

**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: Malcolm James Barron  
a/k/a: Malcolm J Barron**

Late of: Harrisville PA  
 Executor: Terry L Barron  
 303 Shields Road  
 Slippery Rock PA 16057  
 Attorney: Timothy R Bonner  
 McNickle & Bonner LLP  
 209 West Pine Street  
 Grove City PA 16127

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Michael Basta Jr  
a/k/a: Michael Basta**

Late of: Cranberry Township PA  
 Executor: Kevin W Kohl  
 115 Bingham Lane  
 Callery PA 16024  
 Attorney: Amy D Rees Esquire  
 Sechler Law Firm LLC  
 20206 Route 19 Suite 300  
 Cranberry Twp PA 16066

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Frank C Bauer**

Late of: Cranberry Township PA  
 Executor: Jennifer Birska  
 8060 Maureen Drive  
 Cranberry Twp PA 16066  
 Attorney: Owen J McGrann  
 McGrann Law LLC  
 4108 Spruce Road  
 Gibsonia PA 15044

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Jerry A Chambers**

Late of: Jackson Township PA  
 Executor: Dawn Frishkorn  
 126 Chambers Lane  
 Evans City PA 16033  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

BCLJ: May 27 & June 3, 10, 2022

**Estate of: William L Cummings Sr**

Late of: East Butler PA  
 Administrator: Tracie L Nehilla  
 208 Freeport Road  
 Butler PA 16002  
 Attorney: Michael S Butler Esquire  
 Heritage Elder Law & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Dennis Michael Feltz**

Late of: Evans City PA  
 Administrator: Elizabeth A Fleming  
 431 Preston Drive  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Kay Joan Filges**

Late of: Oakland Township PA  
 Executor: William J Filges  
 560 Cherry Road  
 Chicora PA 16025  
 Executor: Mary Beth Martsof  
 357 Saxonburg Road  
 Butler PA 16002  
 Executor: Darlene A Callihan  
 355 Chicora Road  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: May 27 & June 3, 10, 2022

**Estate of: John J Gordon Jr**

Late of: Cranberry Township PA  
 Executor: Margaret E Tabachka  
 435 Deerfield Drive  
 Cranberry Twp PA 16066  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: May 27 & June 3, 10, 2022

**Estate of: David R Kraus**

Late of: Jackson Township PA  
 Executor: Susan E Kraus  
 350 Prospect Road  
 Evans City PA 16033  
 Attorney: Matthew T Kikta  
 Julian Gray Associates  
 954 Greentree Road  
 Pittsburgh PA 15220

BCLJ: May 27 & June 3, 10, 2022

**Estate of: William F Lokhaiser****a/k/a: William Lokhaiser**

Late of: Connoquenessing Township PA  
 Executor: Beverly Lokhaiser  
 PO Box 131  
 Saxonburg PA 16056  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Ralph Marasia****a/k/a: Ralph S Marasia**

Late of: Buffalo Township PA  
 Administrator: Margaret L Marasia  
 410 Monroe Road  
 Sarver PA 16055  
 Attorney: John N Paz  
 Paz & Paz  
 543 East Tenth Avenue  
 Tarentum PA 15084

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Marilyn Prentice****a/k/a: Marilyn S Prentice**

Late of: Butler PA  
 Executor: Lisa Ann Schorr  
 1015 Irwin Drive  
 Pittsburgh PA 15236

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Joseph Prosdocimo**

Late of: Valencia PA  
 Executor: Domenick Anthony Prosdocimo  
 37 Rolling Road  
 Cranberry Twp PA 16066  
 Executor: Joseph John Prosdocimo  
 1039 Tee Line Drive  
 Aliquippa PA 15001  
 Attorney: Kristen L. Biss Esq  
 Boyer Paulisick & Eberle  
 108 East Diamond Street, Third Floor  
 Butler PA 16001

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Virginia Jane Rettig****a/k/a: Virginia J Rettig**

Late of: Butler Township PA  
 Executor: Phyllis L Kaltenbaugh  
 102 B Lakeview Drive  
 Butler PA 16001  
 Executor: Leroy A Rettig  
 263 Evans City Road  
 Butler PA 16001  
 Attorney: David A Crissman  
 Montgomery Crissman and Kubit LLP  
 518 North Main Street  
 Butler PA 16001

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Rita M Shelton**

Late of: Buffalo Township PA  
 Executor: Dennis C Shelton  
 325 Gray Ave  
 Cabot PA 16023  
 Executor: Marianne Schmeider  
 211 N Pike Rd  
 Sarver PA 16055  
 Executor: Nancy K Rob  
 4501 Avia Circle  
 Apt 122  
 Henrico VA 23233  
 Attorney: William D Kemper  
 7001 Forrest Trail  
 Butler PA 16002

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Judith A Spicer**

Late of: Cranberry Township PA  
 Administrator: Patrick A Spicer  
 8023 Maureen Drive  
 Cranberry Twp PA 16066  
 Attorney: Amy D Rees Esquire  
 Sechler Law Firm LLC  
 20206 Route 19 Suite 300  
 Cranberry Twp PA 16066

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Ronald Ira West  
a/k/a: Ronald I West**

Late of: Butler Township PA  
 Executor: Amy R West  
 135 Artlee Avenue  
 Butler PA 16001  
 Executor: Jason C West  
 140 Blazing Star Drive  
 Butler PA 16002  
 Attorney: Jay R Hagerman  
 Abernethy & Hagerman, LLC  
 4499 Mount Royal Blvd  
 Allison Park PA 15101

BCLJ: May 27 & June 3, 10, 2022

**Estate of: Jane Y Wright**

Late of: Cranberry Township PA  
 Executor: Kenneth H Wright  
 120A Ridgeside Terrace  
 Morganton NC 28655  
 Attorney: Michael K Parrish Esq  
 Goehring Rutter and Boehm  
 2100 Georgetown Drive Suite 300  
 Sewickley PA 15143

BCLJ: May 27 & June 3, 10, 2022

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**SECOND PUBLICATION****Estate of: Gail E Arvay**

Late of: Jefferson Township PA  
 Executor: Matthew Arvay  
 208 Chadwick Trail  
 Cranberry Twp PA 16066  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Gale Romaine Bradley  
a/k/a: Gale R Bradley**

Late of: Chicora PA  
 Executor: Erica L Fennell  
 530 N Main St  
 Chicora PA 16025

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Geraldine W Cashdollar  
a/k/a: Geraldine Walker Cashdollar**

Late of: Forward Township PA  
 Executor: David O Cashdollar  
 311 Nicklaus Court  
 Grove City PA 16127  
 Attorney: Amy E Molloy  
 SR Law LLC  
 631 Kelly Blvd POB 67  
 Slippery Rock PA 16057

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Lois V Gregory**

Late of: Cranberry Township PA  
 Executor: Elaine J Hefner  
 855 Spang Road  
 Baden PA 15005

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Julia Ann Langa**

Late of: Summit County, Ohio  
 Ancillary Ancillary Executor:  
 Jennifer Marie Chottiner  
 144 Parmelee  
 Hudson OH 44236  
 Attorney: Ross M Thompson  
 Thompson Law LLC  
 PO Box 304  
 Slippery Rock PA 16057

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Christopher John Lasichak**

Late of: Butler Township PA  
 Administrator: Theresa Lasichak  
 121 Summer Avenue  
 Butler PA 16001  
 Attorney: Matthew J Kalina  
 Witherel & Associates  
 966 Perry Highway  
 Pittsburgh PA 15237

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Dennis C McDonough**

**a/k/a: Denny McDonough**  
**a/k/a: Charles McDonough**  
**a/k/a: Chuck McDonough**  
 Late of: Middlesex Township PA  
 Executor: Christine Cherry  
 219 Central Dr  
 Valencia PA 16059

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Terry Albert Reese**

Late of: Saxonburg PA  
Executor: Gregory R Reese  
8775 Martha Way  
Waterford PA 16441

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Pamela L Salopek**

Late of: Butler Township PA  
Executor: Matthew Thomas Salopek  
232 5th Avenue  
Mansfield OH 44905  
Attorney: Leland C Clark  
138 E Jefferson St Suite 4  
Butler PA 16001

BCLJ: May 20, 27, & June 3, 2022

**Estate of: David E Selle**

Late of: Mars PA  
Administrator: Scott W Selle  
320 Wolford Road  
West Sunbury PA 16061  
Attorney: John T Richards III  
Richards & Richards LLP  
16020 Perry Highway  
Warrendale PA 15086

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Tim Shaffer**

**a/k/a: C Timothy Shaffer**

**a/k/a: Charles T Shaffer**

Late of: Prospect PA  
Executor: Thomas W King III  
128 West Cunningham Street  
Butler PA 16001  
Executor: Thomas E Breth  
128 West Cunningham Street  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Charles A Smith**

**a/k/a: Charles Arthur Smith**

Late of: Portersville PA  
Executor: Shawn A Smith  
317 Dutch Rd  
Harmony PA 16037  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Thomas Sweeney**

Late of: Harrisville PA  
Administrator: Janice Craig  
615 West Spruce Street  
Titusville PA 16354  
Attorney: Andrea C Parenti  
Dillon McCandless King  
Coulter & Graham LLP  
600 Cranberry Woods Drive Suite 175  
Cranberry Twp PA 16066

BCLJ: May 20, 27, & June 3, 2022

**Estate of: Walter M Vukmanic Sr**

**a/k/a: Walter M Vukmanic**

Late of: Lancaster Township PA  
Executor: Michael J Vukmanic  
710 Duncan Avenue  
Pittsburgh PA 15237  
Executor: Paul A Vukmanic  
2416 Harriman Lane  
Unit B  
Redondo Beach CA 90278  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: May 20, 27, & June 3, 2022

**THIRD 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: Zelienople PA  
Executor: Scott A Wiles  
321 Walnut Street  
Zelienople 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  
Zelienople 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: Zelienople PA  
Executor: Robin Lynn Milewski  
233 North Rd  
Butler PA 16001  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople 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

**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 OF REVOCABLE TRUST**

Notice is hereby given of the administration of the **JANICE P. LARRICK REVOCABLE TRUST** Dated February 28, 1992, as amended and restated. JANICE P. LARRICK, Settlor of the Trust, of 331 Belmont Road, Butler, Pennsylvania 16001, died on March 20, 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.

ELEANORE P. DICKEY  
111 GERMAINE ROAD  
BUTLER, PA 16001

GORDON C. PHILLIPS  
4900 CARLISLE PIKE, #345  
MECHANICSBURG, PA 17050

Mary Jo Dillon, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM, LLP  
128 West Cunningham Street  
Butler, PA 16001  
Telephone: (724) 283-2200

BCLJ: May 20, 27, & June 3, 2022

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

In the matter of MsD. No 2022-40022

Notice is hereby given that, on April 29, 2022, a Petition for Change of Name of a minor was filed in the above-named Court by Jennifer Dimit-Baldacci, Legal Custodian of N.A.H., a minor, requesting an order to change the name of **N.A.H.**, a minor, to Nyomin Kathryn Alysabeth Dimit.

The Court has fixed the 5th day of July, 2022 at 9:45 a.m. in Courtroom number 3 of the Butler County Government Center 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.

Kenneth R. Harris, Jr., Esquire  
101 East Diamond Street, Suite 204  
Butler, PA 16001

BCLJ: May 27, 2022

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **RHM Properties, LLC** and it is to be organized effective May 3, 2022.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: May 27, 2022

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **RHM Resources, LLC** and it is to be organized effective May 3, 2022.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: May 27, 2022

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **68 Auto Salvage, LLC**, and it is to be organized effective March 25, 2022.

S.R. LAW, LLC  
Amy E. Molloy, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: May 27, 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  
**LAURA L. 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