

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: Roy D Allen**

Late of: Clearfield Township PA
 Executor: James K Goldberg
 301 Grant Street 14th Floor
 Pittsburgh PA 15219
 Attorney: James K Goldberg
 Clark Hill PLC
 301 Grant Street 14th Floor
 Pittsburgh PA 15219

BCLJ: November 19, 26 & December 3, 2021

Estate of: Norma Joan Boehm**a/k/a: Joan Boehm****a/k/a: Joan H Boehm**

Late of: Cranberry Township PA
 Executor: Dwight D Boehm
 7516 Franklin Road
 Cranberry Township PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: November 19, 26 & December 3, 2021

Estate of: Edith Ann Buchanan

Late of: Mars PA
 Executor: James G Morrison
 3770 Childress Street
 Houston TX 77005
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: November 19, 26 & December 3, 2021

Estate of: Virginia A Leopardi

Late of: Adams Township PA
 Administrator: Karen Pelaia
 105 Chancellor Court
 Mars PA 16046
 Attorney: Robert J Taylor
 337 Merchant Street
 Ambridge PA 15003

BCLJ: November 19, 26 & December 3, 2021

Estate of: Grace E Morrow

Late of: Adams Township PA
 Administrator: Derik E Morrow
 112 Briar Hill Drive
 Zelienople PA 16063
 Attorney: John A Tumolo
 103 Bluebird Lane
 Wexford PA 15090

BCLJ: November 19, 26 & December 3, 2021

Estate of: Daniel K O'Day

Late of: Adams Township PA
 Administrator: Terrence Lee O'Day
 17484 Plaza Otonal
 San Diego CA 92128
 Attorney: John Linkosky
 715 Washington Ave
 Carnegie PA 15106

BCLJ: November 19, 26 & December 3, 2021

Estate of: Anthony O'Nufer

Late of: Connoquenessing PA
 Admr. D.B.N. C.T.A.: Shirley Rock
 100 Art Lee Ave
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

Estate of: Patricia A Pillow

Late of: Butler PA
 Administrator: John Telenson
 38280 Waterway Drive
 Ocean View DE 19970
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

Estate of: James Edwin Rape

Late of: Forward Township PA
Administrator: Cynthia K Rape
588 Prospect Rd
Evans City PA 16033
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: November 19, 26 & December 3, 2021

Estate of: Edward S Roberts

Late of: Penn Township PA
Administrator: Michele B Roberts
339 Golden City Road
Saxonburg PA 16056
Attorney: Todd D Bowlus
Harry S Cohen & Associates PC
Two Chatham Center, Suite 985
Pittsburgh PA 15219

BCLJ: November 19, 26 & December 3, 2021

**Estate of: Charles Gregor Steighner
a/k/a: Charles G Steighner**

Late of: Butler PA
Executor: Carol Ann Steighner
111 Easy Street
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

Estate of: Frank S Zbuckvich

Late of: East Butler PA
Executor: Franklin Zbuckvich
153 Eagle Mill Rd
Butler PA 16001
Executor: Michael Zbuckvich
106 Seventh St
PO Box 292
East Butler PA 16029
Attorney: Jennifer R Pullar
Paragon Legal Inc
228 South Main Street
Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

SECOND PUBLICATION

**Estate of: Barbara A Barbati
a/k/a: Barbara Ann Barbati**

Late of: Renfrew PA
Executor: Alfonso Barbati
165 Bear Creek Road
Prospect PA 16052
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 12, 19, 26, 2021

**Estate of: Samuel John Bergbigler
a/k/a: Samuel Bergbigler
a/k/a: Samuel J Bergbigler**

Late of: Winfield Township PA
Executor: Alyson Johanson
342 Edgewood Dr
Cabot PA 16023

BCLJ: November 12, 19, 26, 2021

**Estate of: Carole M Boice
a/k/a: Carole Marie Boice**

Late of: Summit Township PA
Executor: William P Boice
227 Brinker Road
Butler PA 16002
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 12, 19, 26, 2021

Estate of: Joseph DeLoss Carothers

Late of: Concord Township PA
Administrator: Florence A Carothers
252 Weiland Road
Chicora PA 16025
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 12, 19, 26, 2021

Estate of: Shirley I Flory

Late of: Jefferson Township PA
 Executor: Karen Louise Hoerner
 456 Crescent Drive
 West Chester PA 19382
 Executor: Cheryl Renee Temple
 423 Holyoke Road
 Butler PA 16001

BCLJ: November 12, 19, 26, 2021

Estate of: Donna L Gregory

Late of: Butler Township PA
 Executor: Anissa L McDeavitt
 245 Fairview School Road
 Ellwood City PA 16117
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: November 12, 19, 26, 2021

Estate of: Rita G Marzullo-Wagner**a/k/a: Rita Marzullo-Wagner**

Late of: Butler Township PA
 Executor: Cynthia J Halin
 802 Herman Road
 Butler PA 16002
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 12, 19, 26, 2021

Estate of: Theresa D Neff**a/k/a: Theresa Diane Neff**

Late of: Concord Township PA
 Executor: Lisa D Metrick
 191 Zion Church Road
 Chicora PA 16025
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: November 12, 19, 26, 2021

Estate of: Richard W Stoeltzing

Late of: Evans City PA
 Executor: Lorraine G Wick
 236 Beach Avenue
 Cambridge Springs PA 16403
 Attorney: William H Humphries III
 244 Blvd of The Allies
 Pittsburgh PA 15222

BCLJ: November 12, 19, 26, 2021

Estate of: Ruth E Werner

Late of: Zelenople PA
 Executor: Linda Werner-Powlus
 752 Spring St
 Zelenople PA 16063
 Executor: Philip Werner
 4948 Meadow Crest Dr
 Allison Park PA 15101
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

BCLJ: November 12, 19, 26, 2021

THIRD PUBLICATION**Estate of: Carolyn Ann Beck****a/k/a: Carolyn A Beck**

Late of: Butler Township PA
 Administrator: Jennifer L Smith
 108 Oak Grove Lane
 Portersville PA 16051
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxtonburg PA 16056

BCLJ: November 5, 12, 19, 2021

Estate of: Matthew Brent Cleland**a/k/a: Matthew B Cleland**

Late of: Tucson Pima County Arizona
 Ancillary Administrator:
 Joseph T Kirshy Esquire
 7322 E Thomas Rd
 Scottsdale AZ 85251
 Ancillary Administrator:
 Michelle J Perkins Esquire
 7322 E Thomas Rd
 Scottsdale AZ 85251
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

BCLJ: November 5, 12, 19, 2021

**Estate of: Nancy J Davis
a/k/a: Nancy Davis**

Late of: Lancaster Township PA
Executor: Lisa R Zigo
857 Pulaski Mercer Road
Mercer PA 16137
Attorney: Carolyn E Hartle
Hartle Elder Law Practice LLC
2500 Highland Road Suite 105
Hermitage PA 16148

BCLJ: November 5, 12, 19, 2021

Estate of: Frank E Ekas Sr

Late of: Clinton Township PA
Executor: Tancie M Plutyk
109 Rachel Drive
Saxonburg PA 16056
Executor: James E Rodgers
160 Jones Road
Cabot PA 16023
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 5, 12, 19, 2021

Estate of: Dorothy B Fine

Late of: Clay Township PA
Executor: Robert P Fine
728 Euclid Road
West Sunbury PA 16061
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 5, 12, 19, 2021

Estate of: Anna E Gaggini

Late of: Butler Township PA
Executor: Dennis A Gaggini
606 Tudor Drive
Butler PA 16001
Attorney: Roger T Mechling Esq
Mechling & Heller LLP
216 N Jefferson Street
Kittanning PA 16201

BCLJ: November 5, 12, 19, 2021

Estate of: Laurence Dewayne Glenn Jr

Late of: Clay Township PA
Administrator: Dolores A Glenn
Newhaven Court-H-202
100 Newhaven Lane
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: November 5, 12, 19, 2021

Estate of: Barry Huff

a/k/a: Barry A Huff
Late of: Penn Township PA
Administrator: Brenda L Huff
185 Hicks Road
Renfrew PA 16053
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 5, 12, 19, 2021

Estate of: Frances R Michaels

a/k/a: Francine Michaels
Late of: Buffalo Township PA
Executor: Charles J Jacques Iii
2125 Freeport Road
Natrona Heights PA 15065
Attorney: Cory J Siri
Jacques and Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

BCLJ: November 5, 12, 19, 2021

Estate of: Donald R Montgomery

Late of: Winfield Township PA
Executor: Edward K Montgomery
1004 Winfield Road
Cabot PA 16023
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: November 5, 12, 19, 2021

**Estate of: Catherine Elizabeth Myers
a/k/a: Catherine Myers
a/k/a: Catherine E Myers**

Late of: Middlesex Township PA
Executor: Glenn David Schubert
108 Bramble Avenue
Butler PA 16001
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

BCLJ: November 5, 12, 19, 2021

Estate of: Gerald A Rhodabarger

Late of: Summit Township PA
Administrator: Ian S Smith
223 Pittsburgh Road
Butler PA 16001
Attorney: James P Shields
The Elder Law Offices of Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: November 5, 12, 19, 2021

Estate of: Gregory Kurt Wietasch

Late of: Adams Township PA
Administrator: O Kurt Wietasch Jr
31 Hathaway Road
Amity PA 15311
Attorney: J Lynn DeHaven
Goldfarb Posner Beck DeHaven & Drewitz
62 E Wheeling St, Ste 101
Washington PA 15301

BCLJ: November 5, 12, 19, 2021

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH October 22, 2021**

Recorded October 18, 2021 - October 22, 2021

**ADD Energy Co; Alford Properties
Ltd Partnership; Forbes, Douglas
N; Turm Oil Inc--S&T BK--Penn Twp
Street:222 Airport Rd Parcel:270-S3-39A
Acre:.92:\$750,000.00**

**Allhouse, Darris--PRINCETON MTG
CORP--Butler Twp Street:435 Mccalmont
Rd Parcel:051-60-13:\$152,779.00**

**Altmire, David S; Altmire, Kimberly S;
Altmire, Kimblery S--DOLLAR BK FED
SAV BK--Penn Twp Street:414 Three
Degree Rd Parcel:270-S7-A18:\$118,613.00**

**Alwine, Judson A; Fallecker, Alydia R--
UNION HOME MTG CORP--Butler Twp
Sub/Condo:Westwood Manor Plan Lot:36
Street:128 Westwood Mnr Parcel:056-
3-A36:\$190,000.00**

**Anderson, Glenn A--CITIZENS BK NA--
Summit Twp Sub/Condo:Kemar Plan
Lot:7 Street:113 Kemar Dr Parcel:290-
S6-A7:\$40,000.00**

**Apt Mgt LLC--CFSBANK--Butler
City Ward:3 Street:118 4Th Ave
Parcel:563-24-297:\$30,000.00**

**Apt Mgt LLC--CFSBANK--Butler
City Ward:3 Street:119 4Th Ave
Parcel:563-24-312:\$32,400.00**

**Arblaster, Merle W; Arblaster, Veronica
S--WELLS FARGO BK NA--Mercer Twp
Street:276 Shields Rd Parcel:220-3F94-
24A Acre:4.49:\$232,500.00**

**Arblaster, Ronald C; Arblaster, Ronald L--
AGCHOICE FARM CRED ACA--Clay Twp
Street:123 Glenn Rd Parcel:080-2F55-15
Acre:59.72:\$88,050.00**

**Aveard, Agnes; Aveard, Dane--ICONIC
MTG CORP--Cranberry Twp Sub/
Condo:Creekwood Plan No 2 Lot:362
Street:106 Fox Chase Ct Parcel:130-
S12-A362:\$228,738.00**

**Ayers, Richard W; Ayers, Susan K--
ROCKET MTG LLC AKA--Worth Twp Sub/
Condo:Kuhlber Sub Lot:2A Street:336
Barron Rd Parcel:330-4F68-15D
Acre:10.42:\$221,750.00**

**Bachman, Beau A; Bachman, Michele
C--ARMCO CRED UN--Fairview Twp
Street:390 Oak Rd Parcel:150-1F23-
A18J:\$240,000.00**

**Barto, Nicole--NASA FED CRED UN--
Cranberry Twp Sub/Condo:Park Place
Amend No 32 Lot:6H-B Street:628 Amarth
Lane Parcel:130-S31-D6Hb:\$236,750.00**

Baxter, William M--UNITED WHOLESAL

**ARTICLES OF INCORPORATION
Professional Corporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 1, 2021 with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **ENDOR, INC**

Robert J. Winters, Esquire
and Goehring, Rutter & Boehm, Attorneys
Frick Building
437 Grant Street, 14th Floor
Pittsburgh, PA 15219

BCLJ: November 19, 2021

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 27, 2021, for:

SCEC Seller Corp.
105 Brandt Drive, Suite 204
Cranberry Township, PA 16066

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

Esquire Assist, LTD
125 Locust Street
Harrisburg, PA 17101

BCLJ: November 19, 2021

NOTICE

Notice is hereby given that an application for registration of a Fictitious Name was filed in the Department of State in the Commonwealth of Pennsylvania on October 25, 2021 for **Ready Hands for Kindergarten** at 137 Greenhill Dr. Butler, PA 16001. The names and address of each individual interested in the business is Joy Cendrowski at 137 Greenhill Dr. Butler, PA 16001. The names and address of each interested business is In the Bag Kids' Crafts, LLC at 137 Greenhill Dr. Butler, PA 16001. This was filed in accordance with 54 PaC. S. 311. 417.

BCLJ: November 19, 2021

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

**NOTICE OF FILING OF PETITION
FOR NAME CHANGE**

IN THE MATTER OF: Ms.D. 21-40254
Notice is hereby given that, on September 22, 2021, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Hannah Grace Brosenitsch** to Hannah Grace Barbiaux.

The Court has fixed the 14th day of December, 2021, at 2:00 P.M., in Court Room number 3, Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: November 19, 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 21st day of January 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 February 18, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 12, 19, 26, 2021

E.D. 2013-30060

C.P. 2011-22253

ATTY JEFF CALCAGNO

Seized and taken in Execution as the property of **PETER CELENDER, LYNN CELENDER, AND UNITED STATES OF AMERICA** at the suit of US BANK NATL ASSN, Being:-

ALL that certain lot, parcel or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, known and designated as Lot No. 206 (erroneously referenced as Lot No. 205 in prior deed) in Phase II of the Highland Village, P.U.R.D., Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 144, Page 19 on February 12,1991.

Being known and designated as Parcel No. S21 C206.

Subject to matters as shown on the recorded Plan.

Subject to all coal, oil and gas and mineral rights, easements, conditions, restrictions, rights of way and covenants as may affect the herednabous described premises and as are contained in prior instruments of record.

Title to said premises is vested in Peter A. Celender and Lynn M. Celender, h/w, by Deed from Timothy M. Wells and Amy

W. Wells, h/w dated 10/22/1996, recorded 12/24/1996 in Book 2697, Page 503.

Tax Parcel: 130-S21-C206

Premises Being: 610 Highland Court, Cranberry Township, PA 16066

BCLJ: November 12, 19, 26, 2021

E.D. 2021-30106

C.P. 2021-21129

ATTY BRADLEY OSBORNE

Seized and taken in Execution as the property of **JEFFREY ALAN ECK** at the suit of CITIBANK, N.A. NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-1, Being:-

ALL THAT CERTAIN piece or parcel of ground situated in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the Southwest corner of the lot herein described, which point is common to the North side of Easy Street and the dividing line between Lots 68 and 69; thence by Lot 68, North 22 degrees 36 minutes East 203.08 feet to a point on Lot 32; thence by the same North 88 degrees 24 minutes East 109.63 feet to Lot 70; thence by the same South 22 degrees 36 minutes West 248.02 feet to the North side of Easy Street; thence by the same North 67 deg. 24 min. West 100 feet to the place of Beginning.

BEING LOT NO. 69 in the Westwood Manor Plan No. 1 as recorded in Rack File 29 Page 13 and re-recorded in Rack File 30 page 1 in the Recorder's Office of Butler County.

SUBJECT TO a 10-foot-wide drainage easement as shown on the plan

SUBJECT TO the restrictions covering said plan of lots recorded in Deed Book 823 page 556.

BEING THE SAME PREMISES which Kathleen A. Eck and Jeffery Alan Eck, by Deed dated August 29, 2003 and recorded on September 9, 2003, in the Butler County Recorder of Deeds Office as Instrument No. 200309090041126, granted and conveyed unto Jeffery Alan Eck.

Being Known as 115 Easy Street, Butler,

PA 16001

Parcel I.D. No. 056-3-A69-0000

BCLJ: November 12, 19, 26, 2021

**E.D. 2021-30101
C.P. 2021-20244
ATTY KRISTEN LITTLE**

Seized and taken in Execution as the property of **DARRYL FINCHER, HEIR, PAUL FINCHER, HEIR, MARK FINCHER, HEIR, ANDREA CRISSMAN, HEIR, PATRICIA FINCHER, DECD, AND UNKNOWN HEIRS PATRICIA M. FINCHER, DECD** at the suit of BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Being:-

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 5 in the Forest Glen Estates Plan as the same is recorded in the Recorder's Office of Butler, County, Pennsylvania, in Plan Book Volume 156, Page 30, being more fully bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly line of Douglas Drive, said point being common to Lot No. 4 in the Forest Glen Estates Plan of Lots, and being the Southwest corner of the parcel herein described; thence along Lot No. 4 in the aforementioned plan, North 15° 50' 00" East a distance of 134.14 feet to a point, said pint being the Northwest corner of the parcel herein described; thence south 86° 26' 02" East a distance of 131.91 feet to a point, said point being the Northeast corner of the parcel herein described; thence South 3° 58' 00" West a distance of 138.41 feet to a point, said point being the Southeast corner of the parcel herein described and common to Lot No. 6; thence along Lot No. 6, South 79° 50* 40" West a distance of 125.06 feet to a point on the Northerly line of Douglas Drive along a cul-de-sac; thence along said cul-de-sac, by a curve to the left having a radius of 50.00 feet an arc distance of 55.86 feet to a point, the place of beginning.

CONTAINING 0.510 of an acre.

UNDER AND SUBJECT to building lines, restrictive covenants, reservations, easements and rights of way as recorded in prior instruments of record.

PARCEL ID #190-S7-F5

BEING KNOWN AS (for informational purposes only): 104 Douglas Drive, Saxonburg, PA 16056

BEING THE SAME PREMISES which HABCO DEVELOPMENT, INC. by Deed dated January 12,1995 and recorded July 20,1995 in Book 2498, Page 378 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania granted and conveyed unto Edward H. Fincher and Patricia M. Fincher, his wife, in fee. AND THE SAID Edward H. Fincher departed this life on or about June 2,1995 thereby vesting title unto Patricia M. Fincher, by operation of law. AND THE SAID Patricia M. Fincher departed this life on or about May 12,2019 thereby vesting title unto Darryl Fincher, Paul Fincher, Mark Fincher and Andrea Crissman, known heirs of Patricia M. Fincher and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Patricia M. Fincher, deceased.

BCLJ: November 12, 19, 26, 2021

**E. D. 2020-30025
C.P. 2020-20393
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **TODD M. GIBSON AND CYNTHIA L. GIBSON** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDER OF ASSET-BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE7, Being:-

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Prospect County of Butler and Commonwealth of Pennsylvania, bounded and described as per survey of S. D. Graff, Professional Surveying, Saxonburg, Pennsylvania, dated June 6,1996, as follows:

BEGINNING at the Southeast corner of the lot herein conveyed, said point marked with an existing iron pin; thence North 36 degrees 39 minutes 00 seconds West a distance of 555.32 feet to a point thence South 80 degrees 37 minutes 00 seconds East a distance of 364.29 feet to a point thence South 04 degrees 08 minutes 17 seconds

West a distance of 387.14 feet to an existing iron pin, the place of beginning.

SAID property containing 1.612 acres more or less, is Lot #2 in the C. Dale Gibson Plan, recorded in the Butler County Recorder of Deeds Office.

TOGETHER with the use of a 50-foot right of way, owned now by C. Date Gibson, which is a part of Lot #1 in the said Plan, for the purpose of ingress and egress from State Route 488.

OWNERS of Lots #1 and 2 in the C. Dale Gibson Plan shall be equally responsible for the maintenance and for all costs associated with the maintenance of said 50-foot right of way and shall be equally responsible for the maintenance and for all costs associated with the maintenance of the sewer line which runs through said right of way. Parcel #490-SI-DB

BENG THE SAME PREMISES which C. Dale Gibson and Shirley Mae Gibson, his wife, by Deed dated 06/06/1997 recorded 06/09/1997 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2746, Page 363, granted and conveyed unto Todd M. Gibson and Cynthia L Gibson, husband and wife in fee.

BCLJ: November 12, 19, 26, 2021

**E.D. 2020-30042
C.P. 2020-20512
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **JOLENE M. HICKS AND JUSTIN G. ALLEN** at the suit of UNION HOME MORTGAGE CORP, Being:-

ALL THOSE CERTAIN lots, parcels, or tracts of land, situate in the Township of Cherry, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

PARCEL A: BEGINNING at a point at the Northwest corner of the tract herein conveyed on line of other property owner by the grantor and also herein conveyed, being the center line of the Bovard Acres Road; thence along the center line of the Bovard Acres Road, South 12° 44' East, a distance of 2 feet to a point in the center of said road; thence in a Westerly direction, a distance of 450 feet more or less, along line of property now or formerly of Ralph Humphrey, et. ux.,

to a point on Slippery Rock Creek thence in a Northerly direction along Slippery Rock Creek, a distance of 2 feet to a point on line of property of the Grantor herein; thence in an Easterly direction, a distance of 449.11 feet along line of property of the Grantor herein, the dividing line between Lot Nos. 19 and 20 to a point, the place of beginning.

BEING the Northern 2 feet of Lot No. 20 in the Bovard Acres Plan of Lots recorded in Butler County Rack File 13, Page 4.

BEING vacant land.

PARCEL B: BEGINNING at a point at the Northeast corner of the tract herein conveyed being the center of the Bovard Acres Road; thence along the center of said road, South 12° 44' East, 100 feet to line of Lot No. 20 of the Bovard Acres Plan of Lots; thence along line of Lot No. 20, South 77° 16' West, 449.11 feet to a point in the center of Slippery Rock Creek; thence along the center of Slippery Rock Creek; North 27° 29' West, 103.41 feet to Lot No. 18; thence North 77° 16' East, 475.44 feet to the place of beginning.

BEING Lot No. 19 as shown on the Bovard Acres Plan of Lots as surveyed by L.C.D. Greenough, Reg. Eng., said Plan of Lots being recorded in Plan Book Volume 13, Page 4.

HAVING ERECTED THEREON a Residential Dwelling.

BEING KNOWN AND NUMBERED AS 124 Bovard Lane, Boyers, PA 16020.

PARCEL NO. 70-S1-A19-0000.

PARCEL C: BEGINNING at a point at the Northeast corner of the lot herein described, being the center of the Bovard Acres Road; thence along the center of said Road, South 12° 44' East, 100 feet to the line of Lot No. 19 of the Bovard Acres Plan of Lots; thence along line of Lot No. 19, South 77° 16' West, 475.44 feet to a point in the center of Slippery Rock Creek; thence along the center of Slippery Rock Creek, North 27° 29' West, 103.41 feet to pine of Lot No. 17; thence along line of Lot No. 17, North 77° 16' East, 501.77 feet to the place of beginning, the same being Lot No. 18 as shown on the Bovard Acres Plan of Lots as surveyed by L.C.D. Greenough, Reg. Eng., said Plan of Lots being recorded in Plan Book Volume 13, Page 4.

PARCEL NO. 070-SI-A 18-0000.

IT IS UNDERSTOOD AND AGREED between the parties hereto that the Bovard Acres Road is to be used jointly by all parties on the Bovard Acres Tract of land and on the Bovard Acres Addition Tract of Land, their heirs and assigns, the said roadway to be standard width of 40.00 feet as recorded in Instrument No. 200310140046560.

IT IS UNDERSTOOD AND AGREED that utility lines may be installed along the aforementioned roadway.

BEING THE SAME PREMISES AS Dewayne E. Schill and April M. Schill, by Deed dated April 23, 2018, and recorded on April 25, 2018, by the Butler County Recorder of Deeds as Instrument No. 201804250007797, granted and conveyed unto Justin G. Allen and Jolene M. Hicks, as Joint Tenants with the Right of Survivorship and not as Tenants in Common.

BCLJ: November 12, 19, 26, 2021

**E.D. 2021-30108
C.P. 2021-20761
ATTY KENYA BATES**

Seized and taken in Execution as the property of **MELISSA R. NAGY AND ROBERT J. NAGY** at the suit of FIRST AMERICAN TRUST, LLC, Being:-

ALL THOSE TWO certain tracts of land situate in the Township of Summit, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

FIRST TRACT:

BEGINNING at a point on the center line of a public road leading from Bonniebrook to Woodbine at the corner of the Tract herein described and land of Carl Weiland, formerly Sleicher, thence in a northerly direction along lands of Weiland and Bail heirs, 705 feet, more or less, to a point on line of lands of Wilbert Baptist, thence in an easterly direction along line of lands of Baptist, 190 feet more or less, to a point on the other lands of Merle Weiland; thence in a southerly direction along other lands of Merle Weiland, 705 feet more or less to a point i the center line of a public road, thence in a westerly direction along the center line of said public road, 190 feet more or less, to a point, the place of beginning.

SECOND TRACT:

BEGINNING in the center of Woodbine and Bonniebrook Road and at the Southeast corner of land of now or formerly Gerard W. Green, thence along the later, North 1 degree 22 minutes West, 779.5 feet to Lawrence P. Hesidenz tract line per survey of Lucas Engineering Co. of March 1950, thence along the same, North 88 degrees 21 minutes East, 55.5 feet strict measure to other lands of Lawrence P. Hesidenz; thence along same, South 1 degree 22 minutes East, 770 feet more or less to the center of the aforesaid road; thence along the same, South 75 degrees 49 minutes West, 55.5 feet strict measure to the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Bertha L. Green, by Deed dated December 29,1994, and recorded on December 30, 1994, by the Butler County Recorder of Deeds in Book 2494, at Page 673, granted and conveyed unto Robert J. Nagy and Melissa E. Nagy, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 915 Bonniebrook Road, Butler, PA 16002.

TAX PARCEL NO. 290-S4-A1-0000.

BCLJ: November 12, 19, 26, 2021

**E.D. 2018-30275
C.P. 2018-22257
ATTY JILL MANUEL-COUGHLIN**

Seized and taken in Execution as the property of **DAVID W. SCHIBLER** at the suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+, Being:-

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

BEGINNING at the southwest corner on a public street, running along said street North thirty five (35) feet, to Lot No. 55 belonging to now or formerly Waxeham; thence along said Lot East fifty (50) feet, to land now or formerly of S.R. Stoughton, single; thence along siad land of S.R. Stoughton, South thirty five (35) feet to Lot No. 37; thence along Lot No. 37, fifty (50) feet to the place of beginning.

Being Lot No. 56 In the S.R. Stoughton Plan of Lots of Stoughton's Beach, Slippery Rock Township, Butler County, Pennsylvania, as laid out by J.H. Forbes, licensed engineer.

ALSO, ail that certain piece, parcel or tract of land situate in Slippery Rock Township, Butler County, Pennsylvania,-bounded and described as follows:

BEGINNING at an iron pin on line of property now or formerly of H.R. Stoughton and R. Huey and the former first party herein, thence South 84 degrees 07' East, a distance of three hundred eighty-two and fortyseven hundredths (382.47')fect to a pin; thence North five degrees 53' East, a distance of eighty three and fifty seven

hundredths (83.57") feet to a point on the North side of a twenty foot right of way on line of property now or formerly of L. Rasch; thence South 84 degrees 07 East, a distance of fifty three and six hundredths (53*06) feet along the northern side of said twenty foot right of way to a pin, being the southwest corner of the property now or formerly of Kramer, thence North nine degrees 40' 50" West, a distance of one hundred ninety two and seventy seven hundredths (192,77) feet along line of property now or formerly of Rasch, Dase, Talak, Muller, Kerna, and Boehm, to a point, being the southwest corner of the parcel herein conveyed; thence North nine degrees 40* 50" West, a distance of thirty five feet along line of other property now or formerly of first party herein to a point on line of property now or formerly of McPherson; thence North 80 degrees 19*10" East, a distance of thirty five feet along line of property now or formerly of first party to a point on line of property now or formerly of Yurkut; thence South 80 degrees 19' 10" East, a distance of one hundred twenty five feet along line of property now or formerly of Yurkut to a point, the place ofbeginming.

BEING KNOWN AS: 242 STOUGHTON BEACH ROAD, SLIPPERY ROCK, PA 16057

BEING THE SAME PREMISES which John W. Novak and Kathleen B. Novak, husband and wife, by Deed dated October 16,2003 and recorded October 22,2003 in the Office of the Recorder ofDeedsinjnndfer Butler County in Deed Instrument #200310220048189, granted and conveyed unto DAVID W. SCHIBLER and SUSAN E. SCHIBLER, husband and wife.

And the said Susan E. Schibler departed this life on January 6,2013. Title to the property passed to David W. Schibler by operation of law.

PARCEL NO.: 280-S7-A56-0000

BCLJ: November 12, 19, 26, 2021

**E.D. 2019-30297
C.P. 2019-22102
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **SAMANTHA SCHWARTZ HEIR & ADMR, SEYMOUR SCHWARTZ, EST BY ADMR, AND UNKNOWN HEIRS AND/OR ADMINISTRATORS** at the suit of HUNTINGTON NATIONAL BANK, Being:-

All those certain units designated as Residential Units250-8and250-9andGarage Units 250-G6, G8 and G10, being Units in the Adams Pointe North Condominium, a Condominium situate in Adams Township, Butler County, Pennsylvania, which units are the same as designated in the Declaration of Condominium of Adams Pointe North Condominium recorded in the Office of the recorder of Deeds for the County of Butler at Instrument No. 200209110030441, as Amended by the First Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200210080033843, as amended by the Second Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200210280036229 (the "Declaration") as corrected by the Corrected Second Amended Declaration of Condominium recorded at Instrument No. 200211260039891, as amended by the Third amended Declaration of Condominium recorded at Instrument No. 200301160001891, and as Amended by the Fourth Amended Declaration of Condominium recorded at Instrument No. 200301280003797.

Together with all right, title and interest being a .0063 interest for Residential Unit 250-8, a .0044 interest in Residential Unit 250-9, a .0004 interest for Garage Unit 250-G6, a .0004 interest for Garage Unit 250-G8 and a .00004 interest for Garage Unit 250-G10, in, of, in and to the Common Elements as more fully set forth in the Declaration.

BEING known and numbered as 250 Adams

Pointe Boulevard, # 8, Mars, PA 16046.

Being the same property conveyed to Samantha J. Schwartz who acquired title by virtue of a deed from Seymour Schwartz, dated April 3,2018, recorded April 6,2018, at Instrument Number 201804060006457, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: A250/8

BCLJ: November 12, 19, 26, 2021

**E.D. 2018-30157
C.P. 2018-21205
ATTY JEFF CALCAGNO**

Seized and taken in Execution as the property of **SHANNON L. STUNKARD AKA SHANNON STUNKARD** at the suit of WELLS FARGO BANK NA, Being:-

ALL that certain lot or piece of ground situate in the Second Ward of the City of Butler, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the Eastern line of a 10 foot unopened alley and the Northern line of a 50 foot right of way, a/k/a College Street, being the Southwest corner of the lot herein described; thence North 10° 08' 053" East along the Eastern line of said 10 foot unopened alley, a distance of 49.00 feet to a point; thence South 80° 37' 05" East along lands of now or formerly S. Gingo, a distance of 59.99 feet to a point; thence South 02° 57' 24" West along lands of now or formerly Two Limited, a distance of 49.30 feet to a point; thence North 80° 37' 05" West along the Northern line of College Street, a distance of 66.16 feet to a point, the place of beginning. Containing .071 of an acre, more or less.

This description is prepared in accordance with the survey of S.D. Graff, P.S., dated December 7,1990.

Parcel No. 562-23-238

HAVING erected thereon a dwelling house and garage and being known as 224 College Street, Butler, PA 16001.

BEING the same premises which John O. McPherson and Bonnie K. Randolph, husband and wife, by Deed dated 9/30/2011

and recorded 10/3/2011, in the Office of the Recorder of Deeds in and for the County of Butler, in Instrument No. 201110030023713, granted and conveyed unto Shannon L. Stunkard.

Tax Parcel: 562-23-238

Premises Being: 224 COLLEGE STREET, Butler, PA 16001

BCLJ: November 12, 19, 26, 2021

**E.D. 2021-30107
C.P. 2021-20244
ATTY MAUREEN DOWD**

Seized and taken in Execution as the property of **JOHN T. ZULICK** at the suit of NEXTIER BANK, N.A., Being:-

SEIZED and taken in execution as the property of John T. Zulick, at the suit of NexTier Bank, N.A., successor to Citizens National Bank vs. John T. Zulick, being:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN T. ZULICK, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN BUILER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING KNOWN AS 15 HIGH STREET, LYNDORA, PA 16045. INSTRUMENT NUMBER 201907110012942 AND PARCEL NO. 052-38-A124.

BCLJ: November 12, 19, 26, 2021

Sheriff of Butler County, Michael T. Slupe