

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION

**Estate of: Grace Ann Crighton
a/k/a: Grace A Crighton**

Late of: Clinton Township PA
Executor: Scott A Crighton
904 Ekastown Rd
Saxonburg PA 16056
Attorney: Richard L Osberg III
246 W Main Street
PO Box 451
Saxonburg PA 16056

BCLJ: May 13, 20, 27, 2022

**Estate of: Rose Marie Grossman
a/k/a: Rose Marie C Grossman**

Late of: Saxonburg PA
Executor: Jon Kenneth Grossman
114 Carol Drive
Saxonburg PA 16056
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: May 13, 20, 27, 2022

**Estate of: Nancy L Hartman
a/k/a: Nancy Louise Hartman**

Late of: Zelenople PA
Executor: Scott A Wiles
321 Walnut Street
Zelenople PA 16063
Attorney: Slade R Miller
Auld Miller LLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: May 13, 20, 27, 2022

**Estate of: Margaret Harvey
a/k/a: Margaret J Harvey**

Late of: Buffalo Township PA
Executor: Leslie M Harvey
126 Smith Road
Cabot PA 16023
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: May 13, 20, 27, 2022

Estate of: Lorraine E Haser

Late of: Saxonburg PA
Executor: Kevin M Haser
525 Tree Line Dr
Gibsonia PA 15044
Executor: Harry Haser
427 Lindsay Rd
Zelenople PA 16063
Executor: Joseph C Haser Jr
190 Orchard St
Andover OH 44003
Attorney: Rebecca A Auld
Auld Brothers Law Group
5349 William Flynn Highway
Gibsonia PA 15044

BCLJ: May 13, 20, 27, 2022

**Estate of: Warren F Mentch
a/k/a: Warren F Mentch Jr**

Late of: Clinton Township PA
Executor: Slade R Miller
4767 William Flynn Highway
Allison Park PA 15101
Attorney: Slade R Miller
Auld Miller LLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: May 13, 20, 27, 2022

Estate of: Richard L Neal

Late of: Zelenople PA
Executor: Robin Lynn Milewski
233 North Rd
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

BCLJ: May 13, 20, 27, 2022

**Estate of: Larry Eugene Ridinger
a/k/a: Larry Ridinger**

Late of: Connoquenessing Township PA
Administrator: Richard E Ridinger
1048 Seybertown Road
Karns City PA 16041
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: May 13, 20, 27, 2022

SECOND PUBLICATION

Estate of: James Richard Borland

Late of: Lyndora PA
Administrator: Kathy M Borland
197 Crowe Avenue
Mars PA 16046
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

BCLJ: May 6, 13, 20, 2022

**Estate of: Ruth I Cooper
a/k/a: Ruth Irene Cooper**

Late of: Slippery Rock Township PA
Executor: Carol L Feevey
240 Branchton Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: May 6, 13, 20, 2022

Estate of: Gustave W Kleber

Late of: Middlesex Township PA
Executor: Gregory M Kleber
690 Sandy Hill Lane
Valencia PA 16059
Attorney: Robert A Zunich
Bruce E Dice & Associates, PC
787 Pine Valley Drive, Suite #E
Pittsburgh PA 15239

BCLJ: May 6, 13, 20, 2022

**Estate of: Henryka A Lazarcik
a/k/a: Henryka Lazarcik**

Late of: Jefferson Township PA
Administrator: Gabriel Lazarcik
160 Mesa Dr
Freeport PA 16229
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

BCLJ: May 6, 13, 20, 2022

**Estate of: Margaret Rose Moore
a/k/a: Margaret R Moore**

Late of: Butler PA
Executor: James E Thompson Jr
116 Love Road
Chicora PA 16025
Executor: John C Thompson
286 Holyoke Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

**Estate of: Kathy Olenic
a/k/a: Kathy Jeanne Olenic**

Late of: Center Township PA
Executor: Bradley Martin Olenic
214 Dogwood Circle
Baden PA 15005
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: James L Petsinger

Late of: Center Township PA
Executor: Lindee Gilliland
104 Spring Run Road
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Stephen Rozic Jr

Late of: Dearing, McDuffie County, Georgia
Ancillary Ancillary Executor: Victor Rozic
241 Euclid Road
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Christine I Soley

Late of: Butler Township PA
 Executor: Christine A Soley
 225 Williard Avenue
 Butler PA 16001
 Executor: Stephen J Soley
 230 Meridian Road
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Martha A Vavro

Late of: Summit Township PA
 Administrator C.T.A.: Jeanne M Starmack
 945 Mt Hope Road
 New Castle PA 16101
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Janice P Weiss

Late of: Seven Fields PA
 Executor: Gary B Weaver
 6213 Penn Dr
 Butler PA 16002

BCLJ: May 6, 13, 20, 2022

Estate of: Sylvia H Wenzel

a/k/a: Sylvia Wenzel
 Late of: Harrisville PA
 Executor: Leann W Johnson
 17 Colony Circle
 Madison WI 53717
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057

BCLJ: May 6, 13, 20, 2022

Estate of: Helen Jean Zaiden

a/k/a: Jean Zaiden
 Late of: Valencia PA
 Executor: Candace Brooke Zaiden
 Joseph Haydn Str 3-5
 Mannheim Germany PA 68165
 Attorney: James S Vergotz Esq
 9380 McKnight Road
 106 Arcadia Court
 Pittsburgh PA 15237

BCLJ: May 6, 13, 20, 2022

THIRD PUBLICATION**Estate of: Jacqueline Rita Brandon**

a/k/a: Jacqueline R Brandon
a/k/a: Jacqueline Brandon
 Late of: Clay Township PA
 Executor: Kevin Schandelmeier
 140 Queen Junction Road
 Butler PA 16001
 Executor: Keith Schandelmeier
 336 Gilbert Road
 West Sunbury PA 16061
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: April 29 & May 6, 13, 2022

Estate of: Dorothy R Campbell

a/k/a: Dorothy Campbell
a/k/a: Dorothy Rose Campbell
 Late of: Clay Township PA
 Executor: John A Campbell
 212 Findlay Road
 West Sunbury PA 16061
 Executor: Judith A Gaiser
 755 Beaver Dam Road
 West Sunbury PA 16061
 Attorney: Amy E Molloy
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippy Rock PA 16057

BCLJ: April 29 & May 6, 13, 2022

Estate of: Sherwell D Christie

a/k/a: Sherwell D Pete Christie
 Late of: Venango Township PA
 Executor: Rita Jane Covert
 270 McJunkin Road
 Boyers PA 16020
 Executor: Robin Ann Christie
 100 Eau Claire Road
 Parker PA 16049
 Attorney: Katrine M Erie
 Erie Law Offices PC
 316 West Jefferson Street
 Butler PA 16001

BCLJ: April 29 & May 6, 13, 2022

Estate of: Francis Coco

a/k/a: Frank Coco

Late of: Waleska City Cherokee County GA
Ancillary Administrator:
Adam S Coco
1800 Upper Bethany Road
Ball Ground GA 30107
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: April 29 & May 6, 13, 2022

Estate of: Roberta L Ford

a/k/a: Roberta Lee Ford

Late of: Butler PA
Executor: Rebecca L Ridgeway
114 Fraser Road
Valencia PA 16059
Attorney: Harold A English
H A English and Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101

BCLJ: April 29 & May 6, 13, 2022

Estate of: Lois M Heagy

Late of: Cranberry Township PA
Executor: John B Heagy
717 Belmar Place
Cranberry Twp PA 16066
Attorney: Brian J Kahle
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222

BCLJ: April 29 & May 6, 13, 2022

Estate of: Lois Virginia Hesidence

a/k/a: Lois V Hesidence

Late of: Oakland Township PA
Executor: Tammie Marie Hesidence
163 Fenelton Road
Fenelton PA 16034
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: April 29 & May 6, 13, 2022

Estate of: Rodney Joseph Hesidence

a/k/a: Rodney J Hesidence

Late of: Oakland Township PA
Executor: Tammie Marie Hesidence
163 Fenelton Road
Fenelton PA 16034
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: April 29 & May 6, 13, 2022

Estate of: Margaret M Klimczyk

Late of: Adams Township PA
Executor: Karen T Klimczyk
4031 Lilly Vue Court
Mars PA 16046
Attorney: Matthew F Marshall
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066

BCLJ: April 29 & May 6, 13, 2022

Estate of: Steve Kosar

Late of: Butler Township PA
Executor: Diane S Kummer
7624 Augustine Way
Gaithersburg MD 20879
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

BCLJ: April 29 & May 6, 13, 2022

Estate of: John Lange

Late of: Harrisville PA
Executor: James R Antoniono
11 North Main Street
Greensburg PA 15601
Attorney: James R Antoniono
DeBernardo Antoniono McCabe Davis PC
11 North Main Street
Greensburg PA 15601

BCLJ: April 29 & May 6, 13, 2022

Estate of: Dolores Carol Leech

a/k/a: Carol Leech
Late of: Mars PA
Administrator: Raymond Leech
324 Bryden Road
Steubenville OH 43953

BCLJ: April 29 & May 6, 13, 2022

Estate of: Stephen A Lienhard

Late of: Cranberry Township PA
Administrator: Mary Lou Lienhard
74 Hickory Court
Cranberry Twp PA 16066
Attorney: Matthew J Scanlon
Scanlon & Wojton LLC
304 Ross Street, Suite 510
Pittsburgh PA 15219

BCLJ: April 29 & May 6, 13, 2022

Estate of: Jay C Mackey

a/k/a: Jay Clarence Mackey
Late of: Harrisville PA
Administrator C.T.A.: Madelyn J Coon
1398 Millbrook Road
Grove City PA 16127
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: April 29 & May 6, 13, 2022

Estate of: Philip J McHale Jr

a/k/a: Philip J McHale
Late of: Lancaster Township PA
Executor: Shawn R McHale
141 Swain Hill Road
Harmony PA 16037
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: April 29 & May 6, 13, 2022

Estate of: Justin Jay O'Donnell

Late of: Summit Township PA
Administrator D.B.N.: Susan O'Donnell
1210 State Route 428
Oil City PA 16301
Attorney: Matthew J Scanlon
Scanlon & Wojton LLC
304 Ross Street, Suite 510
Pittsburgh PA 15219

BCLJ: April 29 & May 6, 13, 2022

Estate of: Margaret V Stutz

Late of: East Butler PA
Executor: John H Stutz
220 Broadway Avenue
PO Box 192
East Butler PA 16029
Attorney: John P Senich Jr
The Lindsay Law Firm PC
110 E Diamond St Suite 310
Butler PA 16001

BCLJ: April 29 & May 6, 13, 2022

Estate of: Alma Jean Ward

Late of: Sarver PA
Administrator: John Downs
143 Bryan Drive
Sarver PA 16055
Attorney: Timothy J Chiappetta
Dickie McCamey & Chilcote, PC
Two PPG Place Suite 400
Pittsburgh PA 15222

BCLJ: April 29 & May 6, 13, 2022

Estate of: Anna M Zwigart

Late of: Middlesex Township PA
Executor: Lisa A Tierney
3548 Falmouth Dr
South Park PA 15129
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: April 29 & May 6, 13, 2022

NOTICE OF REVOCABLE TRUST

NOTICE is hereby given of the administration of the **SHIRLEY V. BLAUSER REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 21, 1995. SHIRLEY V. BLAUSER**, Settlor of the Trust, of 109 Dunkle Road, Parker, Pennsylvania 16049, died on January 23, 2022. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

C. Steven Blauser, Trustee
3824 Kim Lane
Gibsonia, PA 15044

David A. Crissman, Esquire
Montgomery Crissman
518 North Main Street
Butler, PA 16001

BCLJ: April 29, May 6, 13, 2022

NOTICE OF REVOCABLE TRUST

NOTICE is hereby given of the administration of the **Welter Family Revocable Trust** dated September 8, 2015. Ethelreda Elizabeth Welter, Settlor of the Trust, of 637 East Slippery Rock Road Chicora PA 16025, died on February 25, 2022. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Shirley J. Simpson, Trustee
637 East Slippery Rock Road
Chicora PA 16025

Michael D. Gallagher, Esquire
Gallagher Law Group
110 East Diamond Street, Suite 101
Butler, PA 16001

BCLJ: May 13, 20, 27, 2022

NOTICE

C.P 2019-11163

Trinity Financial Services, LLC
Vs.

**Tammy S. Zimmerman a/k/a Tammy S. Weiland
And
Aaron R. Weiland a/k/a Aaron Rory Weiland**

All that certain piece, parcel or tract of land situate in the First Ward of the City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

Beginning at a point on Center Avenue at the Northwestern corner of the property herein conveyed and at a point where it intersects with property of now or formerly P. Smith; thence along Center Avenue South 50 degrees 52' 40" East a distance of 76.83 feet to a point at the intersection of Center Avenue and Fairview Avenue; thence South 8 degrees 20' West a distance of 9 feet to a point on other lands of C.H. Ross; thence South 70 degrees 21' 19" West a distance of 58.96 feet to a point; thence South 31 degrees 27' 54" West a distance of 38 feet to a point on Strawberry Way; thence North 81 degrees 20' West a distance of 47 feet to a point on line of lands of now or formerly P. Smith; thence continuing by lands of same, North 31 degrees 27' 54" East a distance of 109.91 feet to a point, the place of beginning.

Being Tax Parcel NO. 561-27-166A.

Being known and numbered a:230 A Center Avenue, Butler, PA 16001.

Being the same premises conveyed to Tammy S. Zimmerman and Aaron R. Weiland on July 31, 2003 in Instrument No. 200307310034020 in the Deed Registry Office of Butler County, PA.

Dwaldmanlaw, P.C.
4900 Carlisle Pike, Suite 182
Mechanicsburg, PA 17050

BCLJ: May 13, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

MARY ELIZABETH MIRZOMATOV
Plaintiff,
v.
MIRZODZHON N. MIRZOMATOV
Defendant.

F.C. 22-90185-D

NOTICE TO THE DEFENDANT

IF YOU, **MIRZODZHON N. MIRZOMATOV**, WISH TO DENY ANY OF THE STATEMENTS SET FORTH IN THIS AFFIDAVIT, YOU MUST FILE A COUNTERAFFIDAVIT WITHIN TWENTY (20) DAYS AFTER THIS AFFIDAVIT HAS BEEN SERVED ON YOU OR THE STATEMENTS WILL BE ADMITTED.

PLAINTIFF'S AFFIDAVIT UNDER § 3301(d) OF THE DIVOCE CODE

- 1. The parties to this action ceased to act as a married couple and separated in 2011.
- 2. The date of separation was before December 5, 2016, and the parties have continued to be separated for a period of at least two years.
- 3. The marriage is irretrievably broken.
- 4. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before the divorce is granted.

I verify that the statements in this document are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Date: May 9, 2022
Mary Elizabeth Mirzomatov, Plaintiff

BCLJ: May 13, 2022

Notice Under Fictitious Name Law in accordance with 54 paC.S. 311.417. Pennsylvania Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of **Mr Rooter of Western PA** :

Located at 64 Progress Ave : Butler in the City of Cranberry Twp. : Pennsylvania, 16066 intends to register the said name with the Secretary of the Commonwealth of Pennsylvania.

Dated at Cranberry Twp. Pennsylvania, this May day of 03, 2022

Fictitious Name Compliance
PO Box 5184
Fort Lauderdale, FL 33310

BCLJ: May 13, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR NAME CHANGE

IN THE MATTER OF: Ms.D. 2022-40111
Notice is hereby given that, on the 29th of March, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Justin Douglas Stewart** to Elinora Emelia Chambers.

The Court has fixed the 28th day of June, 2022, at 9:30 A.M., in Court Room number 3, Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: May 13, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR NAME CHANGE

IN THE MATTER OF: Ms.D. 2022-40097
Notice is hereby given that, on March 17, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Sonja Elizabeth Zilka (Maiden Name: Sonja Elizabeth Kiefer)** to Sonja Kiefer Zilka.

The Court has fixed the 7th day of June, 2022, at 9:45 A.M., in Court Room number 3, Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: May 13, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR NAME CHANGE

IN THE MATTER OF: Ms.D. 2022-40134
Notice is hereby given that, on this 29th day of April, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Kelly Ann Sienkiewicz** to Kelly Ann Norris Sienkiewicz.

The Court has fixed the 26th day of July, 2022, at 9:45 A.M., in Court Room number 3, Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: May 13, 2022

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 22nd day of July 2022** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution August 19, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 13, 20, 27, 2022

No. 2020-30107

HUNTINGTON NATIONAL BANK
vs

ANDREA K STIVENSON DAY, RICHARD P SCHNELZER, SHAWN P DAY, JR, SHAWN P DAY, SHAWN P DAY, SHAWN DAY, SHAWN P DAY, JR, SHAWN DAY, SHAWN P DAY, SR, UNKNOWN HEIRS

PROPERTY ADDRESS: 110 WALTON AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-35-110A-0000

All that Certain piece, parcel or lot of land situate in the First Ward of the City of Butler, Butler County, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the Westerly right-of-way line of a 20-foot alley and the Southerly right-of-way line of a 20-foot alley, and being the Northeast corner of the lot herein conveyed; thence along the Westerly right-of-way line of said 20-foot alley, South 01 degree 00 minutes 00 seconds West a distance of 73.00 feet to a point; thence through lands of now or formerly D.D. Bowser, North 89 degrees 00 minutes 00 seconds West a distance of 32.50 feet to a point on line of lands of now or formerly R.T. Fleming; thence along lands of now or formerly Fleming, North 01 degree 00

minutes 00 seconds East a distance of 73.25 feet to a point on the Southerly right-of-way line of a 20-foot alley; thence along the Southerly right-of-way line of said 20-foot alley, South 88 degrees 33 minutes 34 seconds East a distance of 32.50 feet to a point, the place of beginning.

BEING known and numbered as 110 Walton Avenue, Butler, PA 16001

Being the same property conveyed to Shawn P. Day, Jr., a/k/a Shawn Day who acquired title by virtue of a deed from Curtis C. Leitern and Shara J. Leitern, husband and wife, dated September 12,2000, recorded September 13,2000, at Instrument Number 200009130021411, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-35-110A-O000

BCLJ: May 13, 20, 27, 2022

No. 2022-30051

WILMINGTON SAVINGS FUND SOCIETY
FSB

vs

STACEY EGGLESTON, SANDRA CAMPBELL, UNKNOWN HEIRS SUCCESSORS ASSIGNS

PROPERTY ADDRESS: 253 COTTAGE HILL AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-31-10A-000

All that certain lot of ground situate in the City of Butler, First Ward, Butler County, Pennsylvania, being Lot No. 9 in the Cottage Hill Heights Plan of Lots as recorded in the Recorder's Office of Butler County in Rack File No. 9, page 22.

SUBJECT to a building line as shown on said recorded Plan.

UNDER AND SUBJECT to exceptions, reservations, conditions, restrictions, easements, rights of way, etc. as contained in the record chain of title or as may be visible on the premises.

BEING the same lot of ground which J. S. Gleason, Administrator of Veterans' Affairs, conveyed as Parcel No. 4 in deed dated August 13,1963 and recorded in the Recorder's Office of Butler County in Deed

Book 794, page 9 to the Granter herein. The Administrator of Veterans' Affairs entered into an Installment Contract for the sale of said property to James R. Campbell and Mary J. Campbell, his wife by installment Contract dated August 5,1958. The said James R. Campbell and Mary J. Campbell have since been divorced. The said James R. Campbell conveyed all his interest in the title to said property to Mary Jane Campbell, grantee herein, by quit-claim deed dated September 27,1974.

BEING KNOWN AS: 253 COTTAGE HELL AVENUE BUTLER, PA 16001

PROPERTY ID: 561-31-10A-0000

TITLE TO SAID PREMISES IS VESTED IN SANDRA CAMPBELL BY DEED FROM RONALD L. CAMPBELL, EXECUTOR OF THE ESTATE OF MARY JANE CAMPBELL DATED 06/14/2006 RECORDED 06/16/2006 INSTRUMENT: 200606160014912. SANDRA CAMPBELL DIED ON OR ABOUT 09/16/2019

BCLJ: May 13, 20, 27, 2022

No. 2022-30040

PNC BANK, NATIONAL ASSOCIATION

vs

KIMBERLY A GEIGER, KIMBERLY GEIGER, ROBERT M SANDHERR, ROBERT SANDHERR

PROPERTY ADDRESS: 117 WALKER ROAD, PROSPECT, PA 16052

UPI / TAX PARCEL NUMBER: 240-4F96-A5AK-0000

All that certain lot or piece of ground situate in Muddy creek Township, Butler County, Pennsylvania, being bounded and described as follows:

Beginning at a point in the center line of walker Road, formerly known as Township Road 336, said point being the southwest corner of the parcel herein conveyed; thence by lands now or formerly of W. Hutchinson, North 18 degrees 47 minutes East, a distance of 505 feet to a point at or near a stream; thence partly by said stream due East, a distance of 221.5 feet to a point on the western right of way line of Interstate Highway 79, being a limited access highway, thence by said right of way line, South 11

degrees 50 minutes West, a distance of 32.5 feet to a point; thence continuing by said right of way line, South 78 degrees 10 minutes East, a distance of 69 feet to a point; thence continuing by said right of way, South 11 degrees 50 minutes West, a distance of 181 feet to a stake and stone at the northeast corner of land now or formerly of Mary walker; thence by said lands now or formerly of Mary Walker, North 63 degrees West, a distance of 200 feet, more or less, to an iron pin at the northwest corner of lands now or formerly of Mary Walker, thence continuing by lands now formerly of Mary walker, South 11 degrees 50 minutes West, a distance of 334 feet to a point in the center line of Walker Road, formerly known as Township Road 336; thence by said centerline, North 61 degrees West, a distance of 161.35 feet to a point at the place of beginning.

BEING known and numbered as 117 walker Road, Prospect, PA 16052.

Being the same property conveyed to Kimberly A. Geiger, unmarried who acquired title by virtue of a deed from Stephen A. Gustkey and Dalene Gustkey, husband and wife, dated November 25, 1997, recorded November 26, 1997, at Instrument Number 199711260028032, and recorded in Book 2803, Page 0741, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 240-4F96-A5AK-0000

BCLJ: May 13, 20, 27, 2022

No. 2022-30038

LAKEVIEW LOAN SERVICING, LLC
vs
MELISSA J KING, DANIEL J KING

PROPERTY ADDRESS: 116 WEST METZGER AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 051-39-RX7-0000

TAX 1.0. #: 051-39-RX7-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT 7 OF THE CARRIAGE PLACE PLAN OF LOTS RECORDED AT PLAN BOOK 164, PAGE 31.

BEING KNOWN AS: 116 WEST METZGER AVENUE, BUTLER, PENNSYLVANIA 16001.

TITLE TO SAID PREMISES IS VESTED IN DANIEL J. KING AND MELISSA J. KING, HUSBAND AND WIFE, BY DEED FROM MARC D. CONKLIN DATED SEPTEMBER 6, 2013 AND RECORDED SEPTEMBER 10, 2013 IN INSTRUMENT NUMBER 201309100026263.

BCLJ: May 13, 20, 27, 2022

No. 2022-30033

HILLVUE FOREST HOMEOWNERS ASSOCIATION INC
vs
MICHAEL LUDWICZAK

PROPERTY ADDRESS: 119 HILLVUE DRIVE, SEVENFIELDS, PA 16046

UPI/ TAX PARCEL NUMBER: 505-S1-C2D-0000

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Unit D on Lot 2-R of the Canterbury Village Plan of Lots, Phase 2, Section 2, Revised, as recorded in the Recorder's Office of Butler County in Plan Book Volume 143, Page 49.

BEING known and numbered as 119 Hillvue Drive, Seven Fields, PA 16046.

BEING TAX ID NUMBER: 505-S1-C2D-0000.

BEING the same premises which John G. Vakiner and Monica S. Vakiner, Husband and Wife, by Deed dated 7/21/14 and recorded 7/29/14 in the Office of the Recorder of Deeds in and for the County of Butler at Instrument No. 201407290017543, granted and conveyed unto Michael David Ludwiczak.

BCLJ: May 13, 20, 27, 2022

No. 2019-30131

CL45 MW REO 1 LLC
vs
DEBRA K MATONAK, DEBORAH K MATONAK

PROPERTY ADDRESS: 142 NORTH MAIN STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 565-9-182-0000 & 565-9-179A-0000

Parcel 1:

ALL that certain piece, parcel or lot of land situate in Fifth Ward of the City of butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West side of North Main Street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning, Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 Norm Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:

ALL that certain piece, parcel or lot of land

situate in Fifth Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: May 13, 20, 27, 2022

No. 2022-30043

PNC BANK, NATIONAL ASSOCIATION vs **BEVERLY H MAURER**

PROPERTY ADDRESS: 108 CLEARVIEW CIRCLE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 4F104 4DR

Parcel No.: 4F104 4DR

All that certain lot, piece or parcel of land situate in Jackson Township, Butler County, Pennsylvania, bounded and described as follows:

BCLJ: May 13, 20, 27, 2022

No. 2019-30130

Beginning at a point in the center line of Township Road 312, known as Jo Deener Road, said point being the place of beginning; thence North 32° 5' East along the center line of said road, a distance of 101.10 feet to a point in said center line; thence North 35° T East, along said center line of said road, a distance of 65.64 feet to a point in said center line; thence North 44° 19' East along the center line of said road, a distance of 66.75 feet to a point in said center line; thence North 57° 43' East along the center line of said road, a distance of 53.44 feet to appoint in said centerline; thence North 68° 48' East along the center line of said road, a distance of 40.78 feet to a point in said center line; thence South 11° 7' East along line of lands now or formerly of Galat, a distance of 208.71 feet to a point; thence North 78° 53' East along line of lands now or formerly of Galat, a distance of 208.71 feet to a point; thence South 11° 56' East along line of lot No. 10 in the Kenneth L. Knauff Farm Plan, a distance of 787.98 feet to a point on the line of lands now or formerly of C.K. Ritter; thence South 89° 20' West along line of lands now or formerly of Ritter, a distance of 497.15 feet to a point; thence North 57° 00' West along line of lands of Ritter, a distance of 68.13 feet to a point in a pond; thence North 02° 27' West along line of lands now or formerly of G. J. Kubec, a distance of 153.81 feet; thence North 33° 00' East along line of lands now or formerly of Jones and Good, a distance of 399.00 feet to a point on line of lands of Good; thence North 57° 00' West along line of lands of Good, a distance of 340.60 feet to a point in the center line of Township Road 312, said point being the place of beginning.

CL45 MW REO 1 LLC
vs
MILLER'S QUALITY MEATS LLC

PROPERTY ADDRESS: 142 NORTH MAIN STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 565-9-183-0000

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right of way line of North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street. South 2° 00' West, a distance of 20.29 feet to a point, at the place of beginning.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record.

Parcel 1.0.: 565-9-183-0000

Containing 7.793 acres, according to survey of Jack Ringeisen, dated October 11, 1976.

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BEING known and numbered as 189 Jo Deener Road, Zelienople, PA 16063.

BCLJ: May 13, 20, 27, 2022

Being the same property conveyed to Beverly H. Maurer who acquired title by virtue of a deed from Angelina C. Stair, dated December 15, 1980, recorded December 18, 1980, at Book 1124, Page 693, Office of the Recorder of Deeds, Butler County, Pennsylvania.

No. 2022-30045

BANK OF AMERICA NA
vs
LAURAL. MORROW

PROPERTY ADDRESS: 124 COUNTRY CLUB ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-S3-38-0000

TAX 1.0. #: 270-S3-38-0000

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE TOWNSHIP OF PENN, COUNTY OF BUTLER, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER, AT A POINT 165 FEET FROM THE CENTER OF THE COUNTRY CLUB DRIVE WAY, THENCE SOUTH 88° EAST ALONG LANDS OWNED BY LAURA WALKER 60 FEET TO A POINT; THENCE SOUTH 1° WEST ALONG LANDS OF PHILIP O. MILLER 125 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A 20 FOOT STREET; THENCE NORTH 88° WEST ALONG CENTER LINE OF SAID STREET 60 FEET; THENCE EAST 1° NORTH 125 FEET, MORE OR LESS TO THE PLACE OF BEGINNING TOGETHER WITH 20' PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND REGRESS ON COUNTRY CLUB ROAD BY MICHAEL P. RIHEL FURTHER DESCRIBED AT INSTRUMENT NUMBER 200308270039061.

BEING KNOWN AND NUMBERED AS: 124 COUNTRY CLUB ROAD, BUTLER, PA 16002

BEING PARCEL NUMBER: 270-S3-38-0000

BEING THE SAME PREMISES CONVEYED TO LAURA L. MORROW FROM LAURA L. MORROW AND MORGAN W. PRICE BY DEED DATED 12/7/2015 AND RECORDED 3/17/2016 INSTRUMENT NUMBER 201603170004973

BEING KNOWN AS: 124 COUNTRY CLUB ROAD, BUTLER, PENNSYLVANIA 16002.

TITLE TO SAID PREMISES IS VESTED IN MORGAN W. PRICE AND LAURA L. MORROW BY DEED FROM LAURA L.

MORROW AND MORGAN W. PRICE, AS UNMARRIED INDIVIDUALS DATED DECEMBER 7, 2015 AND RECORDED MARCH 17, 2016 IN INSTRUMENT NUMBER 201603170004973. THE SAID MORGAN W. PRICE DIED ON JUNE 22, 2017 THEREBY VESTING TITLE IN LAURA L. MORROW BY OPERATION OF LAW.

BCLJ: May 13, 20, 27, 2022

No. 2022-30031

MIDFIRST BANK
vs
THERESA L SKAL

PROPERTY ADDRESS: 301 NORTH MONROE STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 564-21-199-0000

All that certain piece, parcel, or lot of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of the lot hereby conveyed, at the intersection of East Penn Street and Monroe Street; thence Northwardly along East line of Monroe Street, thirty-four and one-half (34-1/2) feet to lot now or formerly of Mrs. Catherine Miller, thence Eastwardly along the South line of said now or formerly Miller Lot, one hundred ten (110) feet to a stake; thence Southwardly in a line parallel with the East line of Monroe Street, thirty-four and one-half (34-1/2) feet to North line of East Penn Street; thence Westwardly along the North line of East Penn Street, one hundred ten (110) feet to Monroe Street, at the place of beginning.

BEING known and numbered as 301 North Monroe Street, Butler, PA 16001.

Being the same property conveyed to Theresa L. Skal, unmarried who acquired title by virtue of a deed from Jason M. Minerich and Katie M. Minerich, both unmarried, dated April 25, 2017, recorded May 1, 2017, at Instrument Number 201705010009047, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 564-21-199-0000

BCLJ: May 13, 20, 27, 2022

No. 2019-30080

BANK OF NEW YORK MELLON
vs
CRAIG SORG, CYNTHIA SORG

PROPERTY ADDRESS: 439 WEST CUNNINGHAM STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-9

ALL that certain piece, parcel or tract of land situate in the City of Butler, Third Ward, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING on the Southwesterly right-at-way line of West Cunningham Street, a 50-foot right-of-way; thence South along line of lot now or formerly of Mrs. Blanche Ziegler, South 42 degrees 16 minutes 20 seconds West a distance of 192 feet; thence South 86 degrees 42 minutes 18 seconds West along the center line of Connoquenessing Creek bed 71.42 feet to a point; thence North 42 degrees 16 minutes 20 seconds East, 243 feet along lands now or formerly of P. Grosclaude to a point on the right-of-way line of West Cunningham Street; thence along said street, South 47 degrees 43 minutes 40 seconds, 50 feet to a point, the place of beginning.

CONTAINING .25 acre.

BEING KNOWN AS: 439 WEST CUNNINGHAM STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 563-8-9

BEING THE SAME PREMISES WHICH DENNIS P. STEELE, JR. BY DEED DATED 3/4/2005 AND RECORDED 3/7/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT# 200503070005301, GRANTED AND CONVEYED UNTO CRAIG SORG AND CYNTHIA SORG, HUSBAND AND WIFE.

BCLJ: May 13, 20, 27, 2022

No. 2022-30046

PNC BANK NATIONAL ASSOCIATION
vs
COLLEEN MARIANNE RYAN WALSH, UNKNOWN HEIRS, COLLEEN MARIANNE WALSH RYAN ADMSTR, FRANCIS JAMES

WALSH, JR ESTATE, FRANCIS J. WALSH, JR ESTATE

PROPERTY ADDRESS: 118 MOHAWK DRIVE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 060-S13-A31-0000

All that certain piece, parcel and lot of land situate in Center Township, Butler County, Pennsylvania, being bounded and described as follows:

Beginning at a point, said point being the Southeast corner of the tract herein described, said point being common to line of Lots Nos. 30 and 31 and the North line of Mohawk Drive; thence by the North line of Mohawk Drive North 87° 45' West, a distance of 106.0 feet to a point on line of Lot No. 32; thence continuing by the same North 2° 15' East, a distance of 200.00 feet to a point on line of lands now or formerly M. Earl Mack; thence continuing by the same South 87° 45' East, a distance of 106.0 feet to a point on line of Lot No. 30; thence continuing by the same South 2° 15' West, a distance of 200.0 feet to a point on the North line of Mohawk Drive, the place of beginning. And being Lot No. 31 in the Timberley Heights Plan of Lots as recorded in Rack File Section 22, Page 17.

Subject to the building conditions and restrictions of the Timberley Heights Plan of Lots as recorded in the Recorder of Deed's Office of Butler County, Pennsylvania.

BEING known and numbered as 118 Mohawk Drive, Butler, PA 16001.

Being the same property conveyed to Francis J. Walsh, Jr., an unmarried man who acquired title by virtue of a deed from Francis J. Walsh, Jr., a widower, by right of survivorship, dated August 26, 2013, recorded September 11, 2013, at Instrument Number 20130911026394, Office of the Recorder of Deeds, Butler County, Pennsylvania

Continuous Marriage Affidavit recorded on September 11, 2013 as Instrument Number 201309110026395, Recorder's Office, Butler County, Pennsylvania.

Parcel No.: 060-S13-A31-0000

BCLJ: May 13, 20, 27, 2022

Sheriff of Butler County, Michael T. Slupe