

**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: Donald Wayne Anderson**

Late of: Penn Township PA  
 Executor: Donald J Anderson  
 131 St Joe Road  
 Butler PA 16002  
 Executor: Trina M Glass  
 250 Grandview Boulevard  
 Butler PA 16001  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 Attorney: Jennifer Gilliland Vanasdale  
 Gilliland Vanasdale Law Office, LLC  
 257 S Main St  
 Butler PA 16001

BCLJ: August 6, 13, 20, 2021

**Estate of: Freda Jean Ekey**

Late of: Forward Township PA  
 Administrator: Sherry Dean  
 326 Winters Road  
 Butler PA 16002  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: August 6, 13, 20, 2021

**Estate of: Janet J Gongloff**

**a/k/a: Janet J Markham Gongloff**  
 Late of: Connoquenessing Township PA  
 Administrator: William E Gongloff Jr  
 37 Hookstown Road Ext  
 Clinton PA 15026  
 Attorney: John P Donovan  
 John P Donovan & Associates LLC  
 434 Allegheny River Blvd Suite 200  
 Oakmont PA 15139

BCLJ: August 6, 13, 20, 2021

**Estate of: Jaem Charles Heath**

**a/k/a: Charles James Heath**  
**a/k/a: Jaem C Heath**  
 Late of: Butler PA  
 Executor: Denise A Crouch  
 518 South Norfolk Circle  
 Mesa AZ 85206  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchik LLP  
 222 South Main St  
 Butler PA 16001

BCLJ: August 6, 13, 20, 2021

**Estate of: John A Muto**

**a/k/a: John Albert Muto**  
 Late of: Lancaster Township PA  
 Executor: Zachary L Muto  
 236 Prospect Avenue N.E.  
 Grand Rapids MI 49503  
 Executor: Nickita L Muto  
 6111 Heatherfield Court  
 Harmony PA 16037  
 Attorney: Gregory S Fox  
 Fox & Fox PC  
 323 Sixth Street  
 Ellwood City PA 16117

BCLJ: August 6, 13, 20, 2021

**Estate of: Elizabeth Eileen Roccia**

**a/k/a: Elizabeth E Roccia**  
 Late of: Cranberry Township PA  
 Executor: William D Roccia  
 415 Ridge Road  
 Zelienople PA 16063  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelienople PA 16063

BCLJ: August 6, 13, 20, 2021

**Estate of: Evelyn A Schrecongost**

Late of: Clearfield Township PA  
 Executor: Marlene J Twentier  
 658 S Clearfield Road  
 Fenelton PA 16034  
 Attorney: Michael S Butler Esquire  
 Heritage Elder  
 Law & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001

BCLJ: August 6, 13, 20, 2021

**Estate of: Dorothy Ann Simms**

Late of: Center Township PA  
 Executor: Teresa Simms Phillips  
 102 Dutchtown Road  
 Butler PA 16002  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: August 6, 13, 20, 2021

**Estate of: Beatrice L St John**

Late of: Zelenople PA  
 Executor: Karen L Dunlap  
 1208 6th Street  
 New Brighton PA 15066  
 Attorney: Joseph M Spratt  
 226 Bridge Street  
 Bridgewater PA 15009

BCLJ: August 6, 13, 20, 2021

**Estate of: Leanne Wynn**

Late of: Butler PA  
 Executor: Kathleen McElravy  
 1376 Hooker Road  
 Karns City PA 16041  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: August 6, 13, 20, 2021

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**SECOND PUBLICATION**

**Estate of: Lieselotte K Bloss**

Late of: Cranberry Township PA  
 Executor: Karl F Bloss  
 248 W Clay Avenue  
 Muskegon MI 49440  
 Attorney: Joseph P Caracappa Esq  
 Jackson Cook Caracappa & Scott PC  
 Newtown Pavilion  
 6 Penns Trail Suite 202  
 Newtown PA 18940

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Andrew Burris Fisher**

Late of: Butler Township PA  
 Administrator: Steven T Casker  
 207 E Grandview Avenue  
 Zelenople PA 16063  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Richard T Jarmul**

Late of: Buffalo Township PA  
 Executor: Angela A Jarmul  
 184 Bear Creek Road  
 Sarver PA 16055  
 Attorney: David A Regoli  
 Regoli Law Office  
 333 Freeport Street Ste 201  
 New Kensington PA 15068

BCLJ: July 30 & August 6, 13, 2021

**Estate of: John Joseph Lipke Sr**

Late of: Butler Township PA  
 Administrator: Meganne Gregory  
 263 Harmony Road  
 Evans City PA 16033  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Thelma M McAnallen**

Late of: Penn Township PA  
 Executor: Rodney L McAnallen  
 156 Armstrong Run Road  
 Karns City PA 16041  
 Attorney: Kurt S Rishor  
 Rishor Simone  
 101 East Diamond Street Suite 208  
 Butler PA 16001

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Marie E Milbert**  
**a/k/a: Marie R Milbert**  
**a/k/a: Marie Milbert**  
 Late of: Cranberry Township PA  
 Executor: Eric J Milbert  
 372 Wises Grove Road  
 New Brighton PA 15066  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Brent Anthony Mocuiski**  
 Late of: Concord Township PA  
 Administrator: Linda M Mocuiski  
 98 Valley Road  
 West Sunbury PA 16061  
 Attorney: Jennifer Gilliland Vanasdale  
 Gilliland Vanasdale Law Office, LLC  
 257 S Main St  
 Butler PA 16001

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Laura Ann Graham Simonetti**  
**a/k/a: Laura A Potochny**  
 Late of: Butler PA  
 Executor: Donna Graham  
 307 Hidden Meadow Circle  
 Renfrew PA 16053  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Patricia L Taggart**  
 Late of: Butler PA  
 Executor: Scott A Taggart  
 114 Iroquois Drive  
 Butler PA 16001  
 Attorney: Lloyd A Welling  
 Birmingham Towers Suite 302  
 2100 Wharton St  
 Pittsburgh PA 15203

BCLJ: July 30 & August 6, 13, 2021

**Estate of: Ruth V Thomas**  
 Late of: Jackson Township PA  
 Administrator: William Thomas  
 2003 Southview Drive  
 Harmony PA 16037  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelienople PA 16063

BCLJ: July 30 & August 6, 13, 2021

**Estate of: John A Vano**  
 Late of: Allegheny Township PA  
 Administrator: Richard Vano  
 118 Stafford Court  
 Pittsburgh PA 15237  
 Attorney: James M Herb PC  
 464 Perry Highway  
 Pittsburgh PA 15229

BCLJ: July 30 & August 6, 13, 2021

**THIRD PUBLICATION**

**Estate of: Carol R Amidon**  
 Late of: Butler PA  
 Executor: Brooke B McMorro Esq  
 10475 Perry Highway Suite 204  
 Wexford PA 15090  
 Attorney: Brooke B McMorro  
 McMorro Law LLC  
 10475 Perry Highway Suite 204  
 Wexford PA 15090

BCLJ: July 23, 30 & August 6, 2021

**Estate of: Troy Kevin Andres**  
 Late of: Center Township PA  
 Administrator: Nicole L Andres  
 107 Mont Road  
 Butler PA 16001  
 Attorney: Michele P Conti  
 Conti Law  
 986 Brodhead Road  
 Coraopolis PA 15108

BCLJ: July 23, 30 & August 6, 2021

**Estate of: Victoria S Beblo****a/k/a: Victoria Beblo**

Late of: Center Township PA  
Administrator: Sherri J Zagurskie  
271 North Road  
Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

BCLJ: July 23, 30 &amp; August 6, 2021

**Estate of: Carol L Caum**

Late of: Cranberry Township PA  
Executor: Cristin L Shealy  
6436 Rimera Ave NW  
Albuquerque NM 87114  
Attorney: Matthew J Scanlon  
Scanlon & Wojton LLC  
304 Ross Street, Suite 510  
Pittsburgh PA 15219

BCLJ: July 23, 30 &amp; August 6, 2021

**Estate of: Loyal Thomas Craig****a/k/a: L Thomas Craig**

Late of: Butler PA  
Executor: Marci Lynn Craig West  
131 Township Line Road  
Butler PA 16001  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: July 23, 30 &amp; August 6, 2021

**Estate of: Ralph P Kopie**

Late of: Penn Township PA  
Administrator D.B.N.: Tina M Pounds  
104 Royal Aberdeen Boulevard  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: July 23, 30 &amp; August 6, 2021

**Estate of: Robert E Kopie**

Late of: Penn Township PA  
Executor: Tina M Pounds  
104 Royal Aberdeen Boulevard  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: July 23, 30 &amp; August 6, 2021

**Estate of: Verna B Moffatt**

Late of: Lancaster Township PA  
Executor: Vicky L Patton  
2263 Shaffer Road  
Ellwood City PA 16117  
Executor: Bonnie L McConnell  
155 Walnut Tree Lane  
Ellwood City PA 16117  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: July 23, 30 &amp; August 6, 2021

**Estate of: Jeffrey John Presco****a/k/a: Jeffrey Presco**

Late of: Butler PA  
Administrator: John R Presco  
106 Creval Drive  
Butler PA 16001  
Attorney: Megan E Loftis  
1650 Broadway Avenue  
Pittsburgh PA 15216

BCLJ: July 23, 30 &amp; August 6, 2021

**Estate of: Jack H Troutman**

Late of: Buffalo Township PA  
Executor: Natalie A Troutman  
105 Chesterfield Drive  
Sarver PA 16055  
Attorney: Michael J Witherel  
Witherel & Associates  
966 Perry Highway  
Pittsburgh PA 15237

BCLJ: July 23, 30 &amp; August 6, 2021

REGISTER'S NOTICE

I, SARAH E. EDWARDS M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on MONDAY AUGUST 9, 2021, at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BOPP, Constance L.	Darius Bopp, Executor	06/28/2021
KING, Martha A.	William J. Murphy, Executor	06/25/2021
MAHONEY, Nancy B.	Susan Kozlina, Executrix	06/23/2021
WARNOCK, Carol A.	Michael J. Warnock, Executor	05/14/2021
NAME	GUARDIAN/TRUSTEE/POA	FILED
DEGERONIMO, Joseph, An Incapacitated Person	Apollo Trust Company, Guardian	06/28/2021

BCLJ: July 30 & August 6, 2021

TRUST NOTICE

The Trustees named below give notice of the death of Flora P. Farinelli of Butler County, Pennsylvania on April 26, 2021. The said Decedent was the Trustor of the **Flora P. Farinelli Living Trust**, dated December 9, 1997. The Successor Trustees, Linda Marie Kamzelski and Patricia Ann Sewald, request all persons having claims against the Decedent to make known the same to their attorney in writing and all persons indebted to the Decedent to make payment to them without delay:

Linda Marie Kamzelski  
and  
Patricia Ann Sewald,  
c/o Anthony R. Fantini, Esq.,  
Fantini Law Firm, P.C.  
661 Andersen Drive, Ste 220  
Pittsburgh, PA 15220.

BCLJ: July 30 & August 6, 13, 2021

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
NOTICE OF FILING OF PETITION FOR NAME CHANGE

Notice is hereby given that, on July 22, 2021, the petition of Michael David Bennett and Alesia Gondek for Change of Name of Alexander Preston Bialiayev, a minor, was filed in the above-named court, requesting an Order to change the name of **Alexander Preston Bialiayev** to Alexander Michael Bennett. The Court has fixed the 22nd day of October 2021, at 1:00 p.m., in Courtroom 3, Butler County 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: August 6, 2021

**IN THE COURT OF COMMON PLEAS  
BUTLER COUNTY, PENNSYLVANIA**

**DOCKET NO. 2019-11171  
2020-21314**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE  
NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

First Guaranty Mortgage Corporation  
PLAINTIFF  
v.

**Beth Newcombe aka Elizabeth Newcombe,  
solely as heir of Robert D. Newcombe, aka  
Robert Diehm Newcombe, deceased**

**Michael Newcombe, solely as heir of  
Robert D. Newcombe aka Robert Diehm  
Newcombe, deceased**

**Unknown Heirs, Personal  
Representatives, and devisees of  
Robert D. Newcombe aka Robert Diehm  
Newcombe, deceased  
DEFENDANT(S).**

TO: Beth Newcombe aka Elizabeth  
Newcombe, solely as heir of Robert D.  
Newcombe, aka Robert Diehm Newcombe,  
deceased  
107 Filbert Road  
Butler, PA 16001  
and  
100 Coal Street  
Butler, PA 16001-6204

Your house (real estate) at 107 Filbert Road,  
Butler, PA 16001 is scheduled to be sold  
at Butler County Sheriff Sale on 9-17-21  
at 10:00 A.M., Butler County Courthouse,  
Sheriff's Office lobby, 124 West Diamond  
Street, Butler, PA 16003-1208, to enforce the  
court judgment of \$215,900.73 plus interest  
to the sale date obtained by First Guaranty  
Mortgage Corporation against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take  
immediate action:

1. The sale will be canceled if you pay back  
to First Guaranty Mortgage Corporation,  
the amount of the judgment plus costs or  
the back payments, late charges, costs  
and reasonable attorneys' fees due. To find

out how much you must pay, you may call:  
Richard M. Squire & Associates, LLC at (215)  
886-8790.

2. You may be able to stop the sale by filing  
a petition asking the Court to strike or open  
the judgment, if the judgment was improperly  
entered. You may also ask the Court to  
postpone the sale for good cause.

3. You may be able to stop the sale through  
other legal proceedings.

You may need an attorney to assert your  
rights. The sooner you contact one, the  
more chance you will have of stopping the  
sale. (See notice below on how to obtain an  
attorney.)

**YOU MAY STILL BE ABLE TO SAVE  
YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE  
SEHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your  
property will be sold to the highest bidder.  
You may find out the price bid by calling  
the Butler County Sheriff's Office at (724)  
284-5245.

2. You may be able to petition the Court to  
set aside the sale if the bid price was grossly  
inadequate compared to the value of your  
property.

3. The sale will go through only if the buyer  
pays the Sheriff the full amount due in the  
sale. To find out if this has happened you  
may call the Butler County Courthouse at  
(724) 284-5214.

4. If the amount due from the buyer is not paid  
to the Sheriff, you will, remain the owner of  
the property as if the sale never happened.

5. You have a right to remain in the property  
until the full amount due is paid to the Sheriff  
and the Sheriff gives a deed to the buyer.  
At that time, the buyer may bring legal  
proceedings to evict you.

6. You may be entitled to a share of the  
money which was paid for your house. A  
schedule of distribution of the money bid  
for your house will be filed by the Sheriff  
no later than 30 days after the Sheriff's  
Sale. This schedule will state who will be  
receiving the money. The money will be paid  
out in accordance with this schedule unless  
exceptions (reasons why the proposed  
distribution is wrong) are filed with the Sheriff  
within ten (10) days after the date of filing of  
said schedule.

7. You may also have other rights and  
defenses or ways of getting your house back,  
if you act immediately after the sale.

Richard M. Squire & Associates, LLC  
Attorneys for Plaintiff  
By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire  
Michael J. Clark, Esquire  
ID. Nos. 04267 / 85165 / 202929  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

BCLJ: August 6, 2021

**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 17th day of September 2021** 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 October 15, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 23, 30, & August 6, 2021

**E.D. 2021-30054  
C.P. 2021-20329  
ATTY LESLIE RASE**

Seized and taken in Execution as the property of **TRACY BELLES HEIR, VIRGINIA L. LANTZ DECD, VIRGINIA LANTZ DECD, UNKNOWN HEIRS VIRGINIA LANTZ** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:-

ALL THAT CERTAIN piece or lot of land situate in Fairview Township, Butler County, Pennsylvania, being Lot No. 3 of the James A. Green and Nancy A. Green Subdivision recorded on January 26,1983 in Butler County Rack File 92, Page 39 and containing 3.18 acres, bounded and described as follows:

BEGINNING at a point in the center line of T-707, known as Spruce Road, thence along said center line North 76° 21' 55" East, 54.16 feet to a point; thence continuing along same center line North 75° 33' 55" East, 195.84 feet to a point; thence along Lot 4 in the same plan, South 11 ° 36' 44" East, 621.57 feet; thence along land of South Perm Oil Company, North 87° 16' West a distance of 230 feet to an iron pin; thence North 14° 23' 49" West 553.68 feet along Lot 1 and 2 of the same plan to a point, the place of beginning.

This conveyance SUBJECT TO any and all valid existing rights of way, leases, easements or reservations or record.

PARCEL ID # 150-1F25-3BA-G000

BEING KNOWN AS (for informational purposes only): 110 Spruce Road, Karns City, PA 16041

BEING THE SAME PREMISES which James A. Green and Nancy A. Green, his wife by Deed dated January 4,1985 and recorded January 8,1985 in Book 1215, Page 0387 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania granted and conveyed unto Albert Lantz and Virginia Lantz, his wife, as tenants by the entireties with the right of survivorship, in fee.

BCLJ: July 23, 30, & August 6, 2021

**E.D. 2021-30067  
C.P. 2021-20597  
ATTY TROY FRIEDMAN**

Seized and taken in Execution as the property of **JONI L. BUNYAN** at the suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS3, Being:-

ALL that certain piece, parcel or lot of land situate in the Borough of West Sunbury, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BOUNDED on the North, One Hundred Sixty (160) feet by an alley, opposite lands now or formerly of Albert Mechling; bounded on the East, Sixty (60) feet by an alley opposite lands now or formerly Dunlap; bounded on the South One Hundred Sixty (160) feet by lands now or formerly of Parker; and bounded on the West Sixty (60) feet by Main Street of the aforesaid Borough. Having thereon erected a frame dwelling house.

PARCEL NO. 540-S1-D4

BEING the same premise LeRoy Bunyan by deed dated 03/04/2005 and recorded 03/04/2005 in the Office of the Recorder of Deed in the County of Butler, Commonwealth of Pennsylvania granted and conveyed to John A. Bunyan and Joni L. Bunyan, Husband and Wife.

BCLJ: July 23, 30, & August 6, 2021

**E.D. 2021-30059  
C.P. 2021-20473  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **CATHERINE CLOSE** at the suit of WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., Being:-

ALL that certain piece, parcel or lot of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being part of Lot No. 2 in the Robert Graham Plan of Lots, being more particularly described in accordance with survey of Bock and Clark. P.L.S., dated April 17,1997. as follows:

BEGINNING at a point on the Northern line of West Pearl Street, said point being common to lands of now or formerly Dale W. Wells, and being the Southwest corner hereof; thence along lands of now or formerly Dale W. Wells, North 2° 50 minutes 00 seconds East a distance of 150.00 feet to a point on the Southern line of a 20-foot alley, being the Northwest corner hereof; thence along the Southern line of the aforementioned 20-foot alley, South 88° 46 minutes 00 seconds East a distance of 55.00 feet to a point on lands of now or formerly M.A. Bluestein, being the Northeast corner hereof; thence along lands of now or formerly M.A. Bluestein and now or formerly D. E. Codispot, South 2° 50 minutes 00 seconds West a distance of 150.00 feet to a point on the Northern line of West Pearl Street, being the Southeast corner hereof; thence along the Northern line of West Pearl Street, North 88° 46 minutes 00 seconds West a distance of 55.00 feet to a point, the place of beginning

HAVING thereon erected a dwelling house and being known as 206 West Pearl Street, Butler, PA 16001.

Tax Parcel: 565-11-26

Premises Being: 206 West Pearl Street, Butler, PA 16001

BCLJ: July 23, 30, & August 6, 2021



**E.D. 2020-30020  
C.P. 2019-22486  
ATTY LAUREN TABAS**

Seized and taken in Execution as the property of **JASON HALL AND JASON R. HALL** at the suit of WELLS FARGO BANK NA, Being:-

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE IN PARKER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF TRAFFIC ROUTE 268 IN PARKER TOWNSHIP ADJACENT TO LINE OF LANDS OF NOW OR FORMERLY MILLER, SAID POINT BEING THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG LINE OF LANDS OF NOW OR FORMERLY MILLER, SOUTH 85 DEGREES 30 MINUTES WEST, A DISTANCE OF 160 FEET, MORE OR LESS, TO LINE OF LANDS OF NOW OR FORMERLY WALKER; THENCE ALONG LINE OF LANDS OF NOW OR FORMERLY WALKER, SOUTH 4 DEGREES 30 MINUTES EAST, A DISTANCE OF 238.75 FEET MORE OR LESS, TO LINE OF LANDS OF NOW OR FORMERLY WALKER AND KYLE; THENCE ALONG LINE OF LANDS OF NOW OR FORMERLY WALKER AND KYLE, NORTH 85 DEGREES 30 MINUTES EAST, A DISTANCE OF 160 FEET, MORE OR LESS, TO THE WESTERLY SIDE OF TRAFFIC ROUTE 268; THENCE ALONG THE WESTERLY SIDE OF TRAFFIC ROUTE 268, NORTH 4 DEGREES 30 MINUTES WEST, A DISTANCE OF 238.75 FEEL MORE OR LESS, TO A POINT, AT THE PLACE OF BEGINNING,

TITLE TO SAID PREMISES IS VESTED IN JASON HALL, by Deed from DEUTSCHE BANK, NATIONAL TRUST COMPANY AS TRUSTEE OF AMERIQUEST SECURITIES, INC. ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, WITHOUT RECOURSE BY CITI RESIDENTIAL LENDING, INC. ITS ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED 11/14/2007 IN Instrument 200711140029253, DATED 04/21/2018, Recorded 05/12/2008, Instrument No. 200505120010420.

TAX PARCEL NO. 260-1F29-15A-0000

Premises Being; 1880 KITTANNING PIKE, PETROLIA, PA 16050-2318

Tax Parcel: 260-1F29-15A-0000

Premises Being: 1880 KITTANNING PIKE, Petrolia, PA 16050

BCLJ: July 23, 30, & August 6, 2021

**E.D. 2021-30032  
C.P. 2021-20030  
ATTY MAUREEN DOWD**

Seized and taken in Execution as the property of **JENNIFER L. KRENITSKY AND JUSTIN T. KRENITSKY** at the suit of NEXTIER BANK NA, Being:-

PREMISES A

ALL THAT CERTAIN lot or parcel of ground located in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a point in the center of Old Route 68 being the southwest corner of the tract herein conveyed; thence north 2° 30' east 280 feet, more or less, to a point in the center of New Route 68; thence north 70° 30' east 93 feet, more or less, to a point in the center of New Route 68; thence south 19° 30' east 190 feet to a point; thence south 7° 20' east 150.02 feet to a point in the Center of Old Route 68; thence north 89° 8' west 45 feet to a point in the center of Old Route 68; thence north 83° 18' west 140 feet, more or less, to a point in the center of Old Route 68, the place of beginning.

BEING a part of Lot No. 2 in the Eberhart Plan of Lots.

PARCEL NO. 056-18-F2A-0000

PREMISES B

ALL THAT CERTAIN lot or parcel of ground located in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of the Petersville Road at line of land of other lands of H. L. Logan, et ux; thence in an easterly direction, 150.02 feet to a point; thence continuing along other lands of H.L.

Logan, a distance of 190.0 feet to a point on the westerly side of Route 68; thence in a southerly direction along the edge of Route 68, a distance of 25 feet, more or less, to a point on line of lands of G. W. Vupel, a distance of 351.24 feet to a point on the easterly side of the Petersville Road; thence in a northerly direction along the edge of Petersville Road, a distance of 14 feet, more or less, to a point at line of land of H.L. Logan, the place of beginning.

PARCEL NO.056-18-F-0000

NST 201704250008628  
Parcel #s 056-18-F AND 056-18-F2A

BCLJ: July 23, 30, & August 6, 2021

**E.D. 2017-30225  
C.P. 2017-21636  
ATTY ADAM FRIEDMAN**

Seized and taken in Execution as the property of **ERIC J. SCARBOROUGH, ERIC SCARBOROUGH, TINA M. SCARBOROUGH AND TINA SCARBOROUGH** at the suit of U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF DWELLING SERIES IV TRUST, Being:-

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE BOROUGH OF MARS; COUNTY OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN CONVEYED AT A POINT ON THE WEST LINE OF SPRING STREET; THENCE SOUTH 26 DEGREES 52' WEST ALONG THE WATER SIDE OF SPRING STREET; A DISTANCE OF 54.10 FEET TO A POINT ON THE MARS BOROUGH LINE; THENCE NORTH 85 DEGREES 16 » WEST ALONG THE MARS BOROUGH LINE, A DISTANCE OF 81.09 FEET TO A POINT ON THE FORMER RIGHT OF WAY OF THE PITTSBURGH AND BUTLER STREET RAILROAD COMPANY; THENCE ALONG SAID RIGHT OF WAY NORTH 16 DEGREES 29' WEST, A DISTANCE OF 53.90 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT NOW OF MILTON H. SHAW AND LUCRETIA SHAW; THENCE SOUTH 85 DEGREES 16' EAST ALONG SAID SHAW LOT 58.54 FEET TO A POINT ON THE

WEST SIDE OF SPRING STREET, THE PLACE OF BEGINNING. AND ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT NORTHEAST CORNER OF THE TRACT OF LAND HEREIN CONVEYED ON A LINE SEPARATING MARS BOROUGH FROM ADAMS TOWNSHIP AT A POINT IN THE CENTER OF SPRING STREET OF THE BOROUGH OF MARS; THENCE SOUTH 35 DEGREES 52 · WEST ALONG THE CENTER LINE OF SPRING STREET AND LANDS OF AUGUST PRINCZ, A DISTANCE OF 116.00 FEET TO A POINT ON THE FORMER RIGHT OF WAY OF THE PITTSBURGH AND BUTLER RAILROAD COMPANY; THENCE NORTH 16 DEGREES 29' WEST ALONG THE LINE SEPARATING MARS BOROUGH FROM ADAMS TOWNSHIP; THENCE SOUTH 85 DEGREES 16' EAST ALONG SAID LINE SEPARATING THE BOROUGH OF MARS FROM ADAMS TOWNSHIP AND THE FIRST TRACT ABOVE DESCRIBED, A DISTANCE OF 98.90 FEET TO A POINT, THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN ERIC J. SCARBOROUGH, UNMARRIED, BY DEED FROM JANET J. BALENTINE, UNMARRIED, DATED 03/31/2000; RECORDED 04/07/2000; INSTRUMENT NO. 200004070007543.

PROPERTY ADDRESS: 616 SPRING AVENUE A/K/A 616 SPRING STREET, MARS, PA 16046

PARCEL #450-S2-KI 2-0000

BCLJ: July 23, 30, & August 6, 2021

**E.D. 2019-30230  
C.P. 2019-21786  
ATTY LESLIE RASE**

Seized and taken in Execution as the property of **JOANNE P. WEIGAND** at the suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Being:-

ALL that certain parcel of land situate

in Cranberry Township, Butler county, Pennsylvania, being Unit 406-D in Revised Glen Eden - Phase IV-A Multi-Family Site Subdivision recorded at Plan Book Volume 177, Page 42 in the office of the Recorder of Deeds for Butler County, more particularly described as follows:

BEGINNING at a point on the northerly Right-of-Way Line of Sunset Circle, 50 feet wide, at the line dividing Unites 406-C and 406-D in the aforementioned plan, said point being distant long said right-of-way line North 51° 10'00" East, 95.72 feet from the line dividing Lots 5 and 6; thence along said unit dividing line and partly through a party wall, North 38° 50' West a distance of 110.00 feet to the line of a Future Glen Eden Phase; thence along said line, North 51° 10'00" East a distance of 24.38 feet to the line dividing Units 406-D and 406-E; thence along said dividing line and partly through a party wall, South 38° 50'1 East a distance of 110.00 feet to the northerly line of Sunset Circle, aforementioned; thence along said line, south 51° 10' 00" West a distance of 24.38 feet to the place of beginning;

CONTAINING an area of 2,682 square feet.

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

SUBJECT to all exceptions, restrictions, covenants, conditions, easements, rights of way and oil and gas leases, all if any, as set forth in prior instruments of record and on the recorded plan.

BEING bound and subject to those Covenants of record in Deed Book Volume 1178, Page 265. SUBJECT to the Declaration of Covenants, Conditions, and Restrictions as are recorded in Deed Book, Volume 1173, Page 65, the By-Laws thereunder, and all that may follow from them.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 775 Sunset Circle, Cranberry Township, PA 16066. Parcel # 130-S23-D6D

BEING THE SAME PREMISES which Maronda Homes, Inc., by Deed dated March 29,1996 and recorded April 2,1996 in Book 2612 Page 0534 Instrument Number

006700, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Clifford C. Weigand and Joanne P. Weigand, husband and wife, in fee.

BCLJ: July 23, 30, & August 6, 2021

**E.D. 2021-30056  
C.P. 2021-21215  
ATTY DAVID NEEREN**

Seized and taken in Execution as the property of **STEVEN E. WICKER** at the suit of LAKEVIEW LOAN SERVICING LLC, Being:-

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

BEGINNING at the Northwest corner of the lot to be described, on the East side of Campbell Avenue; thence South along Campbell Avenue, seventy-five (75) feet to lot number thirty-two (32) of the Evergreen Plan; thence in an Easterly direction two hundred (200) feet along lot number thirty-two (32) to a point; thence in a Northerly direction along other lands of now or formerly Campbell to lot number thirty-four (34) in the same plan; thence in a Westerly direction along lot number thirty-four (34), two hundred (200) feet to the place of beginning; said lot fronting seventy-five feet on Campbell Avenue and being Lot number thirty-three in the Plan of the Campbell Farm, known as the Evergreen Plan, which was surveyed by L.C.D. Greenough, C. E., on September, 1940.

BEING KNOWN AS: 106 CARRINGTON AVE BUTLER, PA 16001

PROPERTY ID: 056-11-A33-0000

TITLE TO SAID PREMISES IS VESTED IN STEVEN E. WICKER, A SINGLE MAN BY DEED FROM DANIEL POWERS JR AND SARA ROSE POWERS, HUSBAND AND WIFE DATED 03/20/2017 RECORDED 03/27/21017 INSTRUMENT NO. 201703270006293.

BCLJ: July 23, 30, & August 6, 2021

Sheriff of Butler County, Michael T. Slupe