

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: Leroy F Beyerl
a/k/a: Lee Beyerl
a/k/a: Leroy Beyerl**

Late of: Middlesex Township PA
Administrator C.T.A.: Danny L Beyerl
214 Chan-Mowr Drive
Valencia PA 16059
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: July 15, 22, 29, 2022

Estate of: Patricia Lorraine Bowser

Late of: Franklin Township PA
Executor: Tammula L Sims
455 Isle Road
Butler PA 16001
Attorney: Michael W Sloat
Lynn, King & Schreffler, P.C.
606 Main Street P.O. Box 99
Emlenton PA 16373

BCLJ: July 15, 22, 29, 2022

Estate of: Ruth A Fiorina

Late of: Cabot PA
Executor: Mary Jo Diller
143 Hillview Road
Leechburg PA 15656
Attorney: James R Antoniono
DeBernardo Antoniono
McCabe & Davis PC
11 North Main Street
Greensburg PA 15601

BCLJ: July 15, 22, 29, 2022

**Estate of: Robert P Guillard Sr
a/k/a: Robert Paul Guillard**

Late of: Muddycreek Township PA
Executor: Laurie Jeanne Kelly
228 Sawyer Road
Prospect PA 16052
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: July 15, 22, 29, 2022

Estate of: Robert O King

Late of: Jefferson Township PA
Executor: Robert A King
2913 Skyline Drive
Allison Park PA 15101
Attorney: R Douglas DeNardo
Galanter Tomosovich LLC
437 Grant St Suite 1000
Pittsburgh PA 15219

BCLJ: July 15, 22, 29, 2022

**Estate of: Nora F Leonard
a/k/a: Nora Leonard**

Late of: Butler Township PA
Executor: Patrick J Leonard Jr
136 Virginia Avenue
Butler PA 16001
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: July 15, 22, 29, 2022

Estate of: Joyce E McNutt

Late of: Winfield Township PA
Administrator: Jason McNutt
157 Hunters Run Drive
Moon Township PA 15108
Attorney: Michael F Santicola
Santicola Steele & Fedeles PC
722 Turnpike Street
Beaver PA 15009

BCLJ: July 15, 22, 29, 2022

Estate of: Jean A Mochel

Late of: Renfrew PA
 Executor: Melissa R Nagy
 915 Bonniebrook Road
 Butler PA 16002
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: July 15, 22, 29, 2022

Estate of: Eleanor Ann Patton**a/k/a: Eleanor H Patton**

Late of: Cabot PA
 Executor: Andrew G Patton
 104 Red Horse Drive
 Sarver PA 16055
 Attorney: Robert B Liotta Esq
 Liotta Law Offices, PLLC
 3058 Leechburg Road Suites 10-11
 Lower Burrell PA 15068

BCLJ: July 15, 22, 29, 2022

Estate of: Patricia A Quinn

Late of: Adams Township PA
 Executor: Diane M Shaffer
 102 Gristmill Lane
 Zelenople PA 16063
 Attorney: Robert K. Schweitzer
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220

BCLJ: July 15, 22, 29, 2022

Estate of: Eleanor M Stine**a/k/a: Eleanor Stine****a/k/a: Eleanor May Stine**

Late of: Butler PA
 Executor: Ronald W Coyer
 631 Kelly Blvd
 PO Box 67
 Slippery Rock PA 16057
 Attorney: Ross M Thompson
 SR Law LLC
 631 Kelly Blvd
 Slippery Rock PA 16057

BCLJ: July 15, 22, 29, 2022

Estate of: Ethel M Vith

Late of: Cranberry Township PA
 Administrator: Rosemarie E Koehler
 2092 Powell Road
 Cranberry Twp PA 16066

BCLJ: July 15, 22, 29, 2022

Estate of: Kenneth L Wigton**a/k/a: Kenneth Leroy Wigton**

Late of: Center Township PA
 Administrator C.T.A.: Jonathan P Wigton
 148 Pinehurst Road
 Butler PA 16001
 Attorney: Matthew E Fischer
 114 West Cunningham Street
 Butler PA 16001

BCLJ: July 15, 22, 29, 2022

SECOND PUBLICATION**Estate of: Ida B Bailey****a/k/a: Ida H Bailey**

Late of: Tipp City, Miami County Ohio
 Ancillary Administrator C.T.A.:
 Jonathan S Zweizig
 18 East Water St
 Troy OH 45373
 Attorney: Adam G Anderson Esq
 Anderson & Labovitz, LLC
 429 Fourth Avenue Suite 602
 Pittsburgh PA 15219

BCLJ: July 8, 15, 22, 2022

Estate of: Roberta L Balas

Late of: Butler Township PA
 Administrator: Robert Balas
 233 Acre Avenue
 Butler PA 16001
 Attorney: Deborah R Erbstein
 Goldberg Kamin & Garvin LLP
 437 Grant St Suite 1806
 Pittsburgh PA 15219

BCLJ: July 8, 15, 22, 2022

Estate of: Marjorie Lynn Bishop

Late of: Center Township PA
 Executor: Allan M Tirk II
 80 Gold Canyon Drive
 Kyle TX 78640
 Attorney: Mark R Morrow
 Attorney at Law
 204 East Brady Street
 Butler PA 16001

BCLJ: July 8, 15, 22, 2022

Estate of: Lucy G Born

Late of: Clinton Township PA
 Executor: Mary Alice Aluise
 1023 Ringlet Court
 Winnabow NC 28479
 Attorney: Patricia Carlson Koehler
 337 Freeport Road
 Aspinwall PA 15215

BCLJ: July 8, 15, 22, 2022

**Estate of: Andrew Maurice Chaff Jr
a/k/a: Andy Chaff**

Late of: Clay Township PA
 Executor: Mark Stewart
 1675 Oneida Valley Road
 Chicora PA 16025

BCLJ: July 8, 15, 22, 2022

**Estate of: Amy McKay Core
a/k/a: Amy Eleanor McKay Core**

Late of: Zelenople PA
 Executor: Mark S Riethmuller
 6 South Main Street
 Suite 614
 Washington PA 15301
 Attorney: Mark S Riethmuller
 Speakman Riethmuller & Allison
 6 South Main Street Suite 614
 Washington PA 15301

BCLJ: July 8, 15, 22, 2022

Estate of: Sharon L Dustin

Late of: Adams Township PA
 Administrator: Rebecca Derr
 214 Shadow Rock Lane
 Mars PA 16046
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: July 8, 15, 22, 2022

**Estate of: David M Gastonguay
a/k/a: David Marcel Gastonguay**

Late of: Cranberry Township PA
 Administrator: Gerard R Gastonguay
 1221 Cornplanter Rd
 Cabot PA 16023
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: July 8, 15, 22, 2022

Estate of: Wanda Jane Keller

Late of: Slippery Rock Township PA
 Executor: Sharon L Lindey
 313 North Road
 Butler PA 16001
 Executor: Patricia A Craig
 1349 South Center Street Ext
 Grove City PA 16127
 Attorney: James A Stranahan IV
 Stranahan Stranahan & Cline
 101 South Pitt Street, P O Box 206
 Mercer PA 16137

BCLJ: July 8, 15, 22, 2022

Estate of: John C King

Late of: Cranberry Township PA
 Executor: Michael John King
 203 Edelweiss Drive
 Wexford PA 15090
 Attorney: Ralph Minto Jr
 Minto Law Group LLC
 811 Camp Horne Road Suite 320
 Pittsburgh PA 15237

BCLJ: July 8, 15, 22, 2022

Estate of: Robert I Long

Late of: Renfrew PA
 Executor: Robert J Long
 110 Tiffany Lane
 Butler PA 16001
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: July 8, 15, 22, 2022

Estate of: Alan J Martin

Late of: Butler PA
 Executor: Paula L Martin
 520 E Pearl St
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: July 8, 15, 22, 2022

Estate of: Kelly McMahan

Late of: Winfield Township PA
 Executor: Lauren A Savage
 120 Glenview Drive
 New Kensington PA 15068

BCLJ: July 8, 15, 22, 2022

Estate of: William M Perfett

Late of: Adams Township PA
 Executor: Pamela M Perfett
 119 Hidden Oak Drive
 Mars PA 16046
 Attorney: Daniel P Johnson
 Williams Coulson
 420 Fort Duquesne Blvd
 One Gateway Ctr 16 Fl
 Pittsburgh PA 15222

BCLJ: July 8, 15, 22, 2022

Estate of: Karen L Rettig

Late of: Oakland Township PA
 Executor: Ryan Rettig
 215 Channing Lane
 Fenelton PA 16034
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

BCLJ: July 8, 15, 22, 2022

Estate of: Charles William Schramm**a/k/a: Charles W Schramm**

Late of: Butler Township PA
 Executor: Charles R Schramm
 41 Edmond Street
 Harmony PA 16037
 Attorney: Thomas E Breth
 Dillon McCandles King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: July 8, 15, 22, 2022

Estate of: Judith Ann Sims**a/k/a: Judith Ann Hays****a/k/a: Judith Ann Dougherty**

Late of: Middlesex Township PA
 Executor: Nicole D Varrenti
 411 Sheldon Road
 Valencia PA 16059
 Executor: Michele R Papakie
 552 Main Street
 Harmony PA 16037

BCLJ: July 8, 15, 22, 2022

Estate of: James F Steighner

Late of: East Butler PA
 Administrator: Kathy Baptiste
 315 Old East Butler Rd
 Butler PA 16002
 Administrator: David Steighner
 126 Reiber Rd
 Renfrew PA 16053
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: July 8, 15, 22, 2022

Estate of: Elizabeth J Westcott**a/k/a: Elizabeth Jane Westcott**

Late of: Middlesex Township PA
 Executor: Constance M Walter
 391 Glade Mills Road
 Valencia PA 16059
 Attorney: Steven L Sablowsky
 Goldblum Sablowsky LLC
 285 E Waterfront Drive Suite 160
 Homestead PA 15120

BCLJ: July 8, 15, 22, 2022

Estate of: Darline Karen Williams

Late of: North Washington PA
 Administrator: Delbert C Williams
 729 Fairview Road
 PO Box 8
 North Washington PA 16048
 Attorney: Michael W Sloat
 Lynn, King & Schreffler, P.C.
 606 Main Street P.O. Box 99
 Emlenton PA 16373

BCLJ: July 8, 15, 22, 2022

Estate of: David R Zeigler

Late of: Butler Township PA
 Executor: Linda D Kelly
 257 Hindman Road
 Petrolia PA 16050
 Attorney: David A Crissman
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: July 8, 15, 22, 2022

THIRD PUBLICATION**Estate of: Arthur A Bernardi**

Late of: Evans City PA
 Executor: Leslie Sunseri
 260 Southview Road
 McDonald PA 15057
 Attorney: Rodger L Puz
 Dickie McCamey & Chilcote
 Two PPG Place Suite 400
 Pittsburgh PA 15222

BCLJ: July 1, 8, 15, 2022

**Estate of: Donald M Carnahan
a/k/a: Donald Melvin Carnahan**

Late of: Slippery Rock Township PA
 Administrator: Marcia D Carnahan
 677 New Castle Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: July 1, 8, 15, 2022

Estate of: John F Christman Jr

Late of: Clearfield Township PA
 Administrator: Carrie A Christman
 120 Fenelton Road
 Fenelton PA 16034
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

BCLJ: July 1, 8, 15, 2022

Estate of: Gary L Cousins

Late of: Connoquenessing PA
 Administrator: Alice F Cousins
 221 A Whitestown Road
 Butler PA 16001
 Administrator: George Cousins
 109 Sunset Drive
 PO Box 266
 Connoquenessing PA 16027
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 Attorney: Christine N Guthrie
 257 South Main Street
 Butler PA 16001

BCLJ: July 1, 8, 15, 2022

Estate of: Nancy J Danik

Late of: East Butler PA
 Executor: Heidi Sarver
 119 Election House Road
 Prospect PA 16052
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: July 1, 8, 15, 2022

**Estate of: Donna L Deaner
a/k/a: Donna Deaner**

Late of: Jefferson Township PA
 Executor: Brenda L Negley
 209 Arner Road
 Freeport PA 16229
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: July 1, 8, 15, 2022

Estate of: Roger A Emmonds

Late of: Buffalo Township PA
 Executor: Deborah E Emmonds
 225 Edgewood Drive
 Sarver PA 16055
 Attorney: Sherie P Cannin
 Pribanic & Pribanic
 1735 Lincoln Way
 White Oak PA 15131

BCLJ: July 1, 8, 15, 2022

Estate of: Aline Campbell Haver

Late of: Zelenople PA
 Executor: Douglas P Haver
 614 Forest Pines Road
 Madison NH 03849
 Attorney: Robert J Winters
 Goehring Rutter and Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143

BCLJ: July 1, 8, 15, 2022

Estate of: Carolyn Klasmier**a/k/a: Carolyn J Klasmier**

Late of: Jackson Township PA
Executor: Lawrence K Klasmier
642 Sunset Circle
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: July 1, 8, 15, 2022

Estate of: Jeffrey H Lyle

Late of: Cranberry Township PA
Administrator: Jay D Lyle
614 Golden Ridge Court
Cranberry Twp PA 16066
Attorney: Jeremy S Stragand
Morascyzk & Polochak
81 Dutilh Road Suite 200
Cranberry Twp PA 16066

BCLJ: July 1, 8, 15, 2022

Estate of: Carol McConnell

Late of: Butler PA
Executor: David A Crissman
518 North Main Street
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: July 1, 8, 15, 2022

Estate of: Mary E McCrea

Late of: Cranberry Township PA
Executor: Judy A Dobies
2101 Crestwood Drive
McDonald PA 15057
Attorney: L Dawn Haber
Akman & Associates LLC
345 Southpointe Blvd Suite 100
Canonsburg PA 15317

BCLJ: July 1, 8, 15, 2022

Estate of: Barbara E Miskovich**a/k/a: Barbara E Zotter****a/k/a: Barbara E Flatley**

Late of: Cranberry Township PA
Executor: Marsha Steele
400 Sunny Dale Drive
Cranberry Twp PA 16066
Executor: Gretchen Flockerzi
1502 Old State Road
Venus PA 16364
Attorney: Peter J Pietrandrea
Pietrandrea Law Office
1309 Freedom Road
Cranberry Twp PA 16066

BCLJ: July 1, 8, 15, 2022

Estate of: Carl Stanley Rodgers**a/k/a: Carl S Rodgers Jr**

Late of: Worth Township PA
Executor: Gloria I Bowser
7 West Vvalcourt Road
Grove City PA 16127
Attorney: William D Kemper
7001 Forrest Trail
Butler PA 16002

BCLJ: July 1, 8, 15, 2022

Estate of: Mary Ellen Slack

Late of: Center Township PA
Executor: Jeffrey H Slack
1651 Beechwood Blvd
Pittsburgh PA 15217
Attorney: Kathleen D Schneider
Regent Square Professional Bld
1227 South Braddock Ave
Pittsburgh PA 15218

BCLJ: July 1, 8, 15, 2022

Estate of: Betty Slaughaupt**a/k/a: Betty E Slaughaupt**

Late of: Clinton Township PA
Executor: Kathy L Caporali
343 Winfield Road
Cabot PA 16023
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

BCLJ: July 1, 8, 15, 2022

**Estate of: Adaline M Swartzlander
a/k/a: Adaline Mae Swartzlander**

Late of: Clearfield Township PA
 Executor: Randy A Neupert
 167 Old Route 422
 Worthington PA 16262
 Executor: Agnes M Neupert
 167 Old Route 422
 Worthington PA 16262
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: July 1, 8, 15, 2022

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**MORTGAGES
 RECORDINGS ARE VERIFIED
 THROUGH June 10, 2022**

Recorded June 6, 2022 - June 10, 2022

1300 East State Realty LLC; 1469 North Hermitage Realty LLC; 1687 W Main Realty LLC; 2757 East State Realty LLC; 3408 Moon Realty LLC; 400 Legacy Lane Realty LLC--ALLY BK--Penn Twp Street:258 Pittsburgh Road Parcel:270-2F98-3C2A Acre:.72:\$6,400,000.00

Aiken, Dennis C; Aiken, Kimberly A--MARS BK--Mars Boro Street:1018 Norton Dr Parcel:450-S1-A21:\$230,000.00

Alexander, Halley E--WEST PENN FIN SERV CTR INC--Cranberry Twp Sub/Condo:Glen Eden Ph I-A Multi Family Lot:5-A Street:630 Sunset Cir Parcel:130-S16-D5Ae:\$180,000.00

Ali, Khurram S; S K 4 0 8 8 Properties LLC; S K Allison Park Inc; S K Butler Inc; S K Chippewa Inc; S K Cranberry Inc--FIRST NATL BK PA--Cranberry Twp Sub/Condo:Excel Centre Unit:10 Street:20445 Route 19 Parcel:130-S2-G10:\$231,000.00

Anderson, Nancy M; Eshenbaugh, Cruz A; Eshenbaugh, Scott A--CITIZENS BK NA--Clay Twp Sub/Condo:Felsing Plan Lot:3A Street:1213 West Sunbury Road Parcel:080-2F57-10C Acre:1:\$369,000.00

B 2 Storage LLC; B2 Storage LLC; D C D Ventures LLC; DCD Ventures LLC; DeMarco, Courtney L; DeMarco, Daniel P--CFSBANK--Connoquenessing Twp Street:138 Shannon Rd Parcel:120-3F76-24A1 Acre:8.527:\$1,120,000.00

Balocik, George A; Balocik, Marcia L--ARMCO CRED UN--Cranberry Twp Street:203 Woodlawn Rd Parcel:130-S2-B24:\$211,231.58

Baptiste, Dena A; Baptiste, Leroy J Jr--JLB CORP DBA--Concord Twp Sub/Condo:Warburton Sub Lot:2 Street:1446 Oneida Valley Rd Parcel:110-2F26-34:\$50,000.00

Beale, Nicole Augustine; Olson, Ryan Michael--NVR MTG FIN INC--Buffalo Twp Lot:239 Twin O Street:100 Red Horse Drive Parcel:40-S17-A239:\$462,293.00

Blackstone, Joshua Glenn; Park, Shannon Rae--ELEMENTS FIN FED CRED UN--Middlesex Twp Sub/Condo:Park Plan Lot:2 Street:279 Park Rd Parcel:230-3F57-13D2:\$185,000.00

Bluhm, Nathan Andrew--NVR MTG FIN INC--Adams Twp Sub/Condo:Whitetail Meadows Amendment No Lot:55-C Street:205 Cranesbill Drive Parcel:010-S25-Ae55:\$334,640.00

Bowen, Brett R; Jenkins, Brice aka; Jenkins, Brice R aka--SAIL MTG CORP--Buffalo Twp Sub/Condo:Chesterfield Ests Plan No 2 Lot:207 Street:112 Norfolk Drive Parcel:040-S16-A207:\$373,915.00

Bresnahan, Kathy R W aka; Bresnahan, Larry M; Wheeler, Kathy R aka--PNC BK NA AKA--Center Twp Sub/Condo:Westwood Manor No 3 Lot:89 Street:118 Oberlin Dr Parcel:060-S16-C89:\$53,000.00

Brommer, Bobbi L; Brommer, Ronald E--FIRST COMMONWEALTH BK--Marion Twp Street:255 Dematteis Rd Parcel:210-2F118-20 Acre:18:\$147,000.00

Brynda, Charles H; Brynda, Kathleen M--MARS BK--Jackson Twp Street:337 Ridge Rd Parcel:180-S3-G9:\$128,000.00

Bulava, Joan F; Hileman, Kimberly Erin--CITIZENS BK NA--Buffalo Twp Sub/Condo:Ridgeview Ests Plan Rev No 7 Lot:231 Street:141 Raven Cir Parcel:040-S14-C231:\$85,000.00

Callaghan, Shanna M--PRINCETON FIN LLC--Adams Twp Sub/Condo:Northglen Condo Unit:201 Street:201 Northglen Court Parcel:010-S11-Bb201:\$212,450.00

Campbell, Nicholas E; Campbell, Nicole C--SOFI LENDING CORP--Adams Twp Sub/Condo:Village Adams Ridge II Ph Vi R Lot:36 Street:239 Cliffside Drive Parcel:010-S16-A36:\$282,000.00

Cecco, Jason; Cecco, Kristen L aka; Mcconnell, Kristen L aka--PSECU--Buffalo Twp Sub/Condo:Sarvers Mill Lot:128 Street:134 Sarvers Mill Dr Parcel:040-S15-A128:\$109,799.00

Chappie, Derek; Chappie, Shelby--SRU FED CRED UN--Slippery Rock Twp Street:219 Arrowhead Dr Parcel:280-S12-C4:\$35,000.00

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Professional have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on June 29, 2022, for:

The Shenan Corporation

having a registered office address of:
116 East Grandview Avenue Zellenople,
PA 16063, Butler County

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Esquire Assist, Ltd.
125 Locust Street
Harrisburg, PA 17101

BCLJ: July 15, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

CHANGE OF NAME NOTICE

IN THE MATTER OF: Ms.D. 2022-40115
Notice is hereby given that, on March 29, 2022, the petition of Heidi K Blum was filed in the above-named court, requesting an order to change the name of **SJB** to DJB.

The Court has fixed the 27th day of September, 2022, at 9:45 A.M., in Court Room number 3, Butler County Courthouse, 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: July 15, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

CHANGE OF NAME NOTICE

IN THE MATTER OF: Ms.D. 2022-40172
Notice is hereby given that, on June 7, 2022, the petition of Becky Ann Lutz was filed in the above-named court, requesting an order to change the name of **E.J.C.** to E.J.F.

The Court has fixed the 6th day of September, 2022, at 9:45 A.M., in Court Room number 3, Butler County Courthouse, 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: July 15, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

CHANGE OF NAME NOTICE

IN THE MATTER OF: Ms.D. 2022-40173
Notice is hereby given that, on June 7, 2022, the petition of Becky Ann Lutz was filed in the above-named court, requesting an order to change the name of **E.L.C.** to E.L.F.

The Court has fixed the 6th day of September, 2022, at 9:45 A.M., in Court Room number 3, Butler County Courthouse, 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: July 15, 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 16th day of September 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 October 14, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 15, 22, 29, 2022

No. 2022-30059

BUTLER TOWNSHIP
vs
JOHN A AUBREY, GEORGE G AUBREY

PROPERTY ADDRESS: 340 NORTH MAIN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-9-40-0000

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BEING KNOWN AS PARCEL ID NO. 565-9-40-0000, AND LOCATED AT 340 NORTH MAIN STREET, BUTLER, PENNSYLVANIA 16001, AND NUMBERED IN BUTLER COUNTY DEED BOOK VOLUME 1892, PAGE 0214:

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

ON the North by an alley now Walnut Street; on the East by East by Main Street; on the South by lot of R. Smith, formerly Dr. Heilman Heirs and prior thereto of John Scott; and on the West by Jackson Street. Said lot fronting and measuring 93 feet, more or less, on Main Street, and extending West, preserving the same width, 180 feet to Jackson Street, having a three-story stone dwelling house thereon located.

SAID PREMISES being more particularly bounded and described per survey of Land Surveyors, Inc. dated October 3, 1991, as follows:

BEGINNING at a point, said point being the Southwest corner of the intersection of the Southerly line of West Walnut Street and the Westerly line of North Main Street; thence South 1° West along the Westerly right-of-way line of North Main Street, a distance of 90.50 feet to a point on line of lands now or formerly of R. Smith; thence South 89° 53' 15" West along line of lands now or formerly of R. Smith, a distance of 185.41 feet to a point the Easterly line of Jackson Street; thence North 1° 42' 07" East along the Easterly line of Jackson Street, a distance of 90.52 feet to a point on the Southerly line of West Walnut Street; thence North 89° 53' 15" East along the Southerly line of West Walnut Street, a distance of 184.30 feet to a point on the Westerly line of North Main Street, the place of beginning, AND CONTAINING .38 acres. AND HAVING thereon erected a three-story stone office and apartment building.

BCLJ: July 15, 22, 29, 2022

No. 2018-30093

MCLP ASSET COMPANY INC
VS
RANDOLPH DANIEL DAHL, SR, MARY KATHERINE DAHL

PROPERTY ADDRESS: 122 ZIEGLER AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-26-163-0000

ALL THAT CERTAIN lot of ground situate in the First Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at the Northeast corner of the lot herein described on Ziegler Avenue; thence South along Lot # 307 in the W.S. Boyd plan, 100 feet; thence West along lot of Jennie W. Barnhart, 30 feet; thence North along lot of same, 100 feet to Ziegler Avenue; thence East along Ziegler Avenue, 30 feet to the place of beginning. Having thereon erected a two-story frame dwelling house.

BEING a portion of Lot # 306 in the W.S. Boyd Plan of Lots of Springdale.

The improvements thereon being known as 122 Ziegler Avenue, Butler, Pennsylvania -16001.

Parcel No. 561-29-163-0000

BEING the same premises which Katherine V. Dahl by Deed dated June 24, 1987 and recorded in the Office of Recorder of Deeds of Butler County on August 20, 1993 at Book 2349 Page 524 granted and conveyed unto Randolph Daniel Dahl Sr. and Mary Katherine Dahl.

BCLJ: July 15, 22, 29, 2022

No. 2022-30056

LAKEVIEW LOAN SERVICING LLC
vs
CRAIG ANDREW FISCHER

PROPERTY ADDRESS: 108 MOHAWK DRIVE, BUTLER, PA 16001

UPI/TAX PARCEL NUMBER: 060-513-A-26

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN CENTER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE NORTH LINE OF MOHAWK DRIVE AND LINE OF LOTS NOS. 26 AND 27; THENCE BY LINE OF LOT NO. 27, NORTH 2° 15' EAST, A DISTANCE OF 200 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY MACK; THENCE CONTINUING BY THE SAME, SOUTH 87° 45' EAST, A DISTANCE OF 322.35 FEET TO A POINT ON LINE OF LOT NO. 25, SAID POINT ALSO BEING THE CENTER LINE OF A 15-FOOT DRAINAGE EASEMENT; THENCE CONTINUING BY LINE OF LOT NO. 25. BEING THE CENTER LINE OF A 15-FOOT DRAINAGE, EASEMENT, SOUTH 46° 44' 45" WEST, A DISTANCE OF 327.61 FEET TO A POINT ON THE NORTH LINE OF MOHAWK DRIVE; THENCE CONTINUING BY THE SAME BY A CURVE IN A NORTHWESTERLY DIRECTION, HAVING A RADIUS OF 144.53 FEET, A DISTANCE OF 100.69 FEET TO A POINT ON LINE OF LOT NO. 27, THE PLACE OF

BEGINNING. AND BEING LOT NO. 26 IN THE TIMBERLY HEIGHTS PLAN OF LOTS AS RECORDED IN RACK FILE SECTION 22, PAGE 17. SUBJECT TO THE BUILDING CONDITIONS AND RESTRICTION OF THE TIMBERLY HEIGHTS PLAN OF LOTS AS RECORDED BY ARTHUR G. BLAIN, ET UX, IN THE RECORDER OF DEED'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, ON JULY 21,1958, IN DEED BOOK 714, PAGE 432.

BEING THE SAME PREMISES WHICH HAROLD A. DEWARD AND LUELLA E. DEWARD, HIS WIFE BY DEED DATED JULY 12, 1968 AND RECORDED JULY 15, 1968 IN BUTLER COUNTY IN DEED BOOK VOLUME 892 PAGE 1011 CONVEYED UNTO HARRY LING AND VIRGINIA A. LING, HIS WIFE, IN FEE.
TAX I.D.#: 060-513-A-26

BEING KNOWN AS: 108 MOHAWK DRIVE, BUTLER, PENNSYLVANIA 16001.

TITLE TO SAID PREMISES IS VESTED IN CRAIG ANDREW FISCHER BY DEED FROM VIRGINIA A. LING DATED AUGUST 21, 2019 AND RECORDED AUGUST 23, 2019 IN INSTRUMENT NUMBER 201908230016368.

BCLJ: July 15, 22, 29, 2022

No. 2020-30020

WELLS FARGO BANK NA
vs
JASON HALL, JASON R HALL

PROPERTY ADDRESS: 1880 KITTANNING PIKE, PETROLIA, PA 16050

UPI/ TAX PARCEL NUMBER: 260-1F29-15A-0000

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 InstrumentA 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: 260-1F29-15 A-0000

Premises Being: 1880 KITTANNING PIKE, Petrolia, PA 16050

BCLJ: July 15, 22, 29, 2022

No. 2022-30074

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT
vs
LANCE L. HESS, TINA M. HESS

PROPERTY ADDRESS: 179 HOFFMAN ROAD, CHICORA, PA 16025

UPI/ TAX PARCEL NUMBER: 250-1F147

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

BEGINNING at a point at the intersection of the center line of Township Road T-610, also known as Hoffman Road, and line of lands of Lot No. 2 in the Raymond A. and Mildred R. Drogowski Subdivision and the herein described lot; thence along line of lands of Lot No. 2 in the Raymond A. and Mildred R. Drogowski Subdivision the following courses and distances: North 83° 37' 49" East, a distance of 223.20 feet; South 6° 22' 11" East, a distance of 136.87 feet; South 48° 2' 04" West, a distance of 234 feet to the center line of Township Road T-610, also known as Hoffman Road; thence along the center line of Township Road T-610, also known as Hoffman Road, the following courses and distances: North 14° 17' 00" West, a distance of 163.09 feet and North 11° 26' 35" West, a distance of 109.91 feet to a point, at the place of beginning.

SUBJECT to any and all prior grants and reservations of coal, gas, oil, mining rights and rights of way as the same may be and appear in prior instruments of record.

ALSO SUBJECT to any and all easements, rights of way and building set back lines as the same may be and appear in prior instruments of record or as shown on the recorded plan.

BEING the same premises that Rebecca M. McCalmont and Gary F. McCalmont, Husband and Wife by deed dated 08/23/2000 and recorded on 09/07/2000 in the office of the recorder of deed, County of Butler, Commonwealth of Pennsylvania as Instrument No. 200009070021023 granted and conveyed unto Lance L. Hess and Tina M. Hess, Husband and Wife.

Parcel No. 250-1F147-2B-0000

BCLJ: July 15, 22, 29, 2022

No. 2022-30068

WELLS FARGO BANK N.A.
vs
CHRISTOPHER J. KOWAL

PROPERTY ADDRESS: 809 CLEARFIELD ROAD, FENELTON, PA 16034

No. 2022-30067

UPI/ TAX PARCEL NUMBER: 090-S1-B12-0000

WELLS FARGO BANK N.A.

vs

BRAD T. LABARBERA, COLLEEN A. LABARBERA

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

PROPERTY ADDRESS: 125 SHADY OAK DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI/ TAX PARCEL NUMBER : 130-S28-B2180000

BEGINNING AT THE NORTHEAST CORNER OF THE WITHIN DESCRIBED PARCEL AT AN IRON PIN, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS OF C. MCKEE AND SAID POINT BEING THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE #1019; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE #1019, SOUTH 02° 20' 40" EAST, 49.42 FEET TO A POINT ON LANDS OF NOW OR FORMERLY MCKEE; THENCE ALONG SAME, NORTH 84° 08' 47" WEST, 183.40 FEET TO AN IRON PIN AT LANDS OF NOW OR FORMERLY J.H. KEMP; THENCE ALONG SAME, NORTH 02° 48' 37" WEST, 49.95 FEET TO AN EXISTING PIPE AT LANDS OF NOW OR FORMERLY C. MCKEE; THENCE ALONG SAME, SOUTH 84° 00' 00" EAST, 183.88 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 218 in the BRISTOL CREEK P.R.D. PLAN OF SUBDIVISION PHASE - II & III, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 185, pages 26-28, inclusive.

THIS DESCRIPTION IS PREPARED IN ACCORDANCE WITH THE SURVEY OF BRESKI SURVEYING, HARRY L. BRESKI, P.L.S DATED JANUARY 27,1997.

UNDER AND SUBJECT TO Declaration of Covenants, Conditions and Restrictions Governing Bristol Creek Homeowners Association and Open Space, dated January 9,1995 and recorded in Record Book 2497, page 292; First Amendment dated October 10,2000 and recorded at Instrument No. 200010120024136; Second Amendment dated January 11, 2005 and recorded at Instrument No. 200502070003128 and any other Amendments thereto.

BEING THE SAME PREMISES WHICH BECKY MAYCOCK, BY DEED DATED 11/03/2011 AND RECORDED 11/07/2011 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 201111070027386, GRANTED AND CONVEYED UNTO CHRISTOPHER J. KOWAL, IN FEE.

BEING THE SAME PREMISES which Anthony A. Poleit and Jeanine C. Poleti, husband and wife, by Dee dated 08/09/2016 and recorded 08/11/2016 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201608110016364, granted and conveyed unto Brad T. Labarbera and Colleen A. Labarbera, husband and wife.

Tax Parcel: 090-S1 -B12-0000

TaxParcel: 130-S28-B2180000

Premises Being: 809 Clearfield Road, Fenelton, PA 16034

Premises Being: 125 Shady Oak Drive, Cranberry Township, PA 16066

BCLJ: July 15, 22, 29, 2022

BCLJ: July 15, 22, 29, 2022

No. 2020-30071

21ST MORTGAGE CORPORATION, ASSIGNEE OF MERS AS NOMINEE FOR CIT GROUP/CONSUMER FINANCE INC. vs **KATHLEEN LAURIA, STEVEN LAURIA**

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051

UPI/ TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to a point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppinger, South 88 degrees West, a distance of 641 feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: July 15, 22, 29, 2022

No. 2022-30072

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RRL1 vs

DALE WAYNE LEE, DALE W LEE, ROSE ANN LEE, ROSE A LEE

PROPERTY ADDRESS: 332 SUNSET DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S4-DB-0000

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

BEGINNING AT A POINT IN THE CENTER LINE OF TOWNSHIP ROUTE T-442, KNOWN AS SUNSET DRIVE AND IN COMMON WITH THE LINE OF LANDS OF PARCEL "A" OF NOW OR FORMERLY M. MCCORMICK; THENCE ALONG LINE OF LANDS OF PARCEL "A" NOW OR FORMERLY M. MCCORMICK NORTH 18° 33' 00" EAST A DISTANCE OF 79.44 FEET TO A POINT; THENCE CONTINUING ALONG THE SAME NORTH 11° 27' 00" EAST A DISTANCE OF 160.65 FEET TO AN IRON PIN SET AT LINE OF LANDS OF NOW OR FORMERLY PARCEL B-1; THENCE CONTINUING ALONG PARCEL B-1 SOUTH 88° 04' 40" EAST A DISTANCE OF 71.95 FEET TO AN IRON PIN SET AT LINE OF LANDS OF NOW OR FORMERLY VA. LITZ; THENCE CONTINUING ALONG LINE OF LANDS OF LITZ SOUTH 01° 55' 20" WEST A DISTANCE OF 88.42 FEET TO A POINT AT LINE OF LANDS OF PARCEL C; THENCE CONTINUING ALONG LINE OF LANDS OF PARCEL C NORTH 88° 04' 40" WEST A DISTANCE OF 32.17 FEET TO A POINT; THENCE CONTINUING ALONG THE SAME, THE FOLLOWING COURSES AND DISTANCES

SOUTH 01° 55' 20" WEST A DISTANCE OF 25.57 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 22° 33' 40" WEST A DISTANCE OF 17.50 FEET TO AN EXISTING PIPE; THENCE SOUTH 54° 13' 20" WEST A DISTANCE OF 17.97 FEET TO AN IRON PIN SET; THENCE SOUTH 21° 38' 40" WEST A DISTANCE OF 115.00 FEET TO A POINT IN THE CENTER LINE

OF TOWNSHIP ROUTE T-442, SUNSET DRIVE; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 61 ° 20' 00" WEST A DISTANCE OF 33.49 FEET TO A POINT, THE PLACE OF BEGINNING. SAID PARCEL BEING DESIGNATED AS PARCEL B OF THE PROPERTY SUBDIVISION SYLVESTER S. DITTMER AS RECORDED AT PLAN BOOK 87, PAGE 26. CONTAINING 0.32 ACRES AND HAVING ERECTED THEREON A 1 1/2 STORY TILE DWELLING.

INCLUDING AND SUBJECT TO THE RIGHT, IN COMMON WITH THE OWNERS OF PARCEL "A" OF SAID PLAN, TO USE A COMMON DRIVE IN, OVER AND UPON PARCEL "A", AND THIS TRACT PARCEL "B", TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER.

Being the same premise that Vincent A. Litz and Georgia L. Litz, his wife by deed dated 9/17/1993 and recorded 9/8/1993 in the office of the Recorder of Deeds in the County of Butler, Commonwealth of Pennsylvania in Book 2355 Page 592 granted and conveyed to Dale Wayne Lee and Rose Ann Lee, his wife.

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BCLJ: July 15, 22, 29, 2022

No. 2022-30071

PENNSYLVANIA HOUSING FINANCE AGENCY
vs
LINDA MAUTHE, ADMINISTRATRIX OF THE ESTATE OF TRESSA A. FAIR, DECEASED

PROPERTY ADDRESS: 109 FIFTH

AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-24-237

ALL THAT CERTAIN lot or piece of land situate in the Third ward of the City of Butler, County of Butler, State of Pennsylvania, bounded and described as follows:

BEGINNING at a post at the corner of New Castle Street and Fifth Avenue, formerly Dunbar Street; thence running southwardly along Fifth Avenue, one hundred (100) feet, more or less, to a lot of Peter Lesycia; thence eastwardly along lot of Peter Lasycia, forty-five (45) feet to Lot No. 5 in the same plan of lots; thence along the line of Lot No. 5 northwardly, one hundred (100) feet, more for less, to New Castle Street; thence westwardly along New Castle Street, forty-six (46) feet, to the Place of BEGINNING.

BEING part of Lot No. 4 in plot of lots in said City laid out by Dr. J.C. McKee, et al., recorded in the Recorder's Office of Butler County in Deed Book 96, Page 271.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mmmg rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 109 FIFTH AVENUE, BUTLER, PA 16001
PARCEL NO: 563-24-237

BEING THE SAME PREMISES WHICH Jane R. Best, Executrix of the Estate of Katherine L. Thomas by Deed dated October 28, 2010 and recorded November 2, 2010 at Butler County Instrument No. 201011020025717, granted and conveyed unto Thressa A. Fair. Thressa A. Fair died intestate on November 15, 2011. Letters of Administration were granted to Linda Mauthe on January 19, 2012, Butler County File No. 10-12-0060.

TO BE SOLD AS THE PROPERTY OF LINDA MAUTHE, ADMINISTRATRIX FOR THE ESTATE OF THRESSA A. FAIR, DECEASED ON JUDGMENT NO. No. 21-10756

BCLJ: July 15, 22, 29, 2022

No. 2022-30057

PNC BANK NATIONAL ASSOCIATION vs **DANIEL MITCHELL, DECEASED, ELMER F MITCHELL, ADMR, DANIEL MITCHELL, ESTATE**

PROPERTY ADDRESS: 212 BARTLEY AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-20-C68-0000

ALL THAT CERTAIN parcel, piece or lot of land situate in the Township of Butler, County of Butler, and Commonwealth of Pennsylvania, being lot No. 68 in the Burton Heights Plan as recorded in the Recorder's Office of Butler County in Plan Book Volume 9, Page 2.

SUBJECT TO EXCEPTIONS, RESTRICTIONS, AND RESERVATIONS AS SET FORTH IN PRIOR INSTRUMENTS OF RECORD AS THEY MAY AFFECT THE SUBJECT PROPERTY.

HAZARDOUS WASTE PROVISION: The Grantors herein certify that the land hereby conveyed has, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act No. 97 of 1980. This notice is given pursuant to requirements of Section No. 405 of said Act. (35 P.S. 6018x 101, et. Seq.).

BEING KNOWN AS: 212 BARTLEY AVE, BUTLER, PA 16001

PROPERTY ID NUMBER: 056-20-C68-0000

BEING THE SAME PREMISES WHICH DANIEL L. MITCHELL AND KELLIR. MITCHELL BY DEED DATED 7/6/1998 AND RECORDED 7/8/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2884 AT PAGE 0269, GRANTED AND CONVEYED UNTO DANIEL L. MITCHELL, NOW DECEASED.

BCLJ: July 15, 22, 29, 2022

No. 2017-30290

U.S. BANK TRUST NATIONAL ASSOCIATION A TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+

vs

FRANCES T PARKS

PROPERTY ADDRESS: 1608 ONEIDA VALLEY ROAD, CHICORA, PA 16025

UPI/TAX PARCEL NUMBER: 110-3F06-21F

All that portion of property located in Concord Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center line of new State Route No. 38, said point being the southwesterly corner of premises herein conveyed and the northwesterly corner of property now or formerly of C. Zacharis; thence along the center line of said State Route No. 38 in a northerly direction by the arc of a circle curving to the left having a radius of 1556.96 feet for an arc distance of 150 feet to a point on said center line of State Route No. 38; thence south 72° 55' 43" East a distance of 290.30 feet to a point; thence south 17° 04' 17" West along other lands of the Grantors out of which this is a part a distance of 149.91 feet to a point on line of land now or formerly of C. Zacharis; thence north 72° 55' 43" West a distance of 293.26 feet along the dividing line between lands of said Zacharis to the center line of State Route No. 38, at the place of beginning. Containing 1 acre more or less.

Excepting and reserving unto previous owner's their heirs, administrators, executors, successors, the full, free liberty and right at all times here-after forever, of engress and regeress over and across a twenty-five (25') foot part of a fifty (50') foot road being center of said road, presently located on the premises conveyed and being at the north east corner of said property.

BCLJ: July 15, 22, 29, 2022

No. 2020-30012

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs

JOHN E SCHELL

PROPERTY ADDRESS: 100 COTTAGE

DRIVE, LAWRY BEACH, SLIPPERY ROCK, PA 16057

UPI/ TAX PARCEL NUMBER : 030-3F88-L120-000

ALL THOSE CERTAIN lots or pieces of ground, situate in the Township of Brady, County of Butler and Commonwealth of Pennsylvania, being Lot Nos. 119 & 120 in the unrecorded Lawry Beach Plan of Lots, bounded and described as follows:

LOT NO. 119: BEGINNING on the South side of right-of-way known as Cottage Drive at a point on the northeast corner of now or formerly Francis E. Bruner lot; thence in a northerly by northeasterly direction along said Cottage Drive, a distance of 50 feet to a point; thence by a slight change in the road a more northeast direction, a distance of 45 feet to a point where Cottage Drive intersects with Gross Road; thence in a southerly direction along said Gross Road toward Hobart Road, a distance of 45 feet to a point on other lands now or formerly of Lawry; thence in a westerly direction along land now or formerly of Lawry, a distance of 105 feet to a point at southeast corner of now or formerly F. E. Bruner lot; thence in a northwesterly direction along easterly line of F. E. Bruner lot, a distance of 50 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT TO rights, reservations, and restrictions contained in deed of Josephine Sewchok, to Josephine Sewchok, et. al., by Deed dated March 14, 1988, and recorded on February 7, 2011, in Record Book Volume 1391, at Page 1025.

BEING A PART OF THE SAME PREMISES AS Mark A. Twentier, by Deed dated March 15,2000, and recorded on March 15, 2000, by the Butler County Recorder of Deeds as Instrument No. 200003150005494, granted and conveyed unto John E. Schell and Mary E. Schell, as Tenants by the Entireties.

AND THE SAID Mary E. Schell departed this life on November 5, 2018, whereupon title to the aforementioned premises vested with John E. Schell, an Individual, by Operation of Law.

HAVING ERECTED THEREON a Residential Dwelling being known and numbered as 100 Cottage Drive, Slippery Rock, PA 16057.

TAX PARCEL NO. 030-3F88-L120-0000.

LOT NO. 120: BOUNDED on the North by lands now or formerly of Laber Sevin for a distance of 105 feet; bounded on the East by Gross Road, for a distance of 50 feet; bounded on the South by Lot No. 121 in said unrecorded plan, now or formerly owned by T. Schell, a distance of 97 feet; and bounded on the West by Lot No. 122 in said unrecorded plan, now or formerly owned by J. D. Lawry, for a distance of 50 feet.

UNDER AND SUBJECT TO rights, reservations, and restrictions contained in deed of Josephine Sewchok, to Josephine Sewchok, et. al., by Deed dated March 14, 1988, and recorded on February 7, 2011, in Record Book Volume 1391, at Page 1025.

BEING A PART OF THE SAME PREMISES AS Mark A Twentier, by Deed dated March 15,2000, and recorded on March 15, 2000, by the Butler County Recorder of Deeds as Instrument No. 200003150005494, granted and conveyed unto John E. Schell and Mary E. Schell, as Tenants by the Entireties.

AND THE SAID Mary E. Schell departed this life on November 5, 2018, whereupon title to the aforementioned premises vested with John E. Schell, an Individual, by Operation of Law.

BEING vacant land known as Lawry Beach, Slippery Rock, PA 16057. TAX PARCEL NO. 030-3F88-L120-0000.

BCLJ: July 15, 22, 29, 2022

No. 2022-30069

FREEDOM MORTGAGE CORPORATION vs **RYAN J. TODD, KRISTEN DAWN RUGG**

PROPERTY ADDRESS: 1957 Oneida Valley Rd, Karns City, PA 16041
UPI/ TAX PARCEL NUMBER: 110-3F08-15E

ALL that certain piece, parcel or lot of land situate in Concord Township, Butler County, Pennsylvania, known as Lot No. 2-A in the Schmoll Subdivision No. 2 as filed at Plan Book 165, Page 21, more particularly described as follows:

BEGINNING at the Northeastern corner of Lot No. 2-A and being a point in the center of State Route 28;
THENCE South 26° 35' 00" West along the center line of State Route 38 a distance of

100 feet to a point;

THENCE South 27° 31" 00" West continuing along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 28° 10" 30" West continuing along the center line of State Route 38 a distance of 100 feet to a point, being the Southeast comer of Lot No. 2-A;

THENCE North 62° 29" 00" West leaving the center line and along other lands, now or formerly, of Richard C. Schmol, a distance of 289.40 feet to an iron pin;

THENCE North 27° 25" 30" East along lands now or formerly of Richard C. Schmol a distance of 299.98 feet to an iron pin;

THENCE South 62° 29" 00" East along lands now or formerly of Richard C. Schmol a distance of 289.40 feet to a point in the center line of State Route 38, the place of beginning.

CONTAINING 2 acres, more or less, and a dwelling house.

BEING designated as Tax Parcel ID No. 110-3F08-15E.

BEING THE SAME PREMISES which Kevin J. Campbell and Janet E. Campbell, husband and wife, by Deed dated 10/10/2018 and recorded 10/15/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810150020827, granted and conveyed unto Ryan J. Todd and Kristen Rugg, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, in fee.

Tax Parcel: 110-3F08-15E

Premises Being: 1957 Oneida Valley Rd, Karns City, PA 16041

BCLJ: July 15, 22, 29, 2022

Sheriff of Butler County, Michael T. Slupe

Lawyers Concerned for Lawyers

Confidential Services, Support & Information

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Anxiety
Depression
Stress & Burnout
Problematic Alcohol Use
Problematic Prescription
& Illicit Drug Use
Grief & Loss
Problematic Gambling
Eating Disorders
Emotional & Vicarious Trauma
Compassion Fatigue
Compulsive Behaviors & Other
Mental Health Concerns

All services are 100% confidential, voluntary, and provided at no charge to Pennsylvania lawyers, judges, their family members, and law students.

Let us help you successfully manage life's challenges.

Additional informational materials can be found under the Resources link.

<https://www.lclpa.org/>

Our toll-free Helpline is answered live 24 hours a day, 365 days a year.

100% Confidential Helpline:

1-888-999-1941