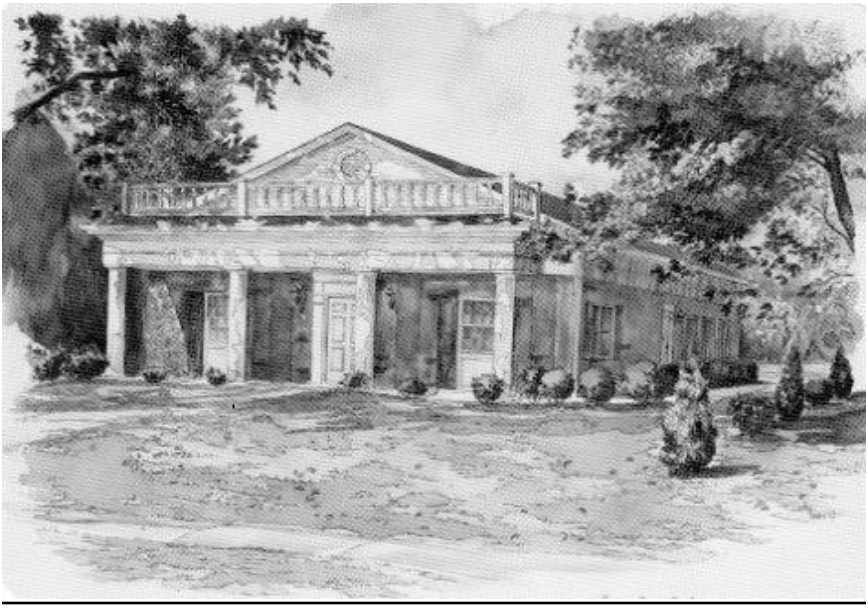
Beaver County Legal Journal

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

Vol. 80 **April 4, 2026** **No. 14**



Established March 25, 1939

BEAVER COUNTY BAR ASSOCIATION

788 Turnpike Street, Beaver, Pennsylvania 15009

BEAVER COUNTY LEGAL JOURNAL

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
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MerryBeth Sylvester, Editor

DEADLINE FOR COPY

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

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

SUBSCRIPTION

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CONTENTS

Notices to the Bar . . . . . Page III
Seminars . . . . . Page IV
Legal Notices. . . . . Page VI
Estate Notices . . . . . Page VII
Docket Entries . . . . . Page VIII
Deeds/Mortgages . . . . . Page X
Sheriff Sale . . . . . Page XIII

COURT CALENDAR

Judicial Juvenile Hearings . . . . . April 6
Criminal Judicial Pre-Trial Conferences . . . . . April 7
ARD Pleas, Sentence Court . . . . . April 8
Criminal Judicial Pre-Trial Conferences . . . . . April 8
Audit List . . . . . April 9
Criminal Judicial Pre-Trial Conferences . . . . . April 9
Judicial Juvenile Hearings . . . . . April 9
PFA . . . . . April 10
Sheriff's Real Estate Sales, Last Day to File . . . . . April 10

NOTICES TO THE BAR

DEADLINE FOR COPY:

Due to vacation, deadline for all copy for the **April 25, 2026 issue**
of the *Beaver County Legal Journal*
will be **Tuesday, April 14, 2026 by Noon**
Thank you!

BEAVER COUNTY BAR ASSOCIATION
Continuing Legal Education Committee
Seminar Series:

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

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

Tuesday, April 21, 2026
"Pros, Cons and Ethics of Artificial Intelligence in Family Law"
Presenter: Steven Bradley, Our Family World

Friday, May 15, 2026
"QDRO Division Issues & Mistakes to Avoid"
Presenter: Donna M. Cheswick, CDFA, CQS

Wednesday, May 20, 2026
"I Don't Belong—Imposter Syndrome"
Presenter: Brian S. Quinn, Esquire

Wednesday, June 17, 2026
"Practicing Before Magisterial District Judges"
Presenters: Steven Necaster, MDJ
Robert Dappenbrook, MDJ

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

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

"LIVE via SIMULCAST" PBI SEMINARS SCHEDULED AT BCBA

The following PBI Live via Simulcast seminars will be offered at the Beaver County Bar Association Building, 788 Turnpike Street, Beaver, PA. **Please register directly with PBI at 1-800-932-4637 or online at www.pbi.org**. For course descriptions & tuition, go to www.pbi.org. Visa and Mastercard are accepted. These seminars have been approved by the PA Supreme Court Continuing Legal Education Board for the stated hours of credit. Registrations received more than 3 days before the presentation qualify for an Early Registration discount.

Wednesday, April 22, 2026 **"Election Law Update 2026"**
Registration: 8:30 a.m.
Simulcast Seminar: 9:00 a.m. - 12:15 p.m.
Credits: 3 substantive

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

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

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 ***APRIL 9, 2026*** **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
Mark D. Petrosky	John W. Petrosky	Joseph A. Askar
Robert Mark Smith a/k/a	Maryanne Smith	Jessica Madden Briggs
Steve Maslek a/k/a	Michael S. Sisk	Robert J. Campbell
Woodlawn Cemetery-Trust	Colin Ramsey-Trust Officer	Stephanie A. Henrick
Shirley A. Matthews	Darleen Parris	Joseph Max Lewis
Janice D. Romigh	Rebecca S. Barber Deborah M. Romigh	Michael William Nalli
Theresa L. Burnett	Susan M. Burnett	Michael W. Nalli
Peggy Ann Hoskinson	William Glenn Hoskinson Sr.	Jocelyn M. Sudar
Robert L. Squires, Jr.	Ashley Biggins	Craig E. Wynn

mar. 28, apr. 4

NEW LEGAL NOTICES

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 PA C.S. Section 301 et. seq. that a certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on March 11, 2026 for the conduct of a business in Beaver County under the fictitious name of **Lake Forest Gardens Landscape Design Group** with its principal place of business at 737 Chapel Drive, Fombell, PA 16123. The name and address of the person owning or interested in said business is Lake Forest Gardens, Inc., 737 Chapel Drive, Fombell, PA 16123.

apr. 4

IN THE COURT OF COMMON PLEAS
OF BEAVER COUNTY
PENNSYLVANIA
CIVIL ACTION - LAW

Re: 2017 Nissan Murano
VIN# 5N1AZ2MH5HN152808
Docket No._____

ORDER FOR HEARING

AND NOW, 26th day of March, 2026, upon consideration of the within Petition, it is HEREBY ORDERED AND DECREED that a hearing shall be held on the 1st day of May, 2026 in Courtroom #6 of the Beaver County Courthouse, Beaver, Pennsylvania at 9:15 a.m. to determine whether said Petition should be granted.

IT IS FURTHER ORDERED AND DECREED that any person or entity objecting to the relief sought by this Petitioner shall appear at the time, date, and place of said hearing to express any objections.

apr. 4

LEGAL NOTICES

Petition of Determination of Title to Decedent's Interest in Real Estate Pursuant to 20 PA C.S. § 3546, regarding 987 Independence Road, Aliquippa, PA 15011, formerly owned by David V. Bobanic, deceased, and Michael E. Bobanic, to be filed by Michael E. Bobanic on or after April 9, 2026. John Paul Regan, Saul Ewing LLP, One PPG Place, Suite 3010, Pittsburgh, PA 15222, Counsel.

mar. 21, 28, apr. 4

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

SCOTT F. BARTON, late of Rochester. Beth Kelley, Administratrix, c/o Robert A. Banks, Esquire, 345 Commerce Street, 2nd Floor, Beaver, PA 15009. Robert A. Banks, Atty.

WANDRA MAE BUCKENHEIMER, a/k/a WANDRA M. BECKENHEIMER, late of the Borough of Freedom. Dalla Renae Crider, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

DAVID D. CAHILL, a/k/a DAVID DENNIS CAHILL, SR., late of the Township of Hopewell. Sharlene C. Mercadante, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

CLARENCE J. CHEUVRONT JR., a/k/a CLARENCE JOHN CHEUVRONT JR., late of Greene Township. Diana Floyd, Administrator, c/o Robert J. Campbell, Esquire, 650 Corporation Street, Suite 201, Beaver, PA 15009. Robert J. Campbell, Atty.

ROSEMARY E. FITZPATRICK, a/k/a ROSEMARY FITZPATRICK, late of the Township of Brighton. William R. Engle, Administrator, c/o York & Diaz-Cothen, PLLC, 355 Commerce Street, Beaver, PA 15009. Bea Diaz-Cothen, Atty.

PAUL N. FREY, late of Aliquippa. Barbara Minnick, Executrix, 100 Firth Lane, Poquoson, VA 23662. Emily L. Davidson, Atty.

ROSEMARY M. HILL, late of Beaver Borough. Edwin D. Hill, Jr., Michelle F. Randall and Toni L. Hill, Co-Executors, c/o Samantha J. Gagliardo, Esquire, 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152. Samantha J. Gagliardo, Atty.

BEATRICE L. KIDDA, late of Chippewa Township. Joseph Kidda, Executor, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

ELEANOR J. LINDSAY, a/k/a ELEANOR LINDSAY, late of the Township of New Sewickley. Karen J. Lindsay, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Chad R. Parks, Atty.

JOANN G. MILLER, late of Aliquippa. Edwin R. Miller, Jr., Executor, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

LINDA FAYE SMITH, late of Monaca Borough. River Communities Fiduciary Services, Administrator, 2097 Duss Avenue, Ambridge, PA 15003. Michele P. Conti, Atty.

FRANCIS EDWARD STACHO, a/k/a FRANCIS E. STACHO, a/k/a FRANK E. STACHO, late of the Borough of Monaca. Deanna Chiocchi Stacho, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Chad R. Parks, Atty.

PAUL S. TROJAN, a/k/a PAUL STANLEY TROJAN, late of Economy Borough. Mary Empson, Executrix, 662 California Avenue, Rochester, PA 15074. Sarah G. Hancher, Atty.

EDWARD MARK UNGER, late of Clinton. Joseph M. Olimpi, Esquire, Executor, 1000 Third Street, Suite 3, Beaver, PA 15009. Joseph M. Olimpi, Atty.

2nd Publication

JOSEPH A. AGNEW, late of New Galilee Borough. Janet Agnew, Administratrix, c/o James R. Fenchel, II, Esquire, 472 Constitution Boulevard, New Brighton, PA 15066. James R. Fenchel, II, Atty.

LEONARD J. ANGLIN, JR., late of Ellwood City. Theresa L. Wagner, Executrix, 322 Fourth Avenue, New Kensington, PA 15068. Victoria M. Bedick, Atty.

HOWARD CHARLES CREESE, late of Beaver Boro. Karen Creese, Executrix, c/o Alex Ostojich, Esquire, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. Alex Ostojich, Atty.

PAMELA A. ENGLE, a/k/a PAMELA ANN ENGLE, late of Beaver Falls. Shannon L. King, Executrix, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

C.M. GLANCY, a/k/a CLYTIE GLANCY, a/k/a CLYTIE LARUE GLANCY, a/k/a MARIA GLANCY, late of Beaver. Barbara Morgan, Administratrix, 775 Bradys Ridge Road, Beaver, PA 15009. Amanda E. Palbus, Atty.

HOLLIE JO MARKUN, late of Chippewa Township. Marcy Hogue, Administratrix, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

D. JUNE MILLER, a/k/a DOROTHY JUNE MILLER, late of Beaver Falls. Alison L. Miller, Executrix, 5517 SW 37th Drive, Gainesville, FL 32608. Sarah G. Hancher, Atty.

CAROL L. RITCHEY, a/k/a CAROL RITCHEY, late of the Township of Hopewell. Marsha Mitchell and Jennifer Clement, Co-Executrices, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Chad R. Parks, Atty.

MARY SPAGNOLA, late of Beaver Borough. Maria Torrence, Executrix, 109 El Shaddai Drive, Beaver, PA 15009. Ronald D. Rojas, Atty.

DORINDA F. TAYLOR, late of the Borough of Baden. Fatima J. Trimble, Administratrix, c/o Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222. Weston P. Pesillo, Atty.

3rd Publication

CONSTANCE K. BELL, a/k/a CONNIE K. BELL, a/k/a CONNIE BELL, late of the Township of North Sewickley. David Bell, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

JAMES D. CONNER, late of Vanport Township. Robert J. Conner, Executor, c/o Alfred L. Steff, Jr., Esquire, 664 Fourth Street, Beaver, PA 15009. Alfred L. Steff, Jr., Atty.

JEAN T. DUAFALA, late of the Township of Hopewell. Carol Johnson, Administratrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

JAMES JAHODA, a/k/a JAMES J. JAHODA, late of Ambridge. Nicole Moravec, Executrix, 120 Okwood Lane, Imperial, PA 15126. Amanda E. Palbus, Atty.

PATRICIA A. ROBINSON, late of Ohioville Borough. Sonsheehray Robinson, Executor, 6526 Tuscarawas Road, Beaver, PA 15009. Joseph M. Olimpi, Atty.

MITZIE D. WALLACE, late of Beaver Falls. Roxann Suhan, Executrix, c/o Tiffany E. York, Esquire, 355 Commerce Street, Beaver, PA 15009. Tiffany E. York, 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

JON S. GRAY vs Lisa M. Gray, 20072-26-R.A. Banks

NICHOLAS JAY COFFMAN vs Jillian Coffman, 20073-26-Pro Se

STEPHANIE STUCK vs Michael Stuck, 20074-26-T.F. Dukovich

BARBARA J.E. POPP vs John Popp III, 20075-26-H.M. Sicignano

DONIELLE PEAK vs Charles Hanley, 20076-26-Pro Se

JASON SNYDER vs Jodi Snyder, 20077-26-S.R. Hurst

THOMAS DALY vs Crystal Daly-Escbor, 20078-26-S.R. Hurst

MARTIN RUANE vs Christine Robin Ruane, 20079-26-C. Kostello

RENEE FULLER vs Jeffrey Fuller, 20080-26-Pro Se

APPEARANCE DOCKET

CAP. ONE al vs Melissa Yakich, 10380-26-Civil Appeals-G.L. Morris
BANK OF AMERICA vs Taina M. Kraynak, 10381-26-Debt Collection-J.P. Cawley
RAYMOANE DELRON RICHARDSON vs Dept. of Transp., 10382-26-Civil Appeals-S. Valsamidis
BANK OF AMERICA vs Taina M. Kraynak, 10383-26-Debt Collection-J.P. Cawley
EQUITY RES. INC. vs Victoria Desirae Robinson al, 10384-26-Mortgage Foreclosure-K.J. Hong
ERNEST WOLFE JR. al vs Pin Oak Energy Ptnrs., 10385-26-Other-R.J. Burnett
NEWREZ vs James M. Forsythe, 10386-26-Mortgage Foreclosure-A. Hunsberger
TOWD POINT MTG. TRUST 2020 4 al vs Patricia A. Maloney, 10387-26-Mortgage Foreclosure-D.C. Onorato
RYAN A. YOUNG vs Jason Dioguardi al, 10388-26-Motor Vehicle-V.A. Booker
HELLO HOME INVEST vs ICPR LLC, 10389-26-Quiet Title-B. Diaz-Cothen
RED TARGET al vs Stetson Lee Herbold al, 10390-26-Debt Collection-M.B. Weisberg
ALIYSIA MARTINEZ, obo al, 10391-26-Misc/Other-Pro Se
PNC BANK NA. ASSN. vs Brian S. Mathews, 10392-26-Debt Collection-J.E. Strand
LAURA DUDO al vs Charter Foods Inc. al, 10393-26-Premises Liability-W.M. Kozich
ROCKET MTG. al vs Chris Younghein al, 10394-26-Mortgage Foreclosure-K.B. Schweiger
EQUITY RES. INC. vs Brady A. Garzel al, 10395-26-Mortgage Foreclosure-K.B. Schweiger
TD BANK USA al vs Patricia A. McIntyre, 10396-26-Civil Appeals-G.L. Morris
CITIBANK vs Lois M. Jankovic, 10397-26-Debt Collection-M.W. Pomy
WILLIE LEE GILMORE JR. vs Dept. of Transp., 10398-26-Civil Appeals-L.J. Berger, Jr.
CITIBANK vs Shelby Lancos, 10399-26-Debt Collection-M.W. Pomy
MISTER BERRYMAN, 10400-26-Misc/Other-Pro Se
AMANDA BURZESE vs Nicolas Burzese, 10401-26-Custody/Visitation-Pro Se
CAP. ONE al vs Robert Roche, 10402-26-Civil Appeals-M.D. Urban
NCB MANAG. SERV. vs Verna Johnson, 10403-26-Debt Collection-D.H. Tsarouhis
MARIA MAGDALENA MAX VELASQUEZ vs Jenri Michael Lopez Contreras, 10404-26-Debt Collection-Pro Se
CAP. ONE vs Steve Geyer, 10405-26-Civil Appeals-M.F. Ratchford
PENNYMAC LOAN SERV. vs Robert P. Schiffhauer al, 10406-26-Mortgage Foreclosuire-J. Manuel-Coughlin
VELOCITY INVEST. vs Kerri Eichenberger, 10407-26-Debt Collection-D.H. Tsarouhis
CAP. ONE al vs Leah M. Alexander, 10408-26-Debt Collection-N.E. Collins
FIRST CMWLTH. BANK vs Shacara M. Bryant, 10409-26-Mortgage Foreclosure-D.L. Scherer
CAP. ONE al vs Jeffrey Conjeski, 10410-26-Debt Collection-S.J. Hojnacki
ANGELA MARIE DIABLE, 10411-26- Misc/Other-B. Diaz-Cothen
AMERICAN EXPRESS NA. BANK vs Richard Merendo al, 10412-26-Debt Collection-S.J. Hojnacki
NIAIRAH STERLING vs Javen D. Call, 10413-26-Custody/Visitation-Pro Se
AMERICAN EXPRESS NA. BANK vs Mainstay Rlty. al, 10414-26-Debt Collection-S.J. Hojnacki
B.C. HOUSING AUTH. vs Larry Young, 10415-26-Landlord/Tenant Dispute-Self
US. BANK TR. NA. ASSN. al vs Raquel Garcia al, 10416-26-Mortgage Foreclosure-S.M. Hladik
JOHN MCFADDEN vs Heritage Valley Health System Inc. al, 10417-26-Professional Liabilty-B.G. Skeen
HOUSING AUTH. OF B.C. vs Jessica Watkins, 10418-26-Landlord/Tenant Dispute-Self

PROTECTION FROM ABUSE PETITIONS

JENNIE J. JONES vs Roosevelt C. Jones, 70088-26
MARY E. KEPHART al vs John Denis Sakony, 70089-26
ASHLEY ANN REED vs Johnny Ray Reed, 70090-26
CARRINE NICOLE KRESHON vs Marco D. Harris, 70091-26
DYAMOND CARY HICKMAN vs Ryan Lambright, 70092-26
KAITLYN MARIE SMILEY vs Brayden Mykeal Bulisco, 70093-26
RHONDA KAMICKER vs Clyde L. Day, 70094-26
BREANNA MAY DISMUKE al vs Brandon Ryan Smoker, 75003-26
KAMRYN JAE NEWMAN vs Micah Nelson, 75004-26

DEEDS

L. SHRIVER to S.R. Cable, Ohioville
A. MCCLINTON to T. Harmon al, Amb.
M.S. LIEBERMAN ESTATE al to Gitsit Mtg. Loan Trust BBPLC1 al, West Mayfield
J.P. BLOOM to Sofikos Prop., N.B.
V. GARCIA to T.A. Baker al, Hope. Twp.
J.J. BRACCI al to Bridgetown Ptnrs., Amb.
T.J. ARKWRIGHT al to W. Weller, No. Sew. Twp.
R.C. FILBERT to R.C. Filbert al, Marion Twp.
D.K. MERCER al to S.L. Mercer, Hanover Twp.
DJ KOHLMAN HOLDING CO. to Seaman Holdings, Midland
J. BANES to Asea Cap., Amb.
D.L. CHAMP al to D. Hoffman al, Brigh. Twp.
D. HARTER to Penn Ave. Rentals, N.B.
D.R. HORTON INC-N.J. to A.H.O. Porter al, Chip. Twp.
NOTMAN TRUST al to L. Mitchell, Hope. Twp.
J.E. SCIOTTO al to C.A. Best, N.B.
FREDDIE MAC SEASONED CR. RISK TRANSFER TRUST SERIES 2017-4 al to Pinnacle Prop. Enhancements, Center Twp.
C.R. GILARNO to D.V. Lindemann al, Freedom
C. FISCHER to S. Biego, Frank. Twp.
M. YOHO al to Yoho Trust al, Chip. Twp.
K.C. ROMERO to K.C. Romero Trust al, Beaver
S.A. SNYDER al to S.A. Snyder, Brigh. Twp.
P.H. LAM al to P.H. Lam, Conway
L.C. BARTO JR. al to E.R. Ahrens II, Economy
K.A. LAGATTA to Ruby Red Prop. Group, Aliq.
R. STANG al to N.A. Kosanovich, Roch. Twp.
N.J. NORTON ESTATE al to D. Norton, Pul. Twp.
C.L. INGRAM al to T. Geist, Chip. Twp.
R.L. GAMBARDELLA al to D. Robbins al, Potter Twp.
C.A. SCOTT al to C. Peterman, Chip. Twp.
D.W. BOWSER to D.W. Bowser al, No. Sew. Twp.
HUNTINGTON NA. BANK to Like New Prop., Beaver
A.J. GUILIANI SR. al to G. Keck, Pat. Twp.
G. ANDERSON JR. ESTATE al to B.A. Anderson, Darl. Twp.
N. CUNZOLO al to M.G. Simons al, Hope. Twp.
N.L. CHIRICHETTI to G. Romeo, Chip. Twp.
R.L. WILLIAMS III to J. Kopas al, Hope. Twp.
C. KALCEVIC to S.Y. Zuber al, Darl. Twp.
J.J. BURNS ESTATE al to M.J. Schweitzer al, Monaca
M.L. MUDROCH al to M.L. Mudroch, Economy
P.D. DAVIS al to B. Alberti al, Chip. Twp.
FIRSTENERGY PA ELECTR. CO. al to Energy Harbor Nuclear Gen., Shippingport
B.G. ERBE al to D.M. O'Brien al, East Roch.
R.L. DOMINICI al to D. Sciotto al, Ohioville
B.L. PAVLINSKY al to T. Popella al, No. Sew. Twp.
T. VATTIMO al to S. Suydam, Industry
DAVIS CONSTR. al to C.A. Scott al, Chip. Twp.
P.D. DIETZ ESTATE al to C.N. Mariotti, N.B.
J. DALEY to Larocco Prop., Hope. Twp.
B.E. HILL al to N.C. Rambo, No. Sew. Twp.
J.L. MITCHELL al to E.E. Martindale III al, Roch.
L.M. QUALLS ESTATE al to K.L. Qualls al, Marion Twp.
R.J. BERDNIK al to N.Z. German, Center Twp.
L.L. ELLEFSON ESTATE al to T. Vattimo al, Chip. Twp.
B.D. KOTULA ESTATE al to B.M. Szuchy al, Harmony Twp.
KEYSTONE HORIZONS ELEVEN to A. Ambrose al, Aliq.
LANDMAX RLTY. al to S.G. Bartolomeo al, Roch.
L.A. COX ESTATE al to A.R. Valo Jr., Hope. Twp.
J.W. SEITZ JR. al to K.E. Thurston, Economy
D.L. SESSOMS ESTATE al to N. Sessoms al, Aliq.
M.R. TILTON al to M.R. Tilton al, Center Twp.
M.A. TURKOVICH to M.A. Turkovich Trust al, Hope. Twp.
K.A. NEOPHYTOU al to K. Neophytou Trust al, Center Twp.
T.M. DOSTALIK al to T. Dostalik Trust al, Center Twp.
A.S. BROWN al to A.S. Brown al, Chip. Twp.
ST. BARNABAS LAND TRUST INC. to St. Barnabas Holding Co., Brigh. Twp.
ST. BARNABAS LAND TRUST INC. al to The Woodlands at St. Barnabas Inc. al, Brigh. Twp.
S. MARCHION to M. Tilton, Aliq.
R.C. HUTSON al to R.C. Hutson al, New Sew. Twp.
J.J. HOMITZ to G.L. Tolbert, New Sew. Twp.
T.L. CARATELLI to C.J. Caratelli al, Monaca

B. BARWELL to B. Barwell, So. Heights
R. D'AMBROSIO al to E.J. Zimmerman, Amb.

MORTGAGES

R.J. LEWARCHIK al to Rocket Mtg., Pul. Twp. $133,000
A.E. LAYNE to Huntington Na. Bank, Industry $80,000
M.J. KNUPFER to Citizens Bank, B.F. $30,000
T. HARMON al to United Wholesale Mtg., Amb. $142,373
Z.R. STONESTREET al to PNC Bank, Daugh. Twp. $91,500
SOFIKOS PROP. al to GB14 Prop. Fund, N.B. $200,000
T.A. BAKER al to Rocket Mtg., Hope. Twp. $246,800
P. BARNES al to PNC Bank, Roch. Twp. $5,000
J.M. SPENCE to Twin Rivers Cap., Hanover Twp. $14,400
T. SHULTZ al to Third FS&L, Center Twp. $201,600
D. HOFFMAN al to D.L. Champ al, Brigh. Twp. $315,000
J.W. MCGREEVY al to Bank of America, Indep. Twp. $100,000
JONES ESTATES HARSHBARGER PA to MF1 Cap., Greene Twp. $205,000,000
D.J. SCHOOLEY al to Amerisave Mtg. Corp., $247,500
C.J. YOUNG to PNC Bank, Brigh. Twp. $50,000
JONES ESTATES FOREST BROOK PA to MF1 Cap., New Sew. Twp. $205,000,000
G.M. LARIZZA to Secr. of HUD, Rac. Twp. $13,779.58
L. DITOMMASO to Citizens Bank, Conway $135,000
D. PORTO to Wells Fargo Bank, Economy $419,500
F.L. ROSS al to Huntington Na. Bank, Chip. Twp. $37,000
M.A. GLOMB al to Huntington Na. Bank, Pat. Twp. $50,000
RTC PROP. HOLDINGS al to The Loan Store Inc., N.B. $144,497.26
L. MITCHELL to Howard Hanna Mtg. Serv., Hope. Twp. $111,930
C.A. BEST to Digital FCU, N.B. $115,000
D.V. LINDEMANN al to Navy FCU, Freedom $187,822
J.W. RAMP al to Schumacher Mtg., Shippingport $560,374
S. BIEGO to Mtg. Research Cntr., Frank. Twp. $341,078
E.R. AHRENS II to Plaza Home Mtg. Inc., Economy $202,320
JONES ESTATES KNOBVUE PA to MF 1 Cap., New Sew. Twp. $205,000,000
C.R. PEDALINE to Extreme Loans, Aliq. $209,442
N.A. KOSANOVICH to Wesbanco Bank Inc., Roch. Twp. $124,694
D. NORTON to R-S Bellco FCU, Pul. Twp. $33,600
T. GEIST to Wesbanco Bank Inc., Chip. Twp. $268,690
S. ROBBINS al to Union Home Mtg. Corp., Potter Twp. $460,750
C. PETERMAN to Wesbanco Bank Inc., Chip. Twp. $275,000
N.A. DEFILIPPI al to Liberty FCU, Beaver $166,750
E.K. DUBLE al to United Wholesale Mtg., Big Beaver $288,000
R. DONATELLI al to Nextier Bank, Rac. Twp. $184,800
G. KECK to Wesbanco Bank Inc., Pat. Twp. $102,750
T. COONEY al to Prosperity Home Mtg., Industry $364,609
J.A. HUNTER al to Secr. of HUD, Daugh. Twp. $4,866.50
DAVID RES. to Co. of Beaver, Midland $15,954.65
B.L. KULESZA al to First Na. Bank of PA, No. Sew. Twp. $26,000
B.L. KULESZA al to First Na. Bank of PA, No. Sew. Twp. $100,000
G. ROMEO to United Wholesale Mtg., Chip. Twp. $85,000
F.L. REDA al to First Na. Bank of PA, Pat. Twp. $143,600
F.L. REDA al to First Na. Bank of PA, Pat. Twp. $50,000
J. KOPAS al to West Penn Fin. Serv. Cntr. Inc., Hope. Twp. $166,500
S.Y. ZUBER al to JMAC Lending Inc., Darl. Twp. $227,272
M.J. SCHWEITZER al to Victorian Fin., Monaca $227,797
B. ALBERTI al to Huntington Na. Bank, Chip. Twp. $340,000
D. DOUGLAS al to Provident Funding Assoc., Beaver $342,000
D. SCIOTTO al to Navy FCU, Ohioville $210,000
K.C. HAYNES al to USAlliance FCU, No. Sew. Twp. $70,000
L.A. LINT to First Na. Bank of PA, N.B. $100,000
T. POPELLA al to Radius Fin. Group Inc., No. Sew. Twp. $125,681
S. SUYDAM to Zillow Home Loans, Industry $276,450
C.A. SCOTT al to Kash Mtg. Group Inc., Chip. Twp. $305,000
J. CHAVEZ al to Guaranteed Rate Inc., Brigh. Twp. $221,000

J.A. MOXLEY al to Citizens Bank, Beaver $25,000
C.T. COLEMAN to Clearview FCU, B.F. $20,000
A.R. DESANTIS al to Clearview FCU, Center Twp. $145,000
J.M. WEBB al to New American Funding al, New Sew. Twp. $51,625
D. BRUNO al to Figure Lending, Center Twp. $39,266.20
P.M. ZITER al to Citizens Bank, New Sew. Twp. $200,000
L. SHAFFER to Clearview FCU, Hope. Twp. $60,000
T. MILLER to Univest B&T Co., Freedom $100,000
P. PATEL al to The Loan Store Inc., Freedom $175,000
C.N. MARIOTTI to Guaranteed Rate Affinity, N.B. $141,313
N.C. RAMBO to EMM Loans, No. Sew. Twp. $253,535
H.E. SPENCER al to M.C. Spencer al, Marion Twp. $330,000
W.H. DEPAUL al to Lower LLC, Center Twp. $359,788
E.J. SOTIRAKE JR. al to R-S Bellco FCU, Economy $60,319
P.N. MALES al to Secr. of HUD, Greene Twp. $10,664.59
E. LULKOVITZ al to Citizens Bank, Economy $190,000
T. VATTIMO al to Rocket Mtg., Chip. Twp. $253,500
SRT HOME SOL. al to Myloanpathway, Aliq. $108,000
A. AMBROSE al to Crosscountry Mtg., Aliq. $166,355
T.L. JUDY to Freedom Mtg. Corp., Aliq. $189,607
S.G. BARTOLOMEO al to American Fin. Res., Roch. $218,457
K. HARTWICK to New Alliance FCU, N.B. $22,000
S. BRIMMEIER al to Spring EQ, Beaver $45,000
D.J. OPACIC to PNC Bank, Ohioville $125,000
D. DESSLER al to Huntington Na. Bank, Hope. Twp. $100,000
C. CRACKER al to Huntington Na. Bank, Pul. Twp. $153,000
K.E. THURSTON to STG Mtg., Economy $159,950
M.L. URAM al to Citizens Bank, Indep. Twp. $235,000
J.R. LAMBRIGHT al to United Wholesale Mtg., So. Beaver Twp. $309,000
D.J. LOOZE al to Huntington Na. Bank, Daugh. Twp. $227,920
BCI PROP. al to Vontive Inc., Monaca $240,000
E.L. CONTI al to Greater Pgh. FCU, Greene Twp. $50,000
T. SMITH al to Wesbanco Bank Inc., Chip. Twp. $425,000
D.L. SYLVESTER to Rocket Mtg., Amb. $71,225
G. MASARTIS to Citizens Bank, New Sew. Twp. $71,200
P.S. TAYLOR to Citizens Bank, Economy $50,000
D.S. BASH al to Co. of Beaver, N.B. $117,794.15
H.L. HOLLEY to Co. of Beaver, N.B. $122,118.13
D.A. COUCH JR. to 21st Mtg. Corp., Darl. Twp. $264,685.60

SHERIFF SALE

Abstract of property taken in execution upon the writs shown as the properties of the severally named defendants, owners or reputed owners, and to be sold by the Sheriff of Beaver County, on MAY 6, 2026 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

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff vs. HOWARD LODOVICO, Defendant.

Execution No: 2024-11222
Amount: $61,087.31

BROCK & SCOTT, PLLC, ESQUIRE

ALL THAT CERTAIN dwelling situate at 250 HUTTER AVE., ELLWOOD CITY, PA 16117, Twp/Boro of TOWNSHIP OF NORTH SEWICKLEY, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 6523163.

Parcel No: 700160902000 aka 70-016-0902.0000; 7001690902001 aka 70-016.0902.001
Market Value: $146,900.00
Location of Property: 250 Hutter Ave., Ellwood City, PA 16117.

No. 2

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff vs. CHRISTINA FELO, SOLELY IN HER CAPACITY AS KNOWN HEIR OF PRISCILLA L. NORRIS, DECEASED, Defendant.

Execution No: 2025-11732
Amount: $67,193.75

STEVEN P. KELLY, ESQUIRE

Land situated in the Township of Rochester in the County of Beaver in the State of PA.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF ROCHESTER, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS 9 AND 10 IN BLOCK G OF THE RIDGEWAY DEVELOPMENT COMPANY PLAN OF LOTS, AS RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 4, PAGE 54.

Commonly known as: 788 Ridge Road, Rochester, PA 15074-1173

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED AT PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Premises being: 788 Ridge Road, Rochester, PA 15074-1173

Parcel No. 760060533000

BEING the same premises which Mitchell Panich and Marijo M. Panich by Deed dated August 7, 1995 and recorded in the Office of Recorder of Deeds of Beaver County on August 10, 1995 at Book 1663 Page 094 Instrument #00125 granted and conveyed unto Priscilla L. Norris.

Parcel No: 760060533000
Market Value:
Location of Property: 788 Ridge Road, Rochester, PA 15074-1173

No. 3

THOMAS J. RAWLINS, Plaintiff vs. GARNACO PROPERTY HOLDINGS, LLC, Defendant.

Execution No: 31861-2020
Amount: $112,125.70

LOIS M. VITTI, ESQUIRE

Boro of Ellwood City, Cty of Beaver, Cmwlth of PA. HET a d/w/g located at 804 Perry Street, Ellwood City, PA 16117. Parcel No. 22-002-0311.000.

Parcel No: 22-002-0311.000
Market Value: $83,100.00
Location of Property: 804 Perry Street, Ellwood City, PA 16117.

No. 4

MIDFIRST BANK, Plaintiff vs. AARON C. SCHMIDT, Defendant.

Execution No: 2025-12198
Amount: $34,943.37

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 1201 Euclid Avenue, Aliquippa, PA 15001 and found in Instrument Number 3030825, Parcel No. 650140808000.

Parcel No: 650140808000
Market Value: $168,900.00
Location of Property: 1201 Euclid Avenue, Township of Hopewell, PA 15001.

No. 5

THOMAS J. RAWLINS, Plaintiff vs. GARNACO PROPERTY HOLDINGS, LLC, Defendant.

Execution No: 31870-2025
Amount: $88,128.47

LOIS M. VITTI, ESQUIRE

City of Beaver Falls, Cty of Beaver and Cmwlth of PA. HET a dwg k/a 1222 10th Avenue, Beaver Falls, PA 15010. Parcel No. 04-002-0204.000.

Parcel No: 04-002-0204.000
Market Value: $65,800.00
Location of Property: 1222 10th Avenue, Beaver Falls, PA 15010.

No. 6

PLANET HOME LENDING, LLC, Plaintiff vs. LESLIE ANN MULLIN, Defendant.

Execution No: 11965-2025
Amount: $148,634.99

JILL M. FEIN, ESQUIRE

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, having erected thereon a residential dwelling being known and numbered as 941 Walnut Street, Ambridge, PA 15003, Tax Parcel No. 11-007-1010.000, sold as the property of Leslie Ann Mullin.

Parcel No: 11-007-1010.000
Market Value: $138,970.00
Location of Property: 941 Walnut Street, Ambridge, PA 15003.

No. 7

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB13, Plaintiff vs. ELEANOR THOMAS-FOSTER, Defendant.

Execution No: 2025-11722
Amount: $124,039.35

KEVIN E. CORDERO, ESQUIRE

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE Borough of Rochester, BEAVER COUNTY, PENNSYLVANIA, AND INSTRUMENT NO. 3064915.

Parcel No: 46-001-0518.000
Market Value: $124,300.00
Location of Property: 123 Webster Street, Rochester, PA 15074.

No. 8

PENNYMAC LOAN SERVICES, LLC, Plaintiff vs. LUCAS SHANE LONCAR, Defendant.

Execution No: 2025-12148
Amount: $139,682.31

HARRY B. REESE, ESQUIRE

All those certain lots or parcels of land situate in the Borough of Patterson Heights, Beaver County, Pennsylvania, being all of Lot Nos. 135, 137 and 139 in the John Reeves Subdivision of Lot Nos. 19 and 103 in the D.O.C. Patterson Plan of Lots in said Borough and being bounded and described as follows, to-wit:

On the East by Sixth Avenue (formerly Fern Avenue); on the South by a twenty (20) foot unnamed alley; on the West by a twenty (20) foot unnamed alley; and on the North by Lot No. 133 in said Plan, now or late of Carl Portman. Said lots or parcels having a combined frontage of one hundred (100) feet on Sixth Avenue (formerly Fern Avenue) and extending Westwardly therefrom of equal width one hundred fifty (150) feet to the aforesaid twenty (20) foot unnamed alley.

BEING THE SAME PREMISES which Mark E. Garrett, Widower, by Bryan Garrett, his Attorney-in-Fact, by Deed dated 11/30/2020 and recorded in the Office of the Recorder of Deeds of Beaver County on 12/2/2020 in Deed Instrument No. 3624187, granted and conveyed unto Lucas Shane Loncar, an unmarried man.

Parcel No: 45-001-1708.001
Market Value: $157,900.00
Location of Property: 414 6th Avenue, Beaver Falls, Pennsylvania 15010.

No. 9

FREEDOM MORTGAGE CORPORATION, Plaintiff vs. VIRGINIA E. SCHUTTE, Defendant.

Execution No: 10832-2025
Amount: $115,840.48

BROCK & SCOTT, PLLC, ESQUIRE

ALL THAT CERTAIN dwelling situate at 1924 CHERRY ALLEY, MONACA, PA 15061, Twp/Boro of FIFTH WARD OF THE BOROUGH OF MONACA, Beaver County, Commonwealth of PA. Being further described in Deed Instrument 20241082034.

Parcel No: 380050601001 aka 38-005-0601.001 and 380050600000
Market Value: $93,800.00
Location of Property: 1924 Cherry Alley, Monaca, PA 15061.

No. 10

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff vs. RUSSELL BASALYGA, JR. & SAMANTHA ZUTICH, Defendant.

Execution No: 2025-11742
Amount: $61,171.46
KRISTINE M. ANTHOU, ESQUIRE

All the right, title, interest and claim of Russell Basalyga, Jr. and Samantha Zutich of, in and to the following described property: All the following described real estate situated in the Borough of Freedom, County of Beaver and Commonwealth of Pennsylvania. Having erected thereon a dwelling being known and numbered as 960 6th Avenue, Freedom, PA 15042. Deed Instrument No. 3658135. Parcel No: 260010765000.

Parcel No: 260010765000
Market Value: $63,100.00
Location of Property: 960 6th Avenue, Freedom, PA 15042.

No. 11

METROPOLITAN TOWER LIFE INSURANCE COMPANY, Plaintiff vs. REED INVESTMENT PROPERTIES LLC, Defendant.

Execution No. 11626-2025
Amount: $77,202.56
JACQUELINE MCNALLY, ESQUIRE

ALL that certain piece, parcel or lot of land situate in the First Ward of the Borough of Ambridge, County of Beaver, and State of Pennsylvania, being part of Block A in Beaver County Land Company's Plan No. 2, as recorded in the Recorder's Office in and for the County of Beaver in Plan Book Volume 2, Page 53.

Parcel No: 09-003-0507.000
Market Value: $80,400.00
Location of Property: 306 Locust Street, Ambridge, PA 15003.

No. 12

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE SEQUOIA FUNDING TRUST, Plaintiff vs. SAMUEL SALLIS III KNOWN HEIR OF SAMUEL SALLIS, JR., DECEASED; LYNETTE WILDER KNOWN HEIR OF SAMUEL SALLIS, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL SALLIS, JR., DECEASED, Defendant.

Execution No: 11267-2025
Amount: $54,357.38
JACQUELINE MCNALLY, ESQUIRE

ALL that certain lot or piece of ground situate in the BOROUGH OF MIDLAND, County of BEAVER and COMMONWEALTH OF PENNSYLVANIA, being LOT NO. 446 in the MIDLAND PLAN "A" PLAN OF LOTS on the southerly side of Ohio Avenue, having a frontage of said Ohio Avenue of 30 feet, extending back a distance of 135 feet to a line and preserving an even width throughout.

Parcel No: 33-004-0230.000
Market Value: $55,100.00
Location of Property: 424 Ohio Avenue, Midland, PA 15059.

No. 13

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR TRUMAN 2025 SC11 TITLE TRUST, Plaintiff vs. MATTHEW KLENK A/K/A MATT KLENK, Defendant.

Execution No: 10511-2025
Amount: $157,494.88
DANIELLE JOHNSON, ESQUIRE

ALL that certain piece, parcel of lot of land situate in the Township of New Sewickley, County of Beaver, Commonwealth of Pennsylvania, being further bounded and described as follows:

BEGINNING at a point in the center line of a public road known as Pine Run Road T-452, which point is the Northwesterly corner of the foregoing Parcel One of real estate herein conveyed; thence from said point of beginning by the center line of said Road, North 12 degrees 46' 00" West, a distance of 100.00 feet to a point; thence the following five courses and distances along the line of land now or formerly of John A. Merrill, et ux., first: South 88 degrees 00' 00" East, a distance of 406.00 feet to a point marked by a stake; thence Second: South 12 degrees 46'

00" West, a distance of 523.40 feet to a point marked with a Walnut Tree; thence Third: North 88 degrees 00' 00" West, a distance of 294.00 feet to a point marked with a fence post; thence Fourth: South 12 degrees 46' 00" West, a distance of 65.00 feet to a point marked with a fence post; thence Fifth: North 88 degrees 00' 00" West, a distance of 112.00 feet to a point on the center line of said Pine Run Road T-452; thence by the center line of said Road, North 12 degrees 46' 00" West, a distance of 294.00 feet to the point on the center line of Pine Road %-452 intersecting with the Southwesterly corner of Parcel One herein above conveyed; thence continuing along said dividing line between said Parcel One and Parcel Two the following three courses and distances; One: South 72 degrees 00' 00" East, a distance of 281.42 feet to a point; thence Two: North 12 degrees 46' 00" East, a distance of 150.00 feet to a point; thence Three: North 82 degrees 00' 00" West, to a point on the center ilne of Pine Run Road T-452 the place of beginning. Said Parcel Two described according to a survey made by William F. Bell, Registered Professional Engineer, dated September 18, 1971, revised on January 8, 1972.

BEING the same property conveyed to Matt Klenk and Jennifer Sheidenmantle by Deed from Janet Ward Sanderson, dated June 27, 2002 and recorded with Instrument Number 3133681, Public Records of Beaver County, Pennsylvania. And Jennifer Sheidenmantle left this life on February 15, 2023.

Parcel No: 691540193003
Market Value: $238,300.00
Location of Property: 1562 Pine Run Road, Rochester, PA 15074.

No. 14

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff vs. STEPHEN L. OLIVER, Defendant.

Execution No: 10904-2024
Amount: $73,115.11

JACQUELINE MCNALLY, ESQUIRE

ALL that certain lot or parcel of and situate, lying and being in North Sewickley Township, Beaver County, Pennsylvania, being Lot No. 2 in Block 25 in The Pittsburgh Company's Plan of South Elwood Addition No. 8, Beaver County, Pennsylvania, said plan being recorded in Recorder's Office in and for Beaver County, Pennsylvania, in Plot Book: Volume 4, Pages 28 and 29.

Parcel No: 22-001-0758.000
Market Value: $66,800.00
Location of Property: 1031 South Fourth Street, Ellwood City, PA 16117.

GIVEN UNDER MY HAND AND SEAL
THIS 13TH DAY OF MARCH 2026

TONY GUY, SHERIFF

apr. 4, 11, 18

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