Beaver County Legal Journal

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

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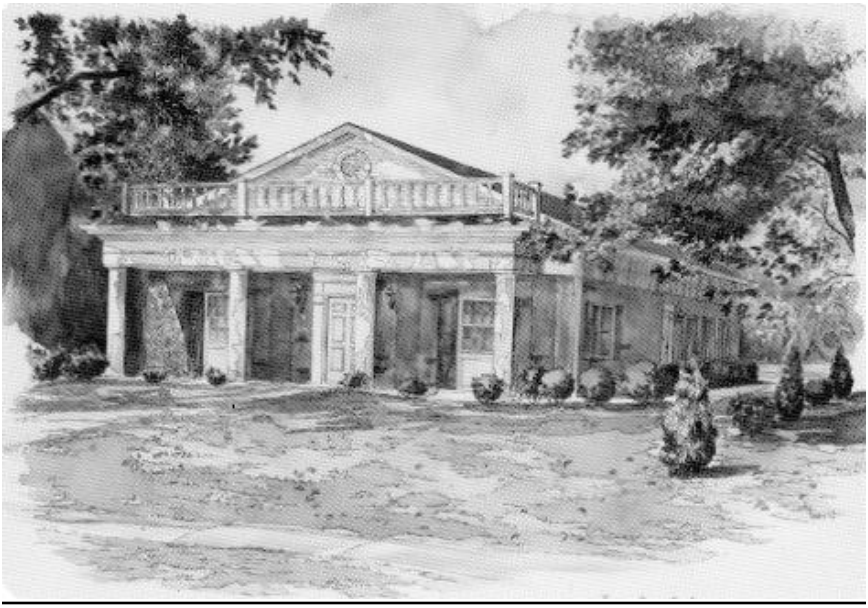

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BEAVER COUNTY BAR ASSOCIATION

788 Turnpike Street, Beaver, Pennsylvania 15009

BEAVER COUNTY LEGAL JOURNAL

BEAVER COUNTY BAR ASSOCIATION, PUBLISHER
788 Turnpike Street, Beaver, Pennsylvania 15009
Telephone (724) 728-7622 Fax (724) 728-7717
E-mail: legaljournal@beavercountybar.net

MerryBeth Sylvester, Editor

DEADLINE FOR COPY

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COURT CALENDAR

Civil & Criminal Trial Week, Jury Trial Only . . . . . July 13
Accounts, Last Day for Filing . . . . . July 17
ARD Pleas, Sentence Court . . . . . July 17
PFA . . . . . July 17
Sheriff's Real Estate Sales, Last Day to File . . . . . July 17

NOTICES TO THE BAR

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

IN RE: Protection From Abuse
Intakes and Final Hearing Schedule — Miscellaneous No. 10055 of 2026

ORDER

AND NOW, this 22nd day of June, 2026, the Court's schedule is changed to reflect that the Protection from Abuse Final Hearings scheduled for **Friday, August 28, 2026** shall be moved to **Thursday, August 27, 2026** (already assigned to Judge Ross in Courtroom No. 6).

IT IS ALSO HEREBY ORDERED that the Protective From Abuse Intake Hearings on **Friday, August 28, 2026** are **CANCELLED.** All Petitioners shall be referred to their local Magisterial District Court to file for emergency relief.

BY THE COURT:
James J. Ross, J.

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/

Tuesday, July 28, 2026

"The Ethical, Legal & Practical Considerations Involving the Financial Exploitation of Seniors"
Presenters: Ashley Elias, Equire
Michael W. Nalli, Esquire

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

2-Day Seminar
Location: Beaver County Courthouse - Juror's Lounge

Thursday, July 30, 2026 &
Friday, July 31, 2026

"Behavior Change for Lasting Recovery"
Presenters: Judge Diane Bull &
Helen Harberts, MA, JD

Registration . . . . . 9:00 a.m.
Seminar (Thursday) . . . . . 9:30 a.m. - 3:00 p.m.
Seminar (Friday) . . . . . 9:00 a.m. - 3:30 p.m.
Tuition . . . . . Member - $50.00
Non-Member - $100.00

HOME BENCH BAR CONFERENCE
Breakfast & Lunch included

Friday, August 28, 2026

Registration . . . . . 8:00 a.m.
Seminars . . . . . 8:30 a.m. - 2:45 p.m.
Tuition . . . . . Member - $50.00
Non-Member - $100.00

See Member Newsletter for location, additional details and registration

"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.

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

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 June 29, 2026 for the conduct of a business in Beaver County under the fictitious name of **Tara Bella Creative Arts** with its principal place of business at 649 Shenango Road, Beaver Falls, PA 15010. The name and address of the person owning or interested in said business is Tara Hardie and David Hardie, 649 Shenango Road, Beaver Falls, PA 15010.

july 11

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY PENNSYLVANIA
CIVIL DIVISION
ALLY BANK
Petitioner
v.
FASMO AUTOMOTIVE SERVICE & TOWING LLC
Respondent
Case Number: 10852-2026
PETITION FOR INVOLUNTARY TRANSFER OF OWNERSHIP OF VEHICLE BY COURT ORDER

In the Court of Common Pleas of Beaver County, Pennsylvania: 10852-2026. In re: Petition of Ally Bank v. Fasmo Automotive Service & Towing LLC to transfer ownership of a 2020 Dodge Charger bearing VIN # 2C3CDXBG6LH213186 to Ally Bank and the right title and interest of any other person to said vehicle to be extinguished. To all persons interested: Notice is hereby given that a hearing on said Petition has been scheduled for August 7, 2026 at 1:30 p.m. in Courtroom 6 of the Beaver County Courthouse, 810 Third Street, Beaver, PA 15009 when and where all persons may show cause, if any they have, why said Petition should not be granted. Matthew D Urban, Esquire, Weltman Weinberg & Reis Co., LPA, Two Allegheny Center, Nova Tower 2, Suite 1302, Pittsburgh, PA 15212 (412) 434-7955, Attorney for Petitioner.

july 11

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa.C.S. § 301, et seq., of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania on **July 1, 2026** an application for the conduct of business in Beaver County under the fictitious name of **Andrew Soundworks** with its principal place of business at **100 Tiger Lilly Dr., Aliquippa, Beaver County, Pennsylvania, 15001**. The name and address of the entity interested in said business is **Armutat Collective LLC, 100 Tiger Lilly Dr., Aliquippa, Beaver County, Pennsylvania 15001**.

Name of Attorney: Richard J. Joyce, Esq.
Name of Law Firm: Nalli, Elias & Associates, P.C.
Address: 150 Pleasant Drive, Suite 101 Aliquippa, PA 15001

july 11

IN THE COURT OF COMMON PLEAS OF BEAVER COUNTY PENNSYLVANIA
IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
Nicole Biela
No. 11143-2026

NOTICE

AND NOW, this 7th day of July, 2026 upon the motion of the petitioner, it is ORDERED and NOTICE is hereby given that a hearing upon the Petition of Nicole Biela to change her name to Nicole Marsden is fixed for September 3, 2026, at 10:00 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.

july 11

Notice is hereby given of the administration of the Theresa M. DeHaven Living Trust dated May 6, 2014. Theresa M. DeHaven, Grantor, deceased May 22, 2026.
All persons indebted to Theresa M. DeHaven or the Theresa M. DeHaven Living Trust dated May 6, 2014 are requested to make payment without delay and all those having claims against Theresa M. DeHaven are directed to present the same to Kelly Ann Kuziak, Trustee, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.

july 11, 18, 25

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

JAMES MICHAEL KROSKEY, late of Beaver Falls. Brooke B. McMorrow, Esquire, Administratrix, 10475 Perry Highway, Suite 204, Wexford, PA 15090. Brooke B. McMorrow, Atty.

SUZANNE THOMSON, a/k/a MARGARET SUZANNE THOMSON, late of Fombell. Howard Wagner, Administrator, 1207 Route 288, Fombell, PA 16123. Gregory S. Fox, Atty.

2nd Publication

JEANETTE R. ALBERTI, late of Rochester Township. Celeste Alberti, Administratrix, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

JAMES DIETZ, late of New Brighton. Ashley Dietz, Administratrix, 312 Russell Drive, New Brighton, PA 15066.

GEORGE E. FITZGERALD, late of Baden. Jeanne M. Fitzgerald, Executrix, 189 Wallrose Heights Road, Baden, PA 15005-2705. Joseph R. West, Atty.

BETTY ANN HODOVANICH, a/k/a BETTY L. HODOVANICH, a/k/a BETTY HODOVANICH, late of the Township of Center. John Charles Hodovanich, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

KEVIN T. MALLICK, a/k/a KEVIN MALLICK, late of Hookstown Borough. James Eric Mallick, Administrator, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

BONITA JEAN MCDANEL, a/k/a BONITA J. MCDANEL, a/k/a BONITA S. MCDANEL, a/k/a BONITA MCDANEL, late of Beaver Borough. Marc Eliott Justice and Kimberly Ann Justice, Co-Executors, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Ashley M. Elias, Atty.

BRANDON LEE RICHARDSON, a/k/a BRANDON RICHARDSON, late of the Borough of Ambridge. Jesus Richardson Mills, Administrator, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Jocelyn M. Sudar, Atty.

NATALIE RUNTICH, late of the City of Aliquippa. Karen D. Runtich, Executrix, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

WILLIAM SAULS, late of Ambridge. Rhonda Lazarus, Executrix, c/o LeeAnn G. Syme, Esquire, 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222. LeeAnn G. Syme, Atty.

DEANNE J. SAVAGE, a/k/a DEANNE SAVAGE, late of the Borough of Ambridge. Michael A. Savage, Executor, c/o Nalli, Elias & Associates, PC, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001. Michael W. Nalli, Atty.

ROBERT EUGENE STONE, a/k/a ROBERT EUGENE STONE SR., late of Vanport Township. Lisa Ann Brown, Executrix, 113 A Street, Beaver, PA 15009. Ronald D. Powers, Atty.

3rd Publication

DONALD R. ANDERSON, a/k/a DONALD RAY ANDERSON, late of Greene Township. Karen Anderson and Heather Davidson, Co-Administratrices, c/o Max A. Schmierer, Esquire, 650 Corporation Street, Suite 304, Beaver, PA 15009. Max A. Schmierer, Atty.

HELEN P. BELISLE, a/k/a HELEN BELISLE, late of Greene Township. Heather M. Belisle, Executrix, c/o Craig E. Wynn, Esquire, 2002 McMinn Street, Aliquippa, PA 15001. Craig E. Wynn, Atty.

MILEN COKRLIC, JR., a/k/a MILEN COKRLIC, late of New Sewickley Township. Michelle Helena Denk, Administratrix, c/o Steven Kocherzat, Esquire, 763 Merchant Street, Ambridge, PA 15003. Steven Kocherzat, Atty.

PAMELA A. KOVACEVIC, late of Beaver Falls. Rachel Balog, Executrix, 309 Piedmont Drive, Venetia, PA 15367. Amanda E. Palbus, Atty.

PATRICIA LARRICK, late of Economy Borough. Curtis Larrick, Executor, c/o Jeremy Stragand, Esquire, 81 Dutilh Road, Suite 200, Cranberry Township, PA 16066. Jeremy Stragand, Atty.

CHARLES JOSEPH LARUE, III, late of Hookstown Borough. Melissa Valier Collins, Executrix, 10301 N. Kings Highway, Apt. 17-8, Myrtle Beach, SC 29572.

BRITTANY L. MORROW, late of the Township of Brighton. Kurt Spickerman and Garrett Morrow, Co-Administrators, c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001. Chad F. McMillen, Atty.

JANICE E. ROGERS, late of Chippewa Township. Robert F. Rogers, Executor, 552 Shenango Road, Beaver Falls, PA 15010. John M. Smith, Atty.

DOCKET ENTRIES

From The Office Of
The Prothonotary

It is understood that the accuracy of these entries is not guaranteed and no responsibility attaches for any errors or omissions in this report.

DIVORCES GRANTED

JENNA NOBLE from Daniel Jena, 20303-24

CHRISTOPHER PAUL LEININGER from Lisa Ann Troiani, 20274-25

CHRISTOPHER LANEVE from Krista McCandless-Laneve, 20044-26

JON S. GRAY from Lisa M. Gray, 20072-26

ANTHONY MAXWELL NAVARRA III from Savanna Lynn Marie Navarra, 20042-25

JONATHAN ARENDOSH from Nakai Arendosh, 20069-26

ERIC WEST from Angela M. West, 20352-24

DIVORCE DOCKET

STEPHEN PECK vs Jennifer Peck, 20193-26-J.R. Jeffries

KENNETH THORNTON vs Tyshia Wise, 20194-26-Pro Se

CHELSIE COLE vs Michael Cole, 20195-26-Pro Se

GEORGE BISBEY vs Laura Bisbey, 20196-26-Pro Se

HANNA SEIBEL vs Justin Seibel, 20197-26-S.L. Steele

JOY UNGER vs Jason Unger, 20198-26-I.L. Dubin

ANTHONY FLASKOS vs Christina Flaskos, 20199-26-S.L. Steele

DANIEL J. SANTIA JR. vs Loriann Santia, 20200-26-J.A. Feldman

ASHLEE L. STADNIK vs Kyle A. Stadnik, 20201-26-T.F. Dukovich

APPEARANCE DOCKET

NEW DEVEL. vs B.C. Board of Assessment Appeals, 00001-26-Civil Appeals-W.P. Bresnahan

SERVBANK vs Kimberly D. Gangloff, 11006-26-Mortgage Foreclosure-E.M. Kachhi

JUSTIN CRAIG DAVIS vs Gina Panella, 11007-26-Custody/Visitation-K.J. Mikush

STEPHANIE KISTNER, obo al, 11008-26-Misc/Other-Pro Se

BRANDON T. DETORE vs Kylie M. Gorney, 11009-26-A.L. Folio Morgan

FREEDOM EAGLES vs Sadie Eisenman al, 11010-26-Landlord/Tenant Dispute-Self

HUNTER CEDRIC KINKAID ROPER, 11011-26-Misc/Other-Pro Se

AUTUMN C. GIELAROWSKI vs Zachary A. Robinson, 11012-26-Custody/Visitation -Pro Se

WILDCAT LENDING FUND TWO vs Kasagrande LLC, 11013-26-Mortgage Foreclosure-L.A. DePaul

WILDCAT LENDING FUND TWO vs Kasagrande LLC, 11014-26-Mortgage Foreclosure-L.A. DePaul

LAKEVIEW LOAN SERV. vs Eric J. Detrick, 11015-26-Mortgage Foreclosure-A. Hunsberger

NICHOLAS KAY vs Chelsea Kay, 11016-26-Custody/Visitation-S.L. Steele

CAVALRY SPV I vs Eric Dewitt, 11017-26-Debt Collection-D.J. Apothaker

BANK OF AMERICA vs Chad Rape, 11018-26-Debt Collection-J.M. Flink

CAP. ONE a; vs Kylie A. Wagner, 11019-26-Debt Collection-J.E. Strand

AMERICAN CR. ACCEPT. vs Jonathan Zamora, 11020-26-Replevin-K.P. Ebeck
CAP. ONE al vs Jose A. Delgado, 11021-26-Debt Collection-J.E. Strand
CAP. ONE al vs Margaret C. Fenske, 11022-26-Debt Collection-M.W. Pomy
DOLLAR BANK vs Sheldon J. Simmons, 11023-26-Debt Collection-M.W. Pomy
MEGAN M. SUMMERSGILL vs Bryn Elana, 11024-26-Motor Vehicle-M.F. Santicola
BEEMAC INC. al vs Randhawa Express Co., 11025-26-Other-D.B. McLane
TARA MARTIN vs Antonyo Anderson al, 11026-26-Tort/Other-K.G. Fawcett
NEWREZ al vs Susan B. Naugle, 11027-26-Mortgage Foreclosure-K.J. Hong
CREDIT CORP. SOL. INC. vs Lisa Cottrell, 11028-26-Debt Collection-G.L. Morris
PORTFOLIO REC. ASSOC. vs Kate Conner, 11029-26-Debt Collection-M.W. Pomy
PORTFOLIO REC. ASSOC. vs Ross Icenhour, 11030-26-Debt Collection-M.W. Pomy
PORTFOLIO REC. ASSOC. vs Nicholas Koon, 11031-26-Debt Collection-M.W. Pomy
ABC SUPPLY INT. INC. al vs Nationwide Ex. Inc., 11032-26-Debt Collection-M.J. Albanese
ALWAYS RUNGOOD vs Jaime Elizabeth Stephenson al, 11033-26-Quiet Title-M. Huffines
RAYMOND REINHART vs Gulisek Constr., 11034-26-Tort/Other-S.T. Casker
BILLS VALHALLA LLC vs Ategrity Spec. Insur. Co., 11035-26-Contract/Other-N.M. Bencsics
RYAN KENNER vs Carissa Nadine Mendez, 11036-26-Custody/Visitation-K.L. Arnold
TRAVIS PACK vs Kristin Earls, 11037-26-Custody/Visitation-Pro Se
BRIAN KOWALSKI vs Dept. of Transp., 11038-26-Eminent Domain/Condemnation-B.J. Steinberg
JOHN C. CORNELIUS, 11039-26-Misc/Other-Pro Se
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JOSHUA ROY KREPPS vs Dept. of Transp., 11041-26-Civil Appeals-S. Valsamidis
HS FIN. GROUP vs Ghazi A. Salman, 11042-26-Debt Collection-D.H. Tsaroulis
BANK OF N.Y. MELLON al vs Sady I. May and Administratrix al, 11043-26-Mortgage Foreclosure-A. Hunsberger
PNC BANK NA. ASSN. vs Daniel Cunning III as Heir al, 11044-26-Mortgage Foreclosure-A. Hunsberger/D.A. Coleman
MICHAEL TERRY vs Com. of PA, Dept. of Transp., 11045-26-Civil Appeals-Self
RODNEY SMITH al vs Adam A. Urguhart, 11046-26-Quiet Title-J.A. Bacharach
LVNV FUNDING vs Heather Poore, 11047-26-Civil Appeals-G.L. Morris
SHANNON VICKERS al vs Pulaski Twp. al, 11048-26-Premises Liability-G.R. Farneth, II
AMERICAN EXPRESS NA. BANK vs Marcel Farrish al, 11049-26-Debt Collection-M.E. Odstrchel
JACOB HARLICH vs Jeffrey Harlich, 11050-26-Misc/Other-Pro Se
LVNV FUNDING vs John Nixon Jr. al, 11051-26-Debt Collection-C.B. Carfagno
CAVALRY SPV I vs Brandon Biel, 11052-26-Debt Collection-D.J. Apothaker
BANK OF AMERICA vs Lynne Vernon, 11053-26-Debt Collection-J.P. Cawley
CAVALRY SPV I vs Jessica Thomas, 11054-26-Debt Collection-D.J. Apothaker
GRECO AND SONS OF PA al vs Vics Oven al, 11055-26-Civil Appeals-J.N. Davis
MICHAEL A. CATALANO vs Jorge Louise Salcido al, 11056-26-Motor Vehicle-J.R. Bailey
VICS OVEN al vs Greco and Sons of PA al, 11057-26-Civil Appeals-Self
THE HUNTINGTON NA. BANK vs Design Dynamics Inc. al, 11058-26-Debt Collection-M.W. Pomy
CITIBANK vs Justin M. George, 11059-26-Debt Collection-B.A. Blevins

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DONNA PLUM vs Gilbert Plum Jr., 70205-26
DONNA LYNN ROEHM vs Erik Robert Laster, 70206-26
KIMBERLY ANN GIBSON vs Matthew John Jerome, 70207-26
DIANE CAROL ZICCARELLI vs William Edward Vukich, 70208-26
HOLLIANN MARIE SMILEY vs Jordan David Hasson, 70209-26
THOMAS M. PERRY vs Veronica Hendon, 700210-26
CHRISTOPHER L. SAPP vs Charles Sapp, 70211-26

DEEDS

J. NESMITH al to J. Nesmith al, B.F.
L. NESMITH to L. Nesmith al, B.F.
C.A. GRAHAM ESTATE al to E.D. Mayhue al, Greene Twp.
D.J. CAMPBELL to D.J. Campbell al, N.B.
W.G. GROSCOST to A.E. Barr, Monaca
E.S. DIERDORF al to M. Placek, Center Twp.
CHARIS PROP. INC. to UCG Thirty Five, Amb.
A.J. KEMPA to E. Callicoat, Chip. Twp.
N.I.J. PAZ to D. Duhaney, Amb.
2356 MILL ST. LAND TRUST al to R.T. Eames al, Aliq.
AK1 CONSTR. al to C. Truitt al, Center Twp.
L. GEORGE al to L. George Trust al, Indep. Twp.
R.E. ZINKHAM al to Zinkham Trust al, Brigh. Twp.
E.M. NATHANSON to E.M. Nathanson Trust al, Marion Twp.
C.R. MCELROY ESTATE al to S. McElroy, Darl. Twp.
C.R. MCELROY ESTATE al to D.C. Dunham Jr., Darl. Twp.
J.W. ALLEN JR. al to J.W. Allen Jr., B.F.
S.E. KOSELA to P.E. Rager, Harmony Twp.
D.R. HORTON INC.-N.J. al to M.N. Johns al, No. Sew. Twp.
U.S. BULK TRANSPORT INC. al to Na. Fuel Gas Supply Corp., Rac. Twp.
UCG THIRTY FIVE to HL&B, Amb.
B. MCCARTER al to B. McCarter al, So. Beaver Twp.
W. TAPLER to J.D. Nicoles, Hanover Twp.
NPG PA1 al to Southmarket Prop., Pat. Twp.
TURN-KEY PROP. HOLDINGS al to S. Padgett al, Center Twp.
A. DAYICH to A.E. Elms al, Harmony Twp.
B.L. DUSENBERRY ESTATE al to C.A. Pribisco al, Ohioville
A.V. NUCCETELLI to A.J. Doby IV, Brigh. Twp.
STEAGLE ENTER. al to Litchley Real Estate Holdings, Beaver
S. BULL to H.T. Funk, No. Sew. Twp.
B. MCCARTER al to B.M. McCarter Trust al, So. Beaver Twp.
G. COPPESS ESTATE al to Lincoln Cap. Group, N.B.
ROYCE DEVEL. to D.M. Mayhue al, Chip. Twp.
SECR. OF HUD al to R. Stewart al, B.F.
S.R. JOHNSON to D. Stofen, N.B.
M.A. POTTS al to J. McGaffic, Hope. Twp.
H.G. GUTIERREZ al to J.J. McCabe, No. Sew. Twp.
E.A. HOLIC al to L. Jeffress al, Monaca
L.E. COX to L.E. Cox al, Monaca
DDG REN. to R.E. Zook, Amb.
SLAVIK TRUST al to T. Lesheim al, Baden
A. NADZAM to J. Webster al, Economy
L.M. TORRES to L.M. Torres Trust al, Midland
L.M. TORRES to L.M. Torres Trust al, Ohioville
M.D. SECCHIUTTI to Secchiutti Trust al, Ohioville
A.B.M. PEREIRA al to G.K. Gill al, Center Twp.
J.A. ZACHODNI al to C. Fritzley al, Frank. Twp.
D.A. HADDOX al to J. Kline, N.B.
H.J. WOODS ESTATE al to D.R. Mutkus, Harmony Twp.
C. DAHLSTROM al to F.J. Paz al, Harmony Twp.
D.J. LASZLO to D.J. Laszlo al, No. Sew. Twp.
DFG REAL PROP. HOLDINGS 1 to L.E. Laird Jr. al, Hope. Twp.
C.R. HALLUM al to T.L. Tokarski al, Hanover Twp.
C.L. MCWREATH al to D.D. Halulko, Indep. Twp.
M. KNIGHT al to A. Bromley al, Beaver
A.L. HARTUNG al to P.E. Gallentine, B.F.
M. PETTAY al to M. Massafra, Amb.
BROOKS PROP. al to G. Donatelli al, Amb.
FANNY 20-1057 al to J.L. Kossak, Ohioville
C.E. CHARTRAND al to MHR Cap., Koppel
C.E. CHARTRAND al to MHR Cap., Koppel
RETTOP DEVEL. CORP. to C.D. Miller al, Potter Twp.
F.W. GRAFF JR. al to John E. Hall LLC, Roch. Twp.
W.J. CARVER ESTATE al to P.J. Glaab al, N.B.
F.W. GRAFF JR. al to John E. Hall LLC, Roch. Twp.
F.W. GRAFF JR. al to John E. Hall LLC, N.B.
F.W. GRAFF JR. al to John E. Hall LLC, N.B.
C.L. MILLER to L.E. Weyers al, Indep. Twp.
M.M. DEBERRY to I.M. Kocak, Brigh. Twp.
D.A. HUNTER to Pennmarc Res. VI, New Sew. Twp.
J. ANNARUMO to S.A. Annarumo-Bailey al, Frank. Twp.
S. MICHNA al to Bernola Cap. Ltd., Hope. Twp.
S.E. THAYER to R. Wise al, Chip. Twp.
M.A. HARBAUGH al to A. Ferragonio al, Economy
G. BOWSER ESTATE al to S.P. Bowser, Vanport Twp.
C.J. CHECKAN to R.D. McHaffie al, Greene Twp.
N.D. SHANSKY to T.S. McDonald al, Chip. Twp.
T. LEOPARDI to J.T. Martin al, N.B.
A. PARISI to D.E. Tuffie, Bridgewater
J. POWELL to J. Powell, Indep. Twp.

D.J. SCHAEFER al to The Empty Net Trust al, Chip. Twp.
C.L. RHODES to M.K. Fehir, Freedom
K.A. HAGAN al to A.V. Nuccetelli, Hope. Twp.
D. TEDDER to N.R.M. Sandoval al, Center Twp.
H. RUCKERT al to T.F. Bradley al, Daugh. Twp.
ZOKAITES PROP. al to M.M. DeBerry, Economy
D.W. RARDIN to Lightning Strikes Twice Holdings, Hanover Twp.
D.A. SPEAKMAN to D.A. Speakman al, Center Twp.
J.D. GAUNT to J.D. Gaunt al, Roch. Twp.
D.M. STOPP to D.M. Stopp al, B.F.
K.E. BEATTY to R.J. Pollock, White Twp.
M.L. CAPPARELLI al to R. Hart al, Marion Twp.

MORTGAGES

A.R. HASLETT al to Clearview FCU, Hope. Twp. $65,000
C. PERLAK al to Pennymac Loan Serv., Hope. Twp. $250,001
NA CAP. GROUP to BBJY Invest., Amb. $228,159.90
R. SHOTTER al to Clearview FCU, Conway $40,000
T.J. BUCK al to Huntington Na. Bank, Baden $113,000
DUQUESNE LIGHT CO. to The Bank of N.Y. Mellon Tr. Co.
S.J. EALY al to Dollar Bank, Indep. Twp. $200,000
D.M. HAMMITT to Dollar Bank, New Sew. Twp. $60,000
T.C. HOUSTON al to Dollar Bank, New Sew. Twp. $25,000
A.E. BARR to Loandepot.com, Monaca $147,498
A.E. BARR to PA Housing Fin. Agency, Monaca $7,603
E. CALLICOAT al to Rocket Mtg., Chip. Twp. $460,750
S.M. SPRINGER al to First Na. Bank of PA, Economy $150,000
D. DUHANEY to Movement Mtg., Amb. $258,505
D.A. EAMES al to United Wholesale Mtg., Aliq. $147,283
C. TRUITT al to Guaranteed Rate Affinity, Center Twp. $265,000
M.A. HARDING al to First Na. Bank of PA, New Sew. Twp. $11,000
T.R. MARTIN al to West-Aircomm FCU, Industry $30,000
J.W. BRADLEY al to Rocket Mtg., Pat. Twp. $45,000
P.D. FEDORKA al to Secr. of HUD, Hanover Twp. $14,342.08
S. TITA al to Secr. of HUD, Brigh. Twp. $8,717.88
C.M. KRAMER al to Next Door Lending, No. Sew. Twp. $53,234.15
J.S. REED al to Truist Bank, Hope. Twp. $188,034
M.L. JENKINS to Mutual of Omaha Mtg. Inc., Economy $162,500
D.A. WILSON al to Figure Lending, Ohioville $51,713
E.T. HILL al to New Alliance FCU, Center Twp. $40,000
J. GIOCONDI al to West-Aircomm FCU, Chip. Twp. $45,000
M.A. HARDING al to First Na. Bank of PA, New Sew. Twp. $25,000
R.D. ZUCCARO al to Huntington Na. Bank, Indep. Twp. $25,000
N.D. RAYBOULD al to Third Fed. S&L Assn. of Cleveland, Beaver $70,000
J.W. ERITANO al to PSECU, Hope. Twp. $11,500
M.L. SWENNEY al to Figure Lending, Beaver
T. MAKOWSKI al to West Cap. Lending Inc., Frank. Twp. $90,761.20
K.P. BRITTINGHAM to New Alliance FCU, Amb. $50,000
S.L. JENKINS to Huntington Na. Bank, Center Twp. $100,000
R.R. BAJEK al to Wesbanco Bank Inc., Harmony Twp. $194,200
A.L. BOUTERSE to Wesbanco Bank Inc., Chip. Twp. $90,000
T.M. BIELECKI al to Rocket Mtg., Economy $63,523
J.W. ALLEN JR. to Mtg. Research Cntr., B.F. $148,500
P.E. RAGER to United Wholesale Mtg., Harmony Twp. $252,000
M.N. JOHNS al to DHI Mtg. Co. Ltd., No. Sew. Twp. $379,990
W. HELEBRAND al to Huntington Na. Bank, Economy $365,000
N. TEPSIC al to Huntington Na. Bank, Midland $162,800
SIMMERWOOD ASSOC. to Bank of America, Frank. Twp. $1,350,000,000
S.A. ANGUS al to New Alliance FCU, Economy $80,000
J.D. NICOLES to S&T Bank, Hanover Twp. $312,000
SOUTH MARKET PROP. al to Mtg. Electr. Reg. Systems, Chip. Twp. $164,000
K.M. ELMS al to Kash Mtg. Group Inc., Harmony Twp. $167,200
C.A. PRIBISCO al to Guaranteed Rate Affinity, Ohioville $207,000
A.J. DOBY IV to Nexbank, Brigh. Twp. $198,850

LITCHLEY REAL ESTATE HOLDINGS al to Citizens Bank, Beaver $250,000
H. FUNK to Horizon Farm Cr., No. Sew. Twp. $75,000
S. WUENSCHEL al to Rocket Mtg., B.F. $82,500
LINCOLN CAP. GROUP al to Dipaolo Real Estate, N.B. $125,000
R. STEWART al to HMA Mtg., B.F. $96,736
S.L. MILAZZO to US Mtg. Network, Hope. Twp. $165,750
D. STOFEN to First Na. Bank of PA, N.B. $141,750
J. MCGAFFIC to Mtg. Research Cntr., Hope. Twp. $218,000
J.J. MCCABE to American Fin. Mtg. Corp., No. Sew. Twp. $280,250
C.A. POSSET al to R-S Bellco FCU, Beaver $30,807.15
S.A. REICH to Clearview FCU, N.B. $195,000
P.P. GRIFFITH al to R-S Bellco FCU, Roch. $85,310.55
J. ORISON JR. al to United Wholesale Mtg., Monaca $220,924
L.A. GREFFIN al to Citizens Bank, Brigh. Twp. $189,000
G.L. LANTZ al to Farmers B&S Bank, Monaca $52,500
R.Y. ESOLDO to Farmers B&S Bank, Koppel $50,000
K.R. SPICKERMAN al to Rocket Mtg., Brigh. Twp. $221,560
R.E. ZOOK to Victorian Fin., Amb. $147,283
T. LESHEIM al to Guaranteed Rate Inc., Baden $247,500
D.H. GAIBIS al to GNC Comm. FCU, Pat. Heights $130,000
G.K. GILL al to Clearview FCU, Center Twp. $264,100
S.J. TUBTIM al to M. Tubtim, Hope. Twp. $268,000
A.C. BROMLEY al to Rocket Mtg., Beaver $340,000
M. MASSAFRA to Movement Mtg., Amb. $134,427
G. DONATELLI al to Navy FCU, Amb. $275,805
R.S. KLAIBER al to Somerset Tr. Co., New Sew. Twp. $815,150
R.S. KLAIBER al to Somerset Tr. Co., New Sew. Twp. $297,000
R. THOMPSON al to PNC Bank, Center Twp. $30,000
J.D. CRAWFORD al to West Cap. Lending Inc., Frank. Twp. $178,709
D.W. WITTMAN to Nextier Bank, Economy $140,000
D. GUTHRIE to Nextier Bank, Chip. Twp. $76,275
C.R. MATTHEWS al to R-S Bellco FCU, Monaca $31,736.27
J.L. LUCAS al to Liberty Bail Bonds Inc., B.F. $150,000
THREE RIVERS ROYALTY III al to East West Bank, Economy $150,000
T.A. WILLIAMSON to Freedom Mtg. Corp., Center Twp. $223,000
THREE RIVERS ROYALTY III al to East West Bank, Indep. Twp. $200,000,000
R. KRESHON to Citizens Bank, N.B. $100,000
B.K. LESLIE al to Citizens Bank, Chip. Twp. $100,000
S. JONES al to PNC Bank, Baden $5,000
S.J. MIGNANELLI al to Huntington Na. Bank, Beaver $320,000
J. SCHNEIDER to New Alliance FCU, Center Twp. $50,000
D.P. ZONA al to West-Aircomm FCU, Marion Twp. $30,000
C.L. BENSCOTER al to Ardent FCU, Brigh. Twp. $35,000
D.A. BARLOW al to Point Dig. Fin. Inc., Economy $44,000
MHR CAP. al to Barrett Fin. Group, Koppel $42,000
MHR CAP. al to Barrett Fin. Group, Koppel $42,000
C.D. MILLER al to Wesbanco Bank Inc., Potter Twp. $647,835
M.A. BRIMNER al to First Cmwlth. Bank, Center Twp. $50,000
P.J. GLAAB al to Rocket Mtg., N.B. $180,000
L.E. WEYERS al to Huntington Na. Bank, Indep. Twp. $180,000
I.M. KOCAK to First Na. Bank of PA, Brigh. Twp. $280,000
J.E. REITTER al to Blackhawk FCU, So. Beaver Twp. $228,175.05
BERNOLA CO. LTD. to B. Michna al, Hope. Twp. $299,900
R.B. WISE al to Huntington Na. Bank, Chip. Twp. $263,625
A. FERRAGONIO al to Nextier Bank, Economy $432,000
S.P. BOWSER to PNC Bank, Vanport Twp. $88,000
D.J. PELAYO al to Stockton Mtg. Corp., Greene Twp. $408,000
B. BERGDOLT al to Wells Fargo Bank, Chip. Twp. $337,500
J.T. MARTIN al to Rocket Mtg., N.B. $194,750
J.A. BAUER to Rocket Mtg., Economy $85,000
D.L. COSTANZA to Secr. of HUD, Brigh. Twp. $6,170.38
B.A. GORDON JR. al to PNC Bank, Big Beaver $100,000
J. CARTER JR. al to West-Aircomm FCU, Center Twp. $76,000

B.P. BARCASKEY to Huntington Na. Bank, Economy $33,000
G.J. HOGUE to USX FCU, Center Twp. $130,000
R.M. YOUNG al to Huntington Na. Bank, Chip. Twp. $120,000
J. POWELL to Sage Home Loans Corp., Indep. Twp. $373,000
E.W. BYNUM al to Guaranteed Rate Inc., Daugh. Twp. $189,255
R.L. WILSON JR. al to NEWREZ, Center Twp. $236,988
A.V. NUCCETELLI to Fed. Mtg. Corp., Hope. Twp. $246,489
N.R.M. SANDOVAL to Union Home Mtg. Corp., Center Twp. $619,200
T.F. BRADLEY al to Guaranteed Rate Affinity, Daugh. Twp. $205,000
M.W. THOMAS al to The Andover Bank, Pat. Twp. $570,000
M.W. THOMAS al to The Andover Bank, Pat. Twp. $500,000
E.E. TREHAR al to USX FCU, Brigh. Twp. $176,000
E.L. HRYCKOWIAN to First Na. Bank of PA, Vanport Twp. $62,000
J.C. BAJEK al to Citizens Bank, Harmony Twp. $72,000
C.L. BENSCOTER al to Ardent FCU, Brigh. Twp. $35,000
T.J. BOLOGNA to Friendly FCU, Hope. Twp. $50,000

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 5, 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

PHH MORTGAGE CORPORATION, Plaintiff vs. LINDA M. NATALI, SOLELY IN HER CAPACITY AS EXECUTRIX TO THE ESTATE OF JOSEPHINE L. PARK A/K/A JOSEPHINE LORRAINE PARK, DECEASED, Defendant.

Execution No: 2025-12167
Amount: $149,799.62
STEVEN P. KELLY, ESQUIRE

Premises being: 831 10th Avenue, New Brighton, PA 15066
Parcel No. 42-001-0706.000
BEING the same premises which J. Andrew Burnsworth and Martha E. Burnsworth by Deed dated February 7, 1962 and recorded in the Office of Recorder of Deeds of Beaver County on February 13, 1962 at Book 812, Page 95 granted and conveyed unto Anthony T. Park, Josephine L. Park.

Parcel No: 42-001-0706.000
Market Value:
Location of Property: 831 10th Avenue, New Brighton, PA 15066.

No. 2

CITIZENS BANK, N.A., Plaintiff vs. JONATHAN KOS and JENNIFER L. KOS, Defendant.

Execution No: 11997-2025
Amount: $349,003.56

GREGORY JAVARDIAN, ESQUIRE

ALL THAT CERTAIN parcel of land situate in the 1st Ward of the Borough of Beaver, County of Beaver and Commonwealth of Pennsylvania.

Parcel No: 14-003-0303.000
Market Value: $400,600.00
Location of Property: 349 Beaver Street, Beaver, PA 15009.

No. 3

FIRST COMMONWEALTH BANK, Plaintiff vs. SHACARA M. BRYANT, Defendant.

Execution No: 10409-2026
Amount: $84,632.59

DAVID L. SCHERER, ESQUIRE

ALL that certain piece, parcel or lot of land situate in the Third Ward of the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being part of Lots Numbered 16 and 17 in the Plan of Lots laid out by the heirs of William Reno, deceased. HAVING erected thereon a house and garage known as 419 New York Avenue, Rochester, PA 15074 and designated as Parcel No. 48-001-0829.000.

Parcel No: 48-001-0829.000
Market Value:
Location of Property:

No. 4

PENNYMAC LOAN SERVICES, Plaintiff vs. ANGELA N. RUSSELL, Defendant.

Execution No: 11780-2025
Amount: $211,593.40

KML LAW GROUP, ESQUIRE

ALL that certain lot of land situate in City of Beaver Falls, Beaver County, Pennsylvania.
Parcel No. 070040603000
Being Premises: 3505 5th Avenue, Beaver Falls, PA 15010
BEING the same premises which Rita A. Young a.k.a. Rita Young Guy, a married woman, and Dolores E. Soltes, an unmarried by Deed dated 8/21/2023 and recorded 8/23/2023 in the Office of the Recorder of Deeds in Deed Book at Page Instrument #3683788, granted and conveyed unto Angela N. Russell, a single woman.

Parcel No: 070040603000
Market Value: $99,400.00
Location of Property: 3505 5th Avenue, Beaver Falls, PA 15010.

No. 5

PNC BANK NATIONAL ASSOCIATION, Plaintiff vs. CODY D. DUNBAR & SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant.

Execution No: 11479-2025
Amount: $43,033.85

MCCALLA RAYMER LEIBERT PIERCE, LLP, ESQUIRE

ALL that certain lot or tract of land situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania. Residential Dwelling.

Parcel No: 65-012-0305.000
Market Value:
Location of Property: 1512 Alden Street, Aliquippa, PA 15001.

No. 6

CANCELLED

No. 7

EQUITY RESOURCES, INC., Plaintiff vs. VICTORIA DESIRAE ROBINSON, AKA VICTORIA D. ROBINSON, Defendant.

Execution No: 2026-10384
Amount: $93,078.69

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 44 Walnut Street, Aliquippa, PA 15001 and found in Instrument Number 3636437, Parcel No. 651840149000.

Parcel No: 651840149000
Market Value: $96,700.00
Location of Property: 44 Walnut Street, Municipality of Hopewell, PA 15001.

No. 8

SERVBANK, SB, Plaintiff vs. JAMES KELLER, Defendant.

Execution No: 2025-11411
Amount: $128,734.76

ALYK L. OFLAZIAN, ESQUIRE

ALL that certain piece, parcel or tract of land situate in the Township of New Sewickley, County of Beaver, and Commonwealth of Pennsylvania.

Parcel No: 69-145-0107-001 and 69-145-0107-005
Market Value: 171,600.00
Location of Property: 113 Glen Rape Road, Zelienople, PA 16063.

No. 9

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. PATRICIA ASHKER, SHERRY COOPER, MAUREEN KELLY O'MALLEY, ROBIN O'MALLEY A/K/A ROBIN DUFFY, DEBORAH BECKER A/K/A DEBORAH GEIGER, AND ALL UNKNOWN HEIRS OF SEAN D. O'MALLEY, DECEASED, Defendant.

Execution No: 11331-2025
Amount: $137,158.60

LOIS M. VITTI, ESQUIRE

Twp. of Harmony, Cty. of Beaver, Cmwlth. of Pennsylvania, HET a d/w/g located at 2836 School St., Ambridge, PA 15003.

Parcel No: 64-008-0118.000
Market Value: $178,500.00
Location of Property: 2836 School St., Ambridge, PA 15003.

No. 10

DOLLAR BANK, FEDERAL SAVINGS BANK, Plaintiff vs. 1224 DUTCH RIDGE DEVELOPMENT, LLC, Defendant.

Execution No: 11704-2023
Amount: $1,104,095.51

ATTY. PIERRO, ESQUIRE

ALL the right, title, interest and claim of 1224 Dutch Ridge Development, LLC of, in, and to the following described property:

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Beaver, Brighton Township.

Having undeveloped and unused residential property known and numbered as 1224 Dutch Ridge Development.

Parcel No: 55-153-0161.000
Market Value:
Property Location: 1224 Dutch Ridge Development, Brighton Township.

GIVEN UNDER MY HAND AND SEAL
THIS 12TH DAY OF JUNE 2026

Tony Guy, Sheriff

july 4, 11, 18

Beaver County Legal Journal
788 Turnpike Street
Beaver, PA 15009