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: Ruth Ann Alben

Late of: Slippery Rock PA Administrator: Scott A Alben PO Box 822 Slippery Rock PA 16057 Attorney: Joseph John Nash The Nash Law Office 164 S Main St PO Box 673 Slippery Rock PA 16057

BCLJ: June 17, 24, & July 1, 2022

Estate of: Diane J Fester

Late of: Cranberry Township PA Executor: David L Schmitt 102 Klein Road Cranberry Twp PA 16066 Attorney: Frank R Gustine The Lynch Law Group 501 Smith Drive Suite 3 Cranberry Twp PA 16066

BCLJ: June 17, 24, & July 1, 2022

Estate of: Kevin G Hasselbusch a/k/a: Kevin George Hasselbusch

Late of: Adams Township PA Executor: Stan L Hasselbusch 108 Greenbriar Drive Wexford PA 15090 Attorney: David G Henry Houston Harbaugh, P.C. 401 Liberty Avenue, 22nd Floor Pittsburgh PA 15222

BCLJ: June 17, 24, & July 1, 2022

Estate of: Carl N Jones

Late of: Jackson Township PA Executor: David C Jones 302 Old Route 68 Evans City PA 16033

BCLJ: June 17, 24, & July 1, 2022

Estate of: Donald L Kastelic Sr Late of: Butler PA

Executor: Ronald J Kastelic 141 Valley Street Butler PA 16001 Attorney: Armand R Cingolani III Cingolani & Cingolani 300 North McKean Street Butler PA 16001

BCLJ: June 17, 24, & July 1, 2022

Estate of: Howard A Krovak a/k/a: Howard Krovak a/k/a: Howard Allen Krovak

Late of: Slippery Rock Township PA Administrator: Joshua A Krovak 113 Kidd Road Slippery Rock PA 16057 Attorney: Ronald W Coyer SR Law LLC 631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

BCLJ: June 17, 24, & July 1, 2022

Estate of: Harry E Miller

Late of: Concord Township PA Administrator: Gail A Miller 1035 Center Dr Chicora PA 16025 Attorney: Rebecca A Auld Auld Brothers Law Group 5349 William Flynn Highway Gibsonia PA 15044

BCLJ: June 17, 24, & July 1, 2022

Estate of: Vicki F Miller a/k/a: Vicki Miller

Late of: Butler PA Administrator: John Miller 422 S Main Street Butler PA 16003 Attorney: Julie C Anderson CELA Trinity Elder Law & Estate Planning LLC 340 N. Main Street, Suite 103 Butler PA 16001

BCLJ: June 17, 24, & July 1, 2022

Estate of: Lyle C Painter

Late of: Jefferson Township PA Administrator: Thelma Irene Painter 447 Freeport Road Butler PA 16002

BCLJ: June 17, 24, & July 1, 2022

Estate of: James Wilbur Rankin a/k/a: James Wilbur Rankin Jr a/k/a: James W Rankin

Late of: Jefferson Township PA Executor: Brenda M McCormick 142 Jones Road Cabot PA 16023 Executor: Paul R Rankin Sr 121 Buttercup School Rd Renfrew PA 16053 Attorney: Julie C Anderson CELA Trinity Elder Law & Estate Planning LLC 340 N. Main Street, Suite 103 Butler PA 16001

BCLJ: June 17, 24, & July 1, 2022

Estate of: Colleen Ross a/k/a: Colleen A Ross

Late of: Mars PA Administrator: Linda Ross 304 Stockton Ridge Cranberry Twp PA 16066 Attorney: Stephen F Ban Metz Lewis Brodman Must O'Keefe LLC 535 Smithfield St Suite 800 Pittsburgh PA 15222

BCLJ: June 17, 24, & July 1, 2022

Estate of: Gary Albert Setzenfand Sr

Late of: Worth Township PA Executor: Gary Albert Setzenfand Jr 105 Holly Circle Harmony PA 16037 Attorney: Janice Marie Patz 419 Walnut Street Suite 4 Sewickley PA 15143

BCLJ: June 17, 24, & July 1, 2022

Estate of: Mary Joyce Smith

Late of: Cranberry Township PA Administrator: Eric Mannion Smith 1029 Windsong Bay Lane Tega Cay SC 29708 Attorney: Katie M Casker Lope Casker & Casker 207 East Grandview Avenue Zelienople PA 16063

BCLJ: June 17, 24, & July 1, 2022

Estate of: Norman F Stephen

Late of: Cranberry Township PA Executor: Andrew E Stephen 9744 E 32nd Avenue Denver CO 80238 Attorney: Wendy Denton Heleen Goehring Rutter & Boehm 437 Grant St Suite 1424 Pittsburgh PA 15219

BCLJ: June 17, 24, & July 1, 2022

Estate of: Anthony F Tomei

Late of: Marion Township PA Executor: Kimberly L DeMatteis 108 Oakwood Road Boyers PA 16020 Attorney: Ronald W Coyer SR Law LLC 631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

BCLJ: June 17, 24, & July 1, 2022

Estate of: Lester E Vogel

Late of: Butler Township PA Executor: Alvin L Vogel 148 Spithaler School Road Evans City PA 16033 Attorney: Ronald W Coyer SR Law LLC 631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

BCLJ: June 17, 24, & July 1, 2022

Estate of: John W 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 Slippery Rock PA 16057

BCLJ: June 17, 24, & July 1, 2022

SECOND PUBLICATION

Estate of: Dorothy M Acquaviva

Late of: Jefferson Township PA Executor: Jonathan C Lindquist 25 Hiram Road Cold Spring NY 10516 Attorney: Robert W Andreen Andreen Eynon & Theophilus 1378 Freeport Road Suite 2B Pittsburgh PA 15238

BCLJ: June 10, 17, 24, 2022

Estate of: Donna R Alvin

Late of: Jackson Township PA Executor: Kimberly R Fallecker 113 Blatt Road Fenelton PA 16034 Attorney: David A Crissman Montgomery Crissman and Kubit LLP 518 North Main Street Butler PA 16001

BCLJ: June 10, 17, 24, 2022

Estate of: Dale R Hickey

Late of: Winfield Township PA Executor: Michele Fiscus 178 Graham Road Kittanning PA 16201 Attorney: David A Crissman Montgomery Crissman and Kubit LLP 518 North Main Street Butler PA 16001

BCLJ: June 10, 17, 24, 2022

Estate of: Norma D Hoffman

Late of: Cranberry Township PA Executor: Melinda A Tobolewski 235 St Leonards Lane Cranberry Twp PA 16066 Attorney: Joseph M Kecskemethy Jaffe & Kecskemethy PC 101 East Diamond St Suite 204 Butler PA 16001

BCLJ: June 10, 17, 24, 2022

Estate of: Nancy D Klinefelter

Late of: Jackson Township PA Executor: Patricia K Tuite 601 Vilsack Rd Glenshaw PA 15116 Attorney: Michael F Fives Fives & Associates 11676 Perry Highway Suite 1302 Wexford PA 15090

BCLJ: June 10, 17, 24, 2022

Estate of: Daniel J McCann

Late of: Zelienople PA Executor: Valerie Bucek 5700 Freshcorn Road Cranberry Twp PA 16066 Attorney: Donald P Graham Dillon McCandless King Coulter & Graham LLP 600 Cranberry Woods Drive Suite 175 Cranberry Twp PA 16066

BCLJ: June 10, 17, 24, 2022

Estate of: Frank C Schoentag Jr

Late of: Oakland Township PA Administrator: Lorri L Schoentag 340 Chicora Road Butler PA 16001 Attorney: Michael S Lazaroff Esquire 277 West Main St PO Box 216 Saxonburg PA 16056

BCLJ: June 10, 17, 24, 2022

Estate of: Blanche E Sell a/k/a: Blanche Sell a/k/a: Blanche Evelyn Sell Late of: Jefferson Township PA Executor: Kathy E Casey 251 Marlboro Dr New Kensington PA 15068 Attorney: Samuel R Coury 1725 Fifth Ave Arnold PA 15068

BCLJ: June 10, 17, 24, 2022

Estate of: Mary Ellen Shanor

Late of: Center Township PA Executor: Judith S Hall 384 Thompsontown Road West Sunbury PA 16061 Attorney: Michael D Gallagher Gallagher Law Group 110 East Diamond Street Suite 101 Butler PA 16001

BCLJ: June 10, 17, 24, 2022

Estate of: Arabell P Shearer a/k/a: Arabell Patricia Shearer

Late of: Zelienople PA Executor: Robin L Shearer 5365 Bosworth Rd Virginia Beach VA 23462 Attorney: Steven T Casker Lope Casker & Casker 207 East Grandview Ave Zelienople PA 16063

BCLJ: June 10, 17, 24, 2022

Estate of: Jill A Stedina

Late of: Lancaster Township PA Administrator: Roger M Stedina 2638 Glasgow St Pittsburgh PA 15204 Attorney: Sarah G Hancher Hancher Law Office 101 N Green Lane Zelienople PA 16063

BCLJ: June 10, 17, 24, 2022

THIRD PUBLICATION

Estate of: Gary J Bauer

Late of: Summit Township PA Administrator: Jacob Bauer 115 Fry Ln Butler PA 16002 Administrator: Melissa Biedenbach 147 Geibel Rd PO Box 44 Herman PA 16039

BCLJ: June 3, 10, 17, 2022

Estate of: Bruce G Betty a/k/a: Bruce Betty

Late of: Butler Township PA Executor: Mary Jane Kuffner-Hirt 160 Shadow Ridge Drive Pittsburgh PA 15238 Attorney: Jamie M Drennen Esq Strassburger McKenna Gutnick & Gefsky 444 Liberty Avenue Suite 2200 Pittsburgh PA 15222

BCLJ: June 3, 10, 17, 2022

Estate of: Christine E Brown

Late of: Oakland Township PA Administrator: Timothy D Fulks 135 Roper Road Butler PA 16001 Attorney: Thomas J May Dillon, McCandless, King, Coulter & Graham LLP 128 West Cunningham Street Butler PA 16001

BCLJ: June 3, 10, 17, 2022

Estate of: Anna M Campbell a/k/a: Anna Marie Campbell

Late of: Slippery Rock PA Executor: Carolyn Cherbonneau 107 Pheasant Run Drive Slippery Rock PA 16057 Attorney: James A Stranahan IV Stranahan Stranahan & Cline 101 South Pitt Street, P O Box 206 Mercer PA 16137

BCLJ: June 3, 10, 17, 2022

Estate of: Michelle Huff a/k/a: Michelle K Huff

Late of: Butler Township PA Administrator: Michael C Huff 129 Autumn Drive Butler PA 16001 Attorney: Julie C Anderson CELA Trinity Elder Law & Estate Planning LLC 340 N. Main Street, Suite 103 Butler PA 16001

BCLJ: June 3, 10, 17, 2022

Estate of: James Illig a/k/a: James Harold Illig a/k/a: James H Illig

Late of: Jefferson Township PA Executor: Todd H Illig 1278 Sarver Road Sarver PA 16055 Executor: Sue A Harvey 65 S Village Circle Palmyra PA 17078 Attorney: John N Paz Paz & Paz 543 East Tenth Avenue Tarentum PA 15084

BCLJ: June 3, 10, 17, 2022

Estate of: Rosemarie Koska

Late of: Cranberry Township PA Administrator: Jamie E Chamblin 620 Columbia Court Mars PA 16046 Attorney: Katie M Casker Lope Casker & Casker 207 East Grandview Avenue Zelienople PA 16063

BCLJ: June 3, 10, 17, 2022

Estate of: Nicholas Abraham Monday a/k/a: Nicholas A Monday

Late of: Butler PA Administrator: Christopher Monday 122 Heather Drive Butler PA 16001 Administrator: Peter Monday 102 Silver Oak Drive Renfrew PA 16053 Attorney: Lynn M Patterson Stock & Patterson 106 South Main St, Ste 603 Butler PA 16001

BCLJ: June 3, 10, 17, 2022

Estate of: Jean Pierre Pressau

Late of: Jefferson Township PA Executor: Martin B Pressau 510 Peebles St Sewickley PA 15143

BCLJ: June 3, 10, 17, 2022

Estate of: Jackie L Pyle

Late of: Chicora PA Administrator: John Brent Pyle 226 Dog Hollow Road Harrisville PA 16038 Attorney: Andrew M Menchyk Jr Stepanian & Menchyk LLP 222 South Main Street Butler PA 16001

BCLJ: June 3, 10, 17, 2022

Estate of: Frederick Philip Wulff

Late of: Center Township PA Executor: Barry L Wulff 471 Thorn Run Road Chicora PA 16025 Executor: Philip B Wulff 5168 McCandless Road Butler PA 16001 Attorney: Michael D Gallagher Gallagher Law Group 110 East Diamond Street Suite 101 Butler PA 16001

BCLJ: June 3, 10, 17, 2022

NOTICE OF TRUST ADMINISTRATION

On November 25, 2021, Decedent Esther H. Sassone late of Center Township, Butler County, Pennsylvania, Grantor of **The Sassone Family Revocable Living Trust**, notice is hereby given to all persons indebted to said Decedent to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Trustee's Name:

Braden L. Sassone c/o Julie C. Anderson, Esquire Trinity Elder Law & Estate Planning LLC 340 North Main Street, Suite 103 Butler, PA 16001

OR

To: Julie C. Anderson, Esquire Trinity Elder Law & Estate Planning LLC 340 North Main Street, Suite 103 Butler, PA 16001

BCLJ: June 10, 17, 24, 2022

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on April 19, 2022 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Silver Creek Homeowners Association**. The corporation is formed for the purpose of management of homeowners association.

Steven T. Casker, Esq. Lope Casker & Casker 207 E. Grandview Avenue Zelienople, PA 16063

BCLJ: June 17, 2022

IN THE COURT OF COMMON PLEAS BUTLER COUNTY, PENNSYLVANIA

PNC Bank, National Association Plaintiff, vs

Colleen Marianne Walsh Ryan, as Believed Heir and/or Administrator of the Estate of Francis J. Walsh, Jr., AKA Francis James Walsh, Jr.

Unknown Heirs and/or Administrators of the Estate of Francis J. Walsh, Jr., AKA Francis James Walsh, Jr. (if any) Defendants.

CIVIL DIVISION

Docket No.: 21-10546 Judgment Docket No. CP 22-20297 Sale Docket No. _____

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TO: Unknown Heirs and/or Administrators of the Estate of Francis J. Walsh, Jr., AKA Francis James Walsh, Jr. (if any) 118 Mohawk Drive Butler, PA 16001

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Butler County Sheriff's Office, at 124 West Diamond Street, Butler, PA 16001 on July 22, 2022 at 11:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:

118 Mohawk Drive, Butler, PA 16001

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 21-10546

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE: Colleen Marianne Walsh Ryan, as Believed Heir and/or Administrator of the Estate of Francis J. Walsh, Jr., AKA Francis James Walsh, Jr.

Unknown Heirs and/or Administrators of the Estate of Francis J. Walsh, Jr., AKA Francis James Walsh, Jr. (if any)

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will. in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Butler County, at 124 West Diamond Street, Butler, PA 16001.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

The Butler Co. Bar Association 240 South Main Street Butler, PA 16001

(724) 841-0130

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Butler County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Butler County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Butler County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Butler County Courthouse, 124 West Diamond Street, P.O. Box 1208, Butler, PA 16003, before presentation of the petition to the Court.

Dated: 4/8/22 /s/ Kim Hong /s/ Kimberly J. Hong, Esquire (74950) Manley Deas Kochalski LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 614-220-5611 Fax: 614-220-5613 Email: kjhong@manleydeas.com Attorney for Plaintiff

VIA Special Service (Posting - PPS), Special Service (Certified Mail), Special Service (Regular Mail), Special Service (Publication - General Circ) and Special Service (Publication - Legal Journal)

Long Form Legal IN THE COURT OF COMMON PLEAS BUTLER COUNTY, PENNSYLVANIA

PNC Bank, National Association Plaintiff, vs.

Colleen Marianne Walsh Ryan, as Believed Heir and/or Administrator of the Estate of Francis J. Walsh, Jr., AKA Francis James Walsh, Jr.

Unknown Heirs and/or Administrators of the Estate of Francis J. Walsh, Jr., AKA Francis James Walsh, Jr. (if any) Defendants.

CIVIL DIVISION

Docket No.: 21-10546 Judgment Docket No. CP 22-20297 Sale Docket No.

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

Exhibit "A"

BCLJ: June 17, 2022

IN THE COURT OF COMMON PLEAS BUTLER COUNTY, PENNSYLVANIA

The Huntington National Bank Plaintiff, vs

Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

Unknown Heirs and/or Administrators to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

Andrea K. Stivenson Day, as Possible Heir and/or Administrator to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

Richard P. Schnelzer, as Possible Heir and/ or Administrator to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day Shawn P. Day, Sr., as Possible Heir and/or Administrator to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day Defendants.

CIVIL DIVISION

Docket No.: 2020-10030; CP 20-21045 ED 20-30107 Judgment Docket No. 20-21045 Sale Docket No. ED 20-30107

AMENDED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TO: Unknown Heirs and/or Administrators to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day 110 Walton Avenue Butler, PA 16001

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Butler County Sheriff's Office, at 124 West Diamond Street, Butler, PA 16001 on July 22, 2022 at 11:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:

110 Walton Avenue, Butler, PA 16001

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2020-10030; CP 20-21045 ED 20-30107

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will. in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Butler County, at 124 West Diamond Street, Butler, PA 16001.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE. The Butler Co. Bar Association 240 South Main Street Butler, PA 16001 (724) 841-0130

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Butler County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Butler County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Butler County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Butler County Courthouse, 124 West Diamond Street, P.O. Box 1208, Butler, PA 16003, before presentation of the petition to the Court.

Dated: 2/10/21

/s/KJH/s

Kimberly J. Hong, Esquire (74950) Manley Deas Kochalski LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 614-222-4921 Fax: 614-220-5613 Email: kjhong@manleydeas.com Attorney for Plaintiff

VIA Private Process Service

Long Form Legal IN THE COURT OF COMMON PLEAS BUTLER COUNTY, PENNSYLVANIA

The Huntington National Bank Plaintiff, vs.

Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

Unknown Heirs and/or Administrators to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

Andrea K. Stivenson Day, as Possible Heir and/or Administrator to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

Richard P. Schnelzer, as Possible Heir and/ or Administrator to the Estate of Shawn P.

Day, AKA Shawn P. Day, Jr., AKA Shawn Day	
Shawn P. Day, Sr., as Possible Heir and/or	
Administrator to the Estate of Shawn P. Day,	
AKA Shawn P. Day, Jr., AKA Shawn Day	
Defendants.	

CIVIL DIVISION

Docket No.: 2020-10030; CP 20-21045 ED 20-30107 Judgment Docket No. 20-21045 Sale Docket No. ED 20-30107

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-ofway 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 rightof-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 rightof-way line of a 20-foot alley; thence along the Southerly right-of-way line of said 20foot 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. Leitem and Shara J. Leitem, 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-0000

Exhibit "A"

BCLJ: June 17, 2022

IN THE COURT OF COMMON PLEAS BUTLER COUNTY, PENNSYLVANIA

Chimera REO 2020-NR1 LLC Plaintiff, vs

William J. Banaszewski, AKA W. J. Banaszewski Defendant.

CIVIL DIVISION

Docket No.: 2018-10852; CP 19-22373; ED 20-30002 Judgment Docket No. 19-22373 Sale Docket No. CP 19-22373

AMENDED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TO: William J. Banaszewski, AKA W. J. Banaszewski 315 Fairmont Road Chicora, PA 16025

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Butler County Sheriff's Office, at 124 West Diamond Street, Butler, PA 16001 on July 22, 2022 at 11:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:

315 Fairmont Road, Chicora, PA 16025

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2018-10852; CP 19-22373; ED 20-30002

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Diane L. Banaszewski, AKA Diane L. Ledinks; William J. Banaszewski, AKA W. J. Banaszewski A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will. in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Butler County, at 124 West Diamond Street, Butler, PA 16001.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

The Butler Co. Bar Association 240 South Main Street Butler, PA 16001

(724) 841-0130

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Butler County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Butler County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Butler County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Butler County Courthouse, 124 West Diamond Street, P.O. Box 1208, Butler, PA 16003, before presentation of the petition to the Court.

Dated: 6/1/22

/s/ Katherine M. Wolf /s/ Katherine M. Wolf, Esquire (314307) Manley Deas Kochalski LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 614-220-5611 Fax: 614-220-5613 Email: kjhong@manleydeas.com Attorney for Plaintiff

VIA Special Service (Posting - PPS), Special Service (Certified Mail), Special Service (Regular Mail), Special Service (Publication - General Circ) and Special Service (Publication - Legal Journal)

IN THE COURT OF COMMON PLEAS BUTLER COUNTY, PENNSYLVANIA

Chimera REO 2020-NR1 LLC Plaintiff, vs

William J. Banaszewski, AKA W. J. Banaszewski Defendant.

CIVIL DIVISION

Docket No.: 2018-10852; CP 19-22373; ED 20-30002 Judgment Docket No. 19-22373 Sale Docket No. CP 19-22373

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

Beginning at a point in the center of an improved public road leading from Chicora to Karns City, Pennsylvania, and known as Spur 214, said point being the Northwest corner of the herein described tract: thence by lands of Lee Parker, North 73 degrees 36' East, Five Hundred Eighty Four and Fifty Eight Hundredths (584.58) feet to an iron pin corner: thence by lands of Lee Parker and A.M. McCullough, North 88 degrees 36' East, Five Hundred and Forty Six Hundredths (500.46) feet to an iron pin corner on line of land of A.M. McCullough at line of land of Nolan Heirs, the Northeast corner hereof: thence by land of Nolan Heirs, South 2 degrees 19' West, Eighty One and Twenty Four Hundredths (81.24) feet to an iron pin corner on line of land of Nolan Heirs and other lands of Rachel L. Fair and Margaret L. Cowley, the Southeast corner hereof thence by lands now or formerly of Rachel L. Fair and Margaret L. Cowley, South 88 degrees 53' West Four Hundred Seventy Four and Forty Eight Hundredths (474,48) feet to an iron pin corner; thence by same South 73 degrees 36' West, Five Hundred Ninety Four and Sixty Six Hundredths (594.66) feet to a point in the center of an improved public road known as Spur 214, the Southwest corner hereof; thence along center of said public road, North 9 degrees 21' West Eighty One and Fifty Five Hundredths (81.55) feet to a point, the place of beginning.

Containing 1.97 acres, more or less, as Survey by E.J. Weibel, Registered Engineer, on September 4, 1964.

BEING known and numbered as 315 Fairmont Road, Chicora, PA 16025»

Being the same property conveyed to William J. Banaszewski and Diane L. Ledkins, no marital stats shown who acquired title, as joint tenants with rights of survivorship, by virtue of a deed from James F. Matthews and Vicki L. Matthews, husband and wife, dated May 27, 1994, recorded June 9, 1994, at Document ID 013988, and recorded in Book 2440, Page 0574, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Diane L. Ledkins died June 15, 2013, and pursuant to the survivorship language in the above deed, all her interest passed to William J. Banaszewski.

Parcel No.: 150-1F59-18J

Exhibit "A"

BCLJ: June 17, 2022

TIME TO RENEW!

THE BUTLER COUNTY LEGAL JOURNAL

Designated as the Official Legal Periodical for Butler County, Pennsylvania

Since 1959, as a service to the profession, the court, and the public, the Butler County Bar Association has published legal advertisements, estate notices, corporation announcements, sheriff's sales, tax sales and other public notices in the **Butler County Legal Journal** for the benefit of our subscribers. In addition, Bar membership news, CLE Seminar schedule, the Prothonotary's report and a listing of miscellaneous recorded documents are published every Friday, 52 weeks per year. *Subscription Year: August 1 to July 31.*

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