10699-25-Civil Appeals-Pro Se

SHANICKA ROCHAL FORD vs Dept. of Transp., 10700-25-Civil Appeals-G.V. Benyo, Jr.

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VELOCITY INVEST. vs Michael Neusch, 10713-25-Debt Collection-D.H. Tsarouhis

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VELOCITY INVEST. vs Fernando Martin, 10715-25-Debt Collection-D.H. Tsarouhis

VELOCITY INVEST. vs Deborah Brown, 10716-25-Debt Collection-D.H. Tsarouhis

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VELOCITY INVEST. vs Hubert Kovalesky, 10720-25-Debt Collection-D.H. Tsarouhis

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VELOCITY INVEST. vs Stephen Sprung, 10731-25-Debt Collection-D.H. Tsarouhis

VELOCITY INVEST. vs James Long, 10732-25-Debt Collection-D.H. Tsarouhis

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CAP. ONE vs Jonathan D. Myers Sr., 10742-25-Debt Collection-R.D. Klingensmith

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VELOCITY INVEST. vs Lisa Still, 10753-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Paulette Kisiday, 10754-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Vernon Krepps, 10755-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Josue Talamantez, 10756-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Doreen Moye, 10757-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Lateiya Starr, 10758-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Marva Hauser, 10759-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Scott Adamson, 10760-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Pamela Smith, 10761-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Ryan Kemerer, 10762-25-Debt Collection-D.H. Tsarouhis
PGD II vs Darlene Almond, 10763-25-Landlord/Tenant Dispute-Self
VELOCITY INVEST. vs Brian Osadciw, 10764-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Jerrin Brandon, 10765-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Lindsey Flinn, 10766-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs James Lutz, 10767-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Lynnmarie McCurdy, 10768-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Stephanie Fedorka, 10769-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs William Castillo, 10770-25-Debt Collection-D.H. Tsarouhis
VELOCITY INVEST. vs Arnold Stewart, 10771-25-Debt Collection-D.H. Tsarouhis
HUNTINGTON NA. BANK vs Jesse L. Householder al, 10772-25-Mortgage Foreclosure-M.E. Carleton
RE MICHEL CO. vs Burns HVAC, 10773-25-Debt Collection-D.A. Wechsler
CITIBANK vs Nathaniel Russell, 10774-25-Debt Collection-K. Sullivan
VELOCITY INVEST. vs Alicia McCafferty, 10775-25-Debt Collection-D.H. Tsarouhis
DISCOVER BANK vs Bonnie L. Baker, 10776-25-Debt Collection-M.W. Pomy
DISCOVER BANK vs Dwayne Drewery, 10777-25-Debt Collection-M.W. Pomy
DISCOVER BANK vs Britiny L. Stofen, 10778-25-Debt Collection-M.W. Pomy
VELOCITY INVEST. vs Christine Kifer, 10779-25-Debt Collection-D.H. Tsarouhis
U.S. LIABILITY INSUR. CO. al vs RS SW RH al, 10780-25-Debt Collection-D.A. Wechsler
VELOCITY INVEST. vs Erin Murphy, 10781-25-Debt Collection-D.H. Tsarouhis
JONI L. SMITH vs Donald Michael Cinkan, 10782-25-Custody/Visitation-H.L. Stabile
EMILY BIER vs Dept. of Transp., 10783-25-Civil Appeals-Pro Se
US BANK NA. ASSN. al vs Anita Mankevich, 10784-25-Debt Collection-K.R. Armstrong
FORD MOTOR CR. CO. vs Joseph M. Trocci, 10785-25-Debt Collection-P.L. Klemm
CAVALRY SPV I vs John Ross, 10786-25-Debt Collection-D.J. Apothaker
PENNYMAC LOAN SERV. vs Scott E. Ferry, 10787-25-Mortgage Foreclosure-M.T. McKeever
KIPP KASPEROWSKI vs George Jeskey, 10788-25-Civil Appeals-Pro Se
PA EQUITY RES. INC. vs Artamisha Lisa Serna al, 10789-25-Mortgage Foreclosure-M.T. McKeever
CAVALRY SPV I vs Cam Mobley, 10790-25-Debt Collection-D.J. Apothaker
CAVALRY SPV I vs Kelly Dean, 10791-25-Buyer Plaintiff-D.J. Apothaker
CAVALRY SPV I vs Vaness Hill, 10792-25-Debt Collection-D.J. Apothaker
CAVALRY SPV I vs Matthew Olson, 10793-25-Debt Collection-D.J. Apothaker
JONATHAN ZIER vs GS Install. Serv. Inc. al, 10794-25-Other-C.R. McHenry
ABIGAIL C. DISANZO vs Jeff Foley, 10795-25-Custody/Visitation-S.L. Steele
CAVALRY SPV I vs James B. Bond, 10796-25-Debt Collection-D.J. Apothaker
MATTHEW JAMES VOGT vs Dept. of Transp., 10797-25-Civil Appeals-S. Valsamidis

ROGER EDWARD SMITH vs Dept. of Transp., 10798-25-Civil Appeals-S. Valsamidis

PROTECTION FROM ABUSE PETITIONS

JADYNN ANN MCKENZIE vs Thomas Ray Bowman, 70135-25
REBECCA ANN KNIGHT vs David Ward, 70136-25
AMY LYNN WELLS vs Michael Ricardo Wells Sr., 70139-25
PAIGE M. EAST vs Conor Grace Gillespie, 70140-25
SHELLY LEE BRUTOUT vs Douglass John Brutout, 70141-25
KELSIE ANN RAUSCH vs Draly T. Henley, 70142-25
JENNIFER L. KAZMARSKI vs Scott A. Hadfield, 70143-25
GWENDOLYN B. BAZMORE al vs Xavier Campbell, 75001-25

DEEDS

R.A. WOOD to R.A. Wood al, Chip. Twp.
R.L. CRANMER JR. al to C. Bedillion al, Hope. Twp.
C. AMEEN to C. Ameen al, B.F.
K.I. KEARNS al to M.B. Burdine, Hope. Twp.
K.L. CARR ESTATE al to K.B. Carr Sr., Economy
R.H. MARION to N.R. Marion al, Brigh. Twp.
IN AND OUT HOUSING al to H. Vitek al, Aliq.
T.D. CROYLE al to T.D. Croyle al, Center Twp.
ARC TMMONPA001 to RCG-Monaca PM, Center Twp.
D.A. BARRACCHINI al to G.A. Luketic al, Beaver
AIMY ENTER. LTD. al to G. Claassen-Little al, Amb.
R.E. COLEMAN al to K. Kinger, B.F.
C.M. LILLY ESTATE al to J. Wuenschell al, Economy
T.M. KOCH al to R.L. Turner, New Sew. Twp.
P.K. KALENAK ESTATE al to P.J. Kalenak, So. Beaver Twp.
D. DOOLEY al to Dooley Trust al, Chip. Twp.
D. CREWS ESTATE al to R.T. Simon Jr., Marion Twp.
Y. NIE al to R.L. Dimatteo-Gould al, Midland
L.R. GRUBER to L.R. Gruber al, Frank. Twp.
R.W. POWERS al to Frye 2206, Roch.
J. CARL to C. Hiner, B.F.
T.D. AURIN to T.D. Aurin al, Center Twp.
D. STUDEN-PAVLOVICH al to G. Mosura, Ohioville
M.D. LOGAN to D. Gray al, Brigh. Twp.
R.S. WANNINGER al to W. Oehmler, Daugh. Twp.
L.A. MYERS TRUST al to Homison Trust al, No. Sew. Twp.
K.J. CASTELUCCI JR. al to K.J. Castelucci III, No. Sew. Twp.
K.A. BEVINGTON ESTATE al to K.A. Stone, Brigh. Twp.
D.K. BROADWATER to C.L. Broadwater al, Frank. Twp.
K.A. BEVINGTON ESTATE al to S.M. Hinobayashi, Ohioville
C.O. HOUK al to R. Wanninger al, Frank. Twp.
E. FILIPPI al to P.R. Crivelli Trust al, Brigh. Twp.
T.E. DEANE al to M. Callan al, Brigh. Twp.
M. SCHWAB to M. Schwab al, Darl. Twp.
J.E. MCKEE ESTATE al to TLC Prop. Pro Sol. Inc., Baden
M.A. DRUSCHEL al to Druschel Trust al, Daugh. Twp.
M.W. MIXTER al to M.W. Mixter, Aliq.
C. STOBART al to K.D. Elias, Center Twp.
VICTORIAN GROUP to R. Grijalva-Marroquin al, Amb.
R.R.R. RIVERA al to Le Roi Unique, Aliq.
M. PETUKAUSKAS al to K.B. Tessmer al, Conway
O. KOSANOVICH al to A. Bayer al, Hope. Twp.
J.H. BUFFALINI al to S.M. Wisniewski al, So. Beaver Twp.
NVR INC. to N.L. Sullivan al, Center Twp.
E.C. KROSKEY JR. to D.M. Homan al, Roch.
RAPE TRUST al to C.D. Main, Frank. Twp.
M. STEFURA ESTATE al to R. Rice al, Koppel
B.R. BRYCHELL to B.O. Barker, Industry
M.Z. JASPER ESTATE al to M.A. Cogis al, Chip. Twp.
F. JOHNSON al to E. Kroskey al, Center Twp.
T. MCCUNE al to W.A. Riggs al, Hanover Twp.
D.L. GABRICH al to L.L. Thompson al, Ohioville
PENN PIONEER ENTER. al to D. Valent, East Roch.
SAM REAL ESTATE al to G. Sexton, Harmony Twp.
S.M. BYRD to A.M. Taylor, B.F.
D.L. ERICKSON to R. Antitomas al, Aliq.
M.A. REED ESTATE al to T.L. Fontana, Greene Twp.
S. CAMAPLAN al to C.A. Moorman al, Monaca
K. HELBLING to A.M. Karlheim, N.B.
J. MARTIN ESTATE al to MTM Constr., Roch.

F.G. HALL al to MTM Constr., N.B.
R.M. SPRECKER al to R.E. Sprecker Trust al, N.B.
ECON. PTNRS. to Foxlane Homes at the Landings, Economy
FOXLANE HOMES AT THE LANDINGS to J.M. Grese al, Economy
ECON. PTNRS. to Foxlane Homes at the Landings, Economy
B.L. ZUCCARO to M.A. Frick al, Hope. Twp.
K.M. KETTERER al to J.J. Conner al, Vanport Twp.
R. MONTGOMERY al to Dbush Enter., Amb.
P.A. PALOMBO to A. Harb al, Hope. Twp.
J.L. HUDAC TRUST al to Seiling Trust al, Economy
M. LUCENTE JR. ESTATE al to S.R.M. Brands, Baden
E.J. MATSCHERZ ESTATE al to W. Smokovich al, Frank. Twp.
FORTUNIS PROP. al to C.M. Miller, Aliq.
H.D. VEZZA ESTATE al to A. Kennedy, Harmony Twp.
B.M. BRUMMITT al to M.R. Davis al, Beaver
RFH DEVEL. al to S.A. Hamdan al, Midland
J. MICHAEL ESTATE al to S.T. Michael al, Center Twp.
J. DAVID ESTATE al to J.S. Vendemia al, Hope. Twp.
J.L. SOTERIN al to L.C. Dalton, Big Beaver
K. POWELL al to R. Bruich, Hope. Twp.
WAHL TRUST al to JKT Ventures, Beaver
W.C. PIFER to W.C. Pifer al, So. Heights
P.M. FITZPATRICK al to P.M. Fitzpatrick al, Harmony Twp.
M. FITZPATRICK to M. Fitzpatrick, Harmony Twp.
C.S. MORRIS to S.G. Morris, Monaca
EG PACPHEE CO. al to A.L. Alvarado, Aliq.
R. LEHOCKY al to Lehocky Trust al, New Sew. Twp.
N.A. YANYANIN to N.A. Yanyanin al, Economy
J.S. SNYDER to S.F. Podolak II al, Center Twp.
TREEMARCHI ENTER. to R.J. Jaber, N.B.
N. GENTRY to D.M. Gentry, Hanover Twp.
B.M. MURRAY to B.M. Murray Trust al, Conway
B.T. LEROY to L.R. Boyle al, No. Sew. Twp.
A. APPLEGATE to A. Applegate al, New Sew. Twp.
M.J. HUGHES ESTATE al to C. Hughes al, Rac. Twp.
C.A. ROGERS to H. Green, Aliq.
R. SMITH al to KD Falls, B.F.
M.E. SMITH to R.P. Smith, Midland
G.M. GRAY TRUST al to R.F. Gray, Center Twp.
T.E. BETTIS al to Docouto Prop. Manag., Amb.
DR HORTON INC.-N.J. to A.J. McCutcheon al, Chip. Twp.
C.A. CONFORTI al to Pinnacle Prop. Enhanc., Chip. Twp.
J.K. MILES al to B.A. Schweinsberg, Frank. Twp.
E.P. TUNNO ESTATE al to C. Taylor, Brigh. Twp.
E.D. LEWIS al to E. Boff al, Ohioville
DJR REAL ESTATE HOLDINGS al to ARC3 Gases Inc., Baden
SJR REAL ESTATE HOLDINGS al to ARC3 Gases Inc., Baden
S.J. ROSENTHAL to ARC3 Gases Inc., Baden
S. FUNWELA al to S. Funwela Rlty., Rac. Twp.
H.R. LEWIS al to E.D. Lewis al, New Sew. Twp.
E.D. LEWIS al to E.D. Lewis al, Big Beaver
H.R. LEWIS al to E.D. Lewis al, Big Beaver
E.D. LEWIS al to E.D. Lewis al, Industry

MORTGAGES

C.A. WAYCHOFF al to Union Home Mtg. Corp., Industry $377,000
R.K. GARVIN al to Wesbanco Bank Inc., No. Sew. Twp. $65,000
C. BEDILLION al to West Penn Fin. Serv. Cntr. Inc., Hope. Twp. $213,400
M.B. BURDINE to PA Equity Res. Inc., Hope. Twp. $260,000
M.B. BURDINE to PA Housing Fin. Agency, Hope. Twp. $13,000
N.R. MARION al to Huntington Na. Bank, Brigh. Twp. $292,600
H. VITEK al to Crosscountry Mtg., Aliq. $116,844
H. VITEK al to Crosscountry Mtg., Aliq. $4,165
G. CLAASSEN-LITTLE al to Movement Mtg., Amb. $220,924
G. CLAASSEN-LITTLE al to Movement Mtg., Amb. $7,875
E.A. DIEHL al to EMM Loans, No. Sew. Twp. $227,920
K. KINGER to Mtg. Research Cntr., B.F. $140,311
K. KINGER to Mtg. Research Cntr., B.F. $5,001
F.T. PAPPAS to Huntington Na. Bank, Amb. $81,000
R.L. DIMATTEO-GOULD al to PNC Bank, Midland $123,000
A.J. DILULIO al to Wesbanco Bank Inc., Frank. Twp. $184,500
FRYE 2206 al to Laurel Cap. Corp., Roch. Twp. $652,000
C. HINER to Howard Hanna Mtg. Serv., B.F. $109,250

K.J. CASTELUCCI III to Dollar Bank, No. Sew. Twp. $147,250
P.R. CRIVELLI TRUST al to PNC Bank, Brigh. Twp. $764,000
TLC PROP. PRO SOL. INC. to New Alliance FCU, Baden $85,000
J.D. PLUMMER al to PNC Bank, New Sew. Twp. $50,000
L.A. MARAVICH to PNC Bank, Baden $75,000
K.D. ELIAS to PA Equity Res. Inc., Center Twp. $162,011
LE ROI UNIQUE al to Kiavi Funding Inc., Aliq. $107,600
K.B. TESSMER al to Plains Comm. Bank, Conway $305,000
S. BAYER al to Famers Na. Bank of Canfield, Hope. Twp. $182,400
C. DANN al to Swift Home Loans Inc., Hope. Twp. $316,850
MISSION REAL ESTATE DEVEL. al to Somerset Tr. Co., Pul. Twp. $225,000
HARCUM TRUST al to Washington Fin. Bank, Hope. Twp. $400,000
M. SNYDER al to Mtg. Electr. Reg. Systems, Industry $211,500
E.L. RAHM al to Rocket Mtg., Economy $45,000
A.S. RINEHART to Rocket Mtg., Frank. Twp.
J.D. STUEBGEN to Rocket Mtg., Economy $150,000
L.E. DANN to Secr. of HUD, White Twp. $4,277.59
H.C. THOMPSON al to NEWREZ, Center Twp. $242,000
N.L. SULLIVAN al to NVR Mtg. Fin. Inc., Center Twp. $371,804
M.R. WRIGHT al to West-Aircomm FCU, Beaver $19,000
R. SMITH JR. to West-Aircomm FCU, Aliq. $18,000
D.M. HOMAN to Equity Prime Mtg., Roch. $141,521
J.L.R. SHORT to Rocket Mtg., No. Sew. Twp. $45,000
C.D. MAIN to Rocket Mtg., Frank. Twp. $97,069
C.A. DISHLER al to Dollar Bank, Economy $100,000
J.A. MISTICK JR. al to Dollar Bank, Pat. Twp. $75,000
D.C. KUHAR al to Dollar Bank, Hanover Twp. $75,000
A.L. COOK al to Farmers B&S Bank, Beaver $30,000
G.J. CANELLO al to Farmers B&S Bank, So. Beaver Twp. $50,000
K. MORGAN al to Farmers B&S Bank, Beaver $100,000
J.M. MUTZ al to Clearview FCU, Baden $60,000
R.C. BRANAS al to Clearview FCU, Rac. Twp. $73,300
A.W. MOSURA to Clearview FCU, Brigh. Twp. $30,000
W.L. COMBS to Clearview FCU, White Twp. $50,000
M.A. SCIARRINO to Clearview FCU, Aliq. $65,000
B.O. BARKER to Rocket Mtg., Industry $90,250
M.A. COGIS al to United Wholesale Mtg., Chip. Twp. $267,750
E. KROSKEY al to Liberty FCU, Center Twp. $85,000
W.A. RIGGS al to Victorian Fin., Hanover Twp. $280,000
L.L. THOMPSON al to Movement Mtg., Ohioville $195,940
G. SEXTON to Mtg. Research Cntr., Harmony Twp. $173,000
C.P. BRUCE to Secr. of HUD, Hope. Twp. $6,098.38
L. NEIDORFER al to Secr. of HUD, B.F. $9,165.94
K. WILLIAMS al to Clearview FCU, Pat. Twp. $40,000
S.M. CVETOVICH al to Clearview FCU, Ohioville $65,000
B.E. KATANA to Clearview FCU, Center Twp. $30,000
B.E. KATANA to Clearview FCU, Center Twp. $25,000
T.L. FONTANA to United Wholesale Mtg., Greene Twp. $105,300
C.A. MOORMAN al to Movement Mtg., Monaca $227,950
A.M. KARLHEIM to Navy FCU, N.B. $98,000
MTM CONSTR. al to Next Door Cap., N.B. $114,000
M.A. FRICK al to US Bank, Hope. Twp. $245,000
J.J. CONNER al to PNC Bank, Vanport Twp. $232,800
A.J. ANICETI al to Wesbanco Bank Inc., Chip. Twp. $198,400
D. BAILES to Secr. of HUD, Hope. Twp. $6,151.71
BRIGHTWOOD MANOR HOLDINGS to Peapack Private B&T, N.B. $5,100,000
BRYLAN REAL ESTATE CO. al to Loan Funder, Pat. Twp. $95,960
S. FAILLA al to PNC Bank, Center Twp. $100,000
K. HARB al to Movement Mtg., Hope. Twp. $153,000
B.W. ARKWRIGHT al to R-S Bellco FCU, No. Sew. Twp. $50,000
S.R.M. BRANDS al to Rocket Mtg., Baden $213,069
M.S. STRAUB al to PNC Bank, Chip. Twp. $220,500
MCGREEVY TRUST al to Comm. Loan Funding, Ohioville $100,000

K.M. COCHRAN al to Huntington Na. Bank, Brigh. Twp. $40,000
P.M. WAGNER al to Rocket Mtg., Center Twp. $205,942
C.M. MILLER to Lending Heights, Aliq. $142,500
L. PILLAR to M&T Bank, Hope. Twp. $321,530
A. KENNEDY to Rocket Mtg., Harmony Twp. $184,300
C.J. CARROLL JR. to Secr. of HUD, Daugh. Twp. $5,301.30
M.R. DAVIS al to Union Sav. Bank, Beaver $228,000
D. TREEMARCHI al to Huntington Na. Bank, Potter Twp. $30,000
M.A. SIEGEL al to Huntington Na. Bank, Monaca $61,000
J.W. KELLER al to Huntington Na. Bank, Pat. Twp. $121,000
S.L. MULCAHY al to Huntington Na. Bank, Beaver $200,000
S.J. NEMCEK al to Huntington Na. Bank, Daugh. Twp. $132,000
T. JONES al to First Cmwlth. Bank, Hanover Twp. $250,000
T.J. JONES al to First Cmwlth. Bank, Hanover Twp. $250,000
J.S. VENDEMIA al to Farmers B&S Bank, Hope. Twp. $261,200
R. BRUICH to Farmers B&S Bank, Hope. Twp. $136,000
JKT VENTURES to Equity Tr. Co., Beaver $210,000
C. MANN al to Secr. of HUD, Rac. Twp. $3,201.60
A.L. ALVARADO to PA Equity Res. Inc., Aliq. $64,600
D.D. DAIS al to Liberty Bail Bonds Inc., Center Twp. $75,000
K. MOORE al to Liberty Bail Bonds Inc., Hope. Twp. $100,000
J. PROANO al to Wesbanco Bank Inc., N.B. $55,000
G.J. YOCIUS al to Nationstar Mtg., Hope. Twp. $167,887
R.J. ROCK III al to Discover Bank, Hope. Twp. $115,000
D. JENKINS al to First Na. Bank of PA, No. Sew. Twp. $50,000
M.S. NUTTER al to Rocket Mtg., Baden $100,000
S.M. BROWN to Huntington Na. Bank, So. Beaver Twp. $62,000
J.J. GRIMM al to Fedex Empl. Cr. Assn. FCU, Center Twp. $24,000
J.A. MCCUTCHEON al to DHI Mtg. Co., Chip. Twp. $279,992
K.R. BOFF al to Nextier Bank, Ohioville $75,000
L.A. CHANCELLOR al to PNC Bank, Conway $30,000
K. BINDER to PNC Bank, N.B. $25,000

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 4, 2025 at 10:00 am, the Beaver County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on https://www.bid4assets.com/beavercountypasheriffsales

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

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

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

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

No. 1

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2, Plaintiff vs. DONALD R. HOLT, Defendant.

Execution No: 2024-10978
Amount: $81,069.96
STEPHEN M. HLADIK, ESQUIRE

ALL THAT CERTAIN parcel or tract of land situate in the Third Ward of the Borough of Monaca, County of Beaver, and Commonwealth of Pennsylvania, being fully described in Deed dated March 16, 1992 and recorded on March 17, 1992 in the Office of the Beaver County Recorder of Deeds in Deed Book Volume 1476, at Page 343.

Parcel No: 36-002-0219.000
Market Value: $93,000.00
Location of Property: 1559 Washington Avenue, Monaca, PA 15061.

No. 2

WELLS FARGO BANK, N.A., Plaintiff vs. REGINA VESCIO, A/K/A REGINA T. VESCIO; JOHN VESCIO, Defendant.

Execution No: 2019-11587
Amount: $152,745.57

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Township of Hopewell, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 3015 Riverview Court, Aliquippa, PA 15001 and found in Instrument Number 3344803, Parcel Nos. 65-058-0135.000-01-1.

Parcel No: 65-058-0135.000-01-1
Market Value: $320,400.00
Location of Property: 3015 Riverview Court, Township of Hopewell, PA 15001.

No. 3

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. MICHELLE COVALT, Defendant.

Execution No: 2024-11942
Amount: $89,389.42

KIMBERLY J. HONG, ESQUIRE

ALL that certain property situated in the Borough of New Brighton, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 1814 5th Street, New Brighton, PA 15066 and found in Instrument Number 3681529, Parcel Nos. 430030705000.

Parcel No: 430030705000
Market Value: $166,400.00
Location of Property: 1814 5th Street, Borough of New Brighton, PA 15066.

No. 4

CITIZENS BANK, N.A., Plaintiff vs. ZACHARY MANCUSO, Defendant.

Execution No: 11293-2024
Amount: $85,692.79

GREGORY JAVARDIAN, ESQUIRE

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Harmony, County of Beaver and Commonwealth of Pennsylvania.

Parcel: 64-003-0345.000
Market Value: $108,700.00
Location of Property: 885 Valley Road, Ambridge, PA 15003.

No. 5

CITIZENS BANK, N.A., Plaintiff vs. NATHANIEL JAMES VICKINOVAC, Defendant.

Execution No: 2024-11280
Amount: $239,511.91

GREGORY JAVARDIAN, ESQUIRE

ALL THAT CERTAIN lot or parcel of land situate in the Township of New Sewickley, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 69-145-0148.000
Market Value: $453,000.00
Location of Property: 341 Glen Eden Road, Rochester, PA 15074.

No. 6

FREEDOM MORTGAGE CORPORATION, Plaintiff vs. RICHARD E. BURTON SR., A/K/A RICHARD E. BURTON; ROSEMARY BURTON, Defendant.

Execution No: 2022-10928
Amount: $229,009.92

BROCK & SCOTT, PLLC, ESQUIRE

ALL THAT CERTAIN dwelling situate at 2414 MARTHA ST., ALIQUIPPA, PA 15001, TOWNSHIP OF HOPEWELL, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 3606509.

Parcel No: 65-008-0749.000
Market Value: $40,100.00
Location of Property: 2414 Martha St., Aliquippa, PA 15001.

No. 7

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff vs. DEMETRIUS B. FORD, KNOWN HEIR OF WANDA BROWN, DECEASED; SYLVIA K. DEAN, KNOWN HEIRESS OF THE ESTATE OF WANDA BROWN, DECEASED; LEE EDWARD FORD, KNOWN HEIR OF THE ESTATE OF WANDA BROWN, DECEASED; DONNA MARIA FORD, KNOWN HEIRESS OF THE ESTATE OF WANDA BROWN, DECEASED; DELORES BROWN, A/K/A KANDY BROWN, KNOWN HEIRESS OF THE ESTATE OF WANDA BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WANDA BROWN, Defendant.

Execution No: 2024-11180
Amount: $49,782.51
BROCK & SCOTT, PLLC, ESQUIRE
ALL THAT CERTAIN dwelling situate at 1115 4TH AVE., BEAVER FALLS, PA 15010, Twp/Boro of THIRD WARD OF THE CITY OF BEAVER FALLS, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 3544647.
Parcel No: 030020903000
030020904000
Market Value: $121,100.00
Location of Property: 1115 4th Ave., Beaver Falls, PA 15010.

No. 8

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. CARLISS JETER, Defendant.
Execution No: 2022-40150
Amount: $1,427.81
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE
ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the First Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania.
Parcel No: 01-003-0702-000
Market Value: $90,100.00
Location of Property: 805 2nd Avenue, Beaver Falls, Pennsylvania.

No. 9

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. CARLISS JETER, Defendant.
Execution No: 2020-40881
Amount: $1,562.30
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE
ALL THAT CERTAIN parcel, being Part of Lot No. 4 in the Addition to the Economy Plan of Lots, unrecorded, and Part of Lot No. 166 in the Darragh, Fetterman & Porter Plan of Lots, unrecorded, bounded.
Parcel No: 05-003-0742-000
Market Value; $49,200.00
Location of Property: 1706 6th Avenue Rear, Beaver Falls, Pennsylvania.

No. 10

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. COX & BOXES A.D.T., L.L.C., Defendant.
Execution No: 2017-40544
Amount: $2,072.34
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE
ALL that certain lot or parcel of ground situate in the City of Beaver Falls, formerly the 7th Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania.
Parcel No: 07-002-2102-005
Amount: $183,200.00
Location of Property: 24th Street Extension, Beaver Falls, Pennsylvania 15010.

No. 11

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. CLAY BENEDICT and ANGEL L. BENEDICT, Defendant.
Execution No: 2022-40422
Amount: $1,932.78
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE
ALL THAT CERTAIN lot or parcel of land lying and being situate in the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania.
Parcel No: 05-002-0627-000
Market Value: $60,400.00
Location of Property: 1812 4th Avenue, Beaver Falls, Pennsylvania 15010.

No. 12

STAYED/CANCELLED

No. 13

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. JOSHUA LEVERE CLEVELAND and JEAN ELINOR CLEVELAND, Defendant.

Execution No: 2019-40020
Amount: $2,679.26

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain lot situate in the 4th Ward of the City of Beaver Falls, County of Beaver, and Commonwealth of Pennsylvania and ALL that certain piece or parcel of land situate in the City of Beaver Falls, County of Beaver, and Commonwealth of Pennsylvania.

Parcel No: 04-004-0100-004
Market Value: $193,500.00
Location of Property: 1400 16th Avenue, Beaver Falls, Pennsylvania 15010.

No. 14

ROCHESTER AREA SCHOOL DISTRICT, Plaintiff vs. HARRY J. DUNCAN, Defendant.

Execution No: 2016-40280
Amount: $2,488.22

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain parcel of land lying and being situate in the Borough of Rochester, Beaver County, and Commonwealth of Pennsylvania.

Parcel No: 48-001-0200-000
Market Value: $63,700.00
Location of Property: 465 Park Street, Rochester, Pennsylvania 15074.

No. 15

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. EILEEN M. WEIR, Defendant.

Execution No: 2019-40453
Amount: $3,446.18

ALL that certain piece, parcel or lot of land lying and being situate in the Township of White, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 78-003-0437-000
Market Value: $150,400.00
Location of Property: 2408 26th Street, White Township, Pennsylvania 15010.

No. 16

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. FREDERICK J. JETER, Defendant.

Execution No: 2022-40507
Amount: $1,943.63

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece or parcel of land situate in the Third Ward of the City of Beaver Falls, County of Beaver, and Commonwealth of Pennsylvania.

Parcel No: 03-003-0108-000
Market Value: $67,300.00
Location of Property: 1408 5th Avenue, Beaver Falls, Pennsylvania.

No. 17

STAYED/CANCELLED

No. 18

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. MICHAEL TURNER, Defendant.

Execution No: 2020-40521
Amount: $4,118.59

PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain parcel of land situate in the Borough of Big Beaver, formerly Township of Big Beaver, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 53-103-0363-000
Market Value: $167,200.00
Location of Property: 7519 Big Beaver Boulevard, Big Beaver, Pennsylvania 16157.

No. 19

BIG BEAVER FALLS AREA SCHOOL DISTRICT, Plaintiff vs. DAVID HOPTON, Defendant.

Execution No: 2016-40590
Amount: $3,214.94
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

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

Parcel No: 05-002-0419-000
Market Value: $83,700.00
Location of Property: 1504 4th Avenue, Beaver Falls, Pennsylvania 15010.

No. 20

ROCHESTER AREA SCHOOL DISTRICT, Plaintiff vs. WARRENA RUTH MERRYMAN, EXECUTRIX, ESTATE OF MARY K. NICHOL, Defendant.

Execution No: 2019-40614
Amount: $4,523.08
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain piece, parcel or lot of land situate in the Township of Rochester, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 76-005-0806-000
Market Value: $150,900.00
Location of Property: 664 Meadow Lane, Rochester Township, Pennsylvania 15074.

No. 21

ELLWOOD CITY AREA SCHOOL DISTRICT, Plaintiff vs. JAMES H. KLINGENSMITH, JR., Defendant.

Execution No: 2022-41187
Amount: $1,732.85
PORTNOFF LAW ASSOCIATES, LTD., ESQUIRE

ALL that certain parcel or tract of land situate in the Borough of Ellwood City, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 22-002-0103-000
Market Value: $74,900.00
Location of Property: 525 Summit Avenue, Ellwood City, Pennsylvania.

No. 22

FREEDOM MORTGAGE CORPORATION, Plaintiff vs. KIMBERLY DLUBAK and RICARDO DLUBAK, Defendant.

Execution No: 2024-10045
Amount: $173,192.89
KML LAW GROUP, ESQUIRE

All that certain lot of land situate in Borough of Economy, Beaver County, Pennsylvania.
PARCEL NO. 60-004-0105.000
BEING PREMISES: 3311 Conway Wallrose Road fka RD #4 Box 143, Sewickley, PA 15143.
BEING THE SAME PREMISES which Mary Reitmeyer, Trustee for the Estate of Dunbar Abston III aka Josh Abston, Bankruptcy No. 88-2155 by Deed dated 4/17/1989 and recorded 5/9/1989 in the Office of the Recorder of Deeds in Deed Book 139 at Page 258, granted and conveyed unto Ricardo Dlubak and Kimberly Dlubak.

Parcel No: 60-004-0105.000
Market Value: $61,400.00
Location of Property: 3311 Conway Wallrose Road fka RD #4, Box 143, Sewickley, PA 15143.

No. 23

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff vs. KENNETH CHAD MCCARTHY and NATALIE ANNE RUMMEL, Defendant.

Execution No: 11495-2024
Amount: $286,252.74
ROBERT P. WENDT, ESQUIRE

Deed to Defendants recorded on May 2, 2022 in the Beaver County Recorder of Deeds in Instrument No. 3659967.

Parcel No: 560260302000
Market Value: $245,500.00
Location of Property: 392 Center Grange Road, Monaca, PA 15061.

No. 24

HANCOCK COUNTY SAVINGS BANK, F.S.B., Plaintiff vs. JAMES L. PERONIS, Defendant.

Execution No: 2025-10085
Amount: $59,025.81

THOMAS H. AYOOB, III, ESQUIRE

ALL right, title, interest and claim of James L. Peronis of, in and to the following described property: ALL that certain real estate situated in the Township of Independence, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. 66 in an unrecorded plan of lots prepared for Francis Smith by survey of Mackin Engineering Company.

BEING the same property conveyed and recorded in Beaver County as Instrument No. 3091590.

Parcel No: 66-001-0215-000
Market Value: $156,000.00
Location of Property: 102B Alpine Street, Aliquippa, PA 15001.

GIVEN UNDER MY HAND AND SEAL
THIS 11TH DAY OF APRIL 2025

TONY GUY, SHERIFF

may 3, 10, 17

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

NOTICE OF PROPOSED TERMINATION OF DIVORCE CASES

Pursuant to Rule 1901 of the Rules of Judicial Administration, the Beaver County Court of Common Pleas intends to terminate these cases without further notice because the dockets show no activity in these cases for at least two years. The Termination date for these cases is,

Termination Date: June 17, 2025

Office of the Court Administrator
Court of Common Pleas of Beaver County
Beaver, Pennsylvania 15009

You may stop the Court from terminating these cases by appearing in Divorce Motions Court, 8:45 am. Tuesday, and Thursday, in Courtroom #4 of the Beaver County Courthouse, within thirty days of this Notice.

20027-2016	Mary Ziecina vs. Thomas Ziecina
20326-2017	Melissa Jeanne Smith/ Pepper vs. Robert Smith
20330-2017	Rhonda Jane Rhodes/ Caul vs. Jesse Arthur Rhodes
20167-2018	Mark Young vs. Marisa Young
20275-2018	Christal Simmons vs. Daryl Simmons
20053-2019	Miranda L. Moreno/ Washington vs. Alfredo G. Moreno
20057-2019	Angela M. Milcic vs. Jeremy A. Ader
20064-2019	Vicki L. Archer vs. Max B. Archer
20152-2019	Desiree May vs. Brandon May
20281-2019	James Dean Lukado vs. Janene Ellen Lukado
20286-2019	Margaret E. Marchionda vs. Joseph Marchionda
20447-2019	Joseph Clemons Jr. vs. Jacqueline Clemons
20019-2020	Lisle Lewis Waddle Jr. vs. Tibby Ann Waddle
20063-2020	Joyce Martin vs. Edward Martin
20082-2020	David Koehler vs. Tanya Koehler
20091-2020	Autumn Campbell/ Jacobs vs. Clayton Campbell
20127-2020	Rachel Anne Chapman vs. Christopher Aaron Chapman
20137-2020	Dawn Marie Porto vs. Robert Jennings Porto
20142-2020	Clinton Hays vs. Lindsey Hays
20148-2020	Rosanna Marie Capelety vs. Sheena Marie Capelety/ Jones
20225-2020	Monica Redburn vs. Zachary Redburn
20239-2020	William J. Hall vs. Angela Jo Hall
20282-2020	Johnette Dinello vs Paul Dinello
20283-2020	Jamil Wyatt vs. Latreda Wyatt
20291-2020	Sara Joenig vs. Christopher Barnett
20293-2020	Stacy Mastellino vs. Enrico Mastellino
20309-2020	Todd Harley vs. Renee Harley
20380-2020	Caroll Stephany Ramonez vs. Danny J. Seco Noguera

20029-2021	Joanna Jackson vs. Timothy D. Jackson Jr.
20107-2021	Victoria Desirae Robinson vs. Michael Howard Robinson Jr.
20108-2021	Amanda Lee Boren vs. Jesse Boren
20133-2021	Solita Anshella Patton/ Krauss vs. Kennedy Elaine Patton
20139-2021	Robert Chambers vs. Alisha Renee Chambers
20186-2021	Diana Renee Gordon vs. David Tyrone Gordon
20194-2021	Lynna Lafavor Gibbs/ White vs. Timothy Franklin Gibbs
20247-2021	Sarah Woodard vs. Jason Rio Woodard
20284-2021	Joseph Shriver vs. Jeannette Shriver
20307-2021	Rick R. Douds Jr. vs. Jessica Ray Douds
20023-2022	Sherissa Chidell Johnson vs. Jerome Travis Johnson
20034-2022	Angelina Kovac vs. Brandon Kline
20075-2022	Erik J. Cook vs. Michaela A. Cook
20076-2022	Billy Rodney Gaddis vs. Sherrice Clements
20154-2022	Breanna Vanantwerp vs. Zachary Vanantwerp
20207-2022	Rachel Lynn Frazier vs. James Dale Frazier
20234-2022	Timothy Gene Miller vs. Leah Ray Miller
20312-2022	Joshua David Staley vs. Aime Renee Adams
20316-2022	Daniell Segarra vs. Harvey Segarra
20352-2022	Justice Marie Tusick vs. Jaden Thomas Tusick
20368-2022	David Jones vs. Denis Hassler-Jones
20044-2023	Lisa Stiveson vs. Andrew Stiveson

may 17

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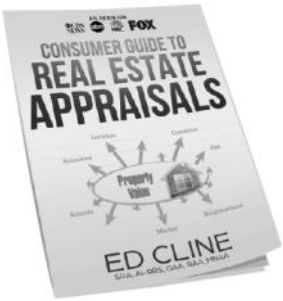

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Beaver County Legal Journal
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