

**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: Wanda T Bonn**

Late of: Penn Township PA  
Executor: Robert J Bonn  
9110 Valley Road  
Oconomowoc WI 53066  
Executor: David R Bonn  
122 Twinbrook Road  
Valencia PA 16059  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Mary Ellen Borland**

**a/k/a: Mary Ellen Dickey**  
Late of: Mars PA  
Administrator: Paul G Dickey  
4040 Dickey Road  
Gibsonia PA 15044

BCLJ: June 24 & July 1, 8, 2022

**Estate of: James A Charles Sr**

**a/k/a: James Charles**  
**a/k/a: James A Charles**

Late of: Mars PA  
Executor: James A Charles Jr  
289 Old Perry Highway  
Hadley PA 16130  
Attorney: Ted Isoldi  
106 North Pitt St  
PO Box 2  
Mercer PA 16137

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Nellie Cooper**

Late of: Butler Township PA  
Administrator: Cheryl Jones  
158 Mt Nebo Lane  
Evans City PA 16033  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Aurea A Cowan**

**a/k/a: Aurea Cassidy Cowan**  
Late of: Cranberry Township PA  
Executor: Wayne F Cowan  
7190 Franklin Road  
Cranberry Township PA 16066  
Attorney: Heather M Papp-Sicignano  
Sweeney Law Offices  
20581 Route 19 Suite 1  
Cranberry Township PA 16066

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Mary Josephine Davies**

**a/k/a: Mary Davies**

**a/k/a: Mary J Davies**

Late of: Mars PA  
Executor: Cara L Dugan  
119 Aspen Lane  
Seven Fields PA 16046

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Jeanne D Davis**

**a/k/a: Jeanne Dorothy Davis**  
Late of: Cranberry Township PA  
Executor: Gary D Davis  
48 S McIntyre Way  
Golden CO 80401  
Attorney: David M Neuhart  
PO Box 192  
Ingomar PA 15127

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Lorraine E. Dourlain**

Late of: Cranberry Township PA  
Executor: Christine M. Allan  
541 John Lane  
Slippery Rock PA 16057  
Attorney: Craig S O'Connor  
Ciao Torisky & O'Connor LLC  
7240 Mcknight Road  
Pittsburgh PA 15237

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Joan Hack**

**a/k/a: Joan F Hack**

Late of: Cranberry Township PA  
Executor: Brad Hack  
2676 Rochester Road  
Cranberry Twp PA 16066  
Attorney: James J Loll PC  
1122 Third Street  
Beaver PA 15009

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Carole A Lohn**

**a/k/a: Carole Lohn**

Late of: Clinton Township PA  
Executor: Andrew C Lohn  
15 South Street  
Box 392  
Atlasburg PA 15004  
Attorney: Lloyd A Welling  
Birmingham Towers Suite  
2100 Wharton St  
Pittsburgh PA 15203

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Robin G Manuel**

Late of: Lyndora PA  
Executor: Carol D Kotomski  
132 Boyd Drive  
Butler PA 16001  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Lawrence D Maskas**

**a/k/a: Lawrence Maskas**

Late of: Buffalo Township PA  
Executor: Marisa L French  
119 Woodland Drive  
Sarver PA 16055  
Attorney: Elaine Generelli  
Geary Loperfito & Generelli LLC  
159 Lincoln Avenue  
Vandergrift PA 15690

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Marlene Bures McCloskey**

**a/k/a: Marlene June McCloskey**

Late of: Butler Township PA  
Administrator: Amy S Kradel  
440 Stoney Hollow Road  
Cabot PA 16023  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Ruth E Orlowsky**

Late of: Butler Township PA  
Executor: Mary Ann Yurkovich  
320 South Home Avenue  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Wilma Kathleen Przyborowski**

Late of: Saxtonburg PA  
Executor: Deborah P Blose  
106 May Drive  
Saxtonburg PA 16056  
Attorney: James L Hatzell  
Bernetich Hatzell & Pascu LLC  
4 Munn Avenue  
Cherry Hill NJ 08034

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Rose Marie Rohm**

Late of: Cranberry Township PA  
Executor: David K Rohm  
1506 Abby Rose Court  
Pittsburgh PA 15237  
Attorney: Addison L Walter  
Sutterwilliams LLC  
850 Ridge Avenue Suite 300  
Pittsburgh PA 15212

BCLJ: June 24 & July 1, 8, 2022

**Estate of: Buddy D Schoch**  
Late of: Butler Township PA  
Administrator: Donna L Schoch  
240 G Whitestown Village  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: June 24 & July 1, 8, 2022

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**SECOND PUBLICATION**

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

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

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

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

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

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

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

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

**Estate of: Donald L Kastelic Sr**  
Late of: Butler PA  
Executor: Ronald J Kastelic  
141 Valley Street  
Butler PA 16001  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler PA 16001

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

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

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

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

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

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

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

**Estate of: Lyle C Painter**  
Late of: Jefferson Township PA  
Administrator: Thelma Irene Painter  
447 Freepport Road  
Butler PA 16002

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

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

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

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

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

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

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

**Estate of: Gary Albert Setzenfand Sr**

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

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

**Estate of: Mary Joyce Smith**

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

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

**Estate of: Norman F Stephen**

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

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

**Estate of: Anthony F Tomei**

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

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

**Estate of: Lester E Vogel**

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

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

**Estate of: John W Wenzel**

Late of: Harrisville PA  
Executor: Leann W Johnson  
17 Colony Circle  
Madison WI 53717  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

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

**THIRD PUBLICATION****Estate of: Dorothy M Acquaviva**

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Donna R Alvin**

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Dale R Hickey**

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Norma D Hoffman**

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Nancy D Klinefelter**

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Daniel J McCann**

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Frank C Schoentag Jr**

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Blanche E Sell**

**a/k/a: Blanche Sell**  
**a/k/a: Blanche Evelyn Sell**

Late of: Jefferson Township PA  
Executor: Kathy E Casey  
251 Marlboro Dr  
New Kensington PA 15068  
Attorney: Samuel R Coury  
1725 Fifth Ave  
Arnold PA 15068

BCLJ: June 10, 17, 24, 2022

**Estate of: Mary Ellen Shanor**

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

BCLJ: June 10, 17, 24, 2022

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

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

BCLJ: June 10, 17, 24, 2022

**Estate of: Jill A Stedina**

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

BCLJ: June 10, 17, 24, 2022

**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH May 20, 2022**

Recorded May 16, 2022 - May 20, 2022

**Akkineni, Sai Prabhu Rangarao; Bavineni, Nagapriya**--WESTMORELAND FED S&L ASSN LATROBE--Adams Twp Sub/Condo:Whitetail Meadows Amend No 13 Lot:49 D Street:112 Lupine Drive Parcel:010-S25-Ae49D:\$352,800.00  
**Allday, Justin M; Stefanelli, Brandi L**--S&T BK--Butler City Ward:5 Street:330 Columbia Street Parcel:565-24-52A:\$96,000.00  
**Alper, Benjamin G; Alper, Katherine M**--CITIZENS BK NA--Cranberry Twp Sub/Condo:Glen Eden Ph Iv A Multi Family Lot:8 Unit:408-A Street:761 Sunset Cir Parcel:130-S23-D8A:\$68,000.00  
**Alpine Apartments; Bogacki, Thomas J; Pelusi, Steven J**--FIRST NATL BK PA--Butler City Ward:3 Street:134-140 West Jefferson Street Parcel:563-9-200A:\$482,000.00  
**Altman, Christopher Alan; Ehko, Meghan Rochelle**--NVR MTG FIN INC--Lancaster Twp Sub/Condo:Arden Wood Res Plan Ph 2 Lot:209 Street:216 Arden Drive Parcel:200-S7-A209:\$388,811.00  
**Andra, James John**--NATIONSTAR MTG LLC DBA--Cranberry Twp Sub/Condo:Georgetwon Square Dedication P Lot:2202 Street:312 Trafalgar Square Parcel:130-S29-F2202:\$235,800.00  
**Angotti, Joseph; Angotti, Sarah**--WESBANCO BK INC--Cranberry Twp Sub/Condo:Hazelwood Farms Sub Lot:29 Street:151 Hazelwood Dr Parcel:130-S30-B29:\$470,487.00  
**Arch, Henry III; Zilka, Emily Jean**--MARS BK--Middlesex Twp Street:113 Justice Dr Parcel:230-3F59-7F:\$276,250.00  
**Armstrong, Anne Lise; Armstrong, Annelise; Armstrong, Justin**--SOFI LENDING CORP--Slippery Rock Boro Sub/Condo:Poplar Forest Plan #8 Lot:830 Street:102 Aspen Court Parcel:510-S5-E830 Acre:0.916:\$351,000.00  
**Babusci, Karlee L; Babusci, Nathan G**--COMMUNITY BK--Forward Twp Sub/Condo:Zattiero Plan #3 Lot:5 Street:258 Spithaler School Road Parcel:160-3F74-26E:\$380,000.00  
**Bair, Christopher**--PROVIDENT FUNDING ASSOC LP--Cranberry Twp Sub/Condo:Fernway Plan Lot:293 Street:79 Robinhood Dr Parcel:130-S3-A293:\$173,300.00

**NOTICE OF TRUST ADMINISTRATION**

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

Trustee's Name:

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

OR

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

BCLJ: June 10, 17, 24, 2022

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**NOTICE OF INCORPORATION**  
Nonprofit Business Corporation

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 10th day of May, 2022, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended.

The name of the corporation is: **Central Pennsylvania Ragtime & American Music Festival, Inc.**

Cheyenne Moseley, Legalzoom.com, Inc.  
9900 Spectrum Drive  
Austin, TX 78717

Andrew Greene  
19573 Hill Valley Road  
Three Springs, PA 17264

BCLJ: June 24, 2022

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**CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **LaZy Oaks Cottage LLC** with a registered address of 736 E. Portersville Road, Portersville, PA 16051.

MONTGOMERY CRISSMAN PLLC  
David A. Crissman, Esquire  
518 North Main Street  
Butler, PA 16001  
(724) 285-4776

BCLJ: June 24, 2022

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**Bankruptcy Sale**  
**July 14, 2022**

In re:  
**JAMES WILLIAM ARBOGAST**  
Case No: 21-22510-TPA  
Property to be Sold:  
11 Firearms  
2012 GMC Canyon  
For Additional Information:  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

BCLJ: June 24, 2022

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

SARVER HARDWARE, INC. d/b/a, SARVER TRUE VALUE  
Plaintiff,  
v.  
**RACHEL ANNE LEDUC**  
Defendant.

Civil Division  
GD: 2021-10788

**BREACH OF CONTRACT CLAIM**

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the

plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary, Butler County  
First Floor County Courthouse  
300 South Main Street  
P.O. Box 1208 Butler, PA 16003  
(724) 284-5214

Jamey C. Belin, Esquire  
Charlton Law  
617 South Pike Road  
Sarver, PA 16055

BCLJ: June 24, 2022

**LEGAL NOTICE**

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2022-40083

**Roger Fair (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (Property of Calvin L. and Gladys E. Fair);** Parcel No. 561-29-111-0000; Property located in Butler City, Ward 1; Description – Lot 109 Glenn Avenue, Butler City, Ward 1, Butler County, PA; Date of Previous Sale: September 8, 2008; Price at Upset Sale: \$3963.36.

You are hereby notified that on March 7, 2022, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and

cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Sale of the property is scheduled for August 5, 2022, at 9 o'clock A.M. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

**NOTICE**

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Office of the Prothonotary, Butler County  
Butler County Government Center  
124 West Diamond Street  
Butler, PA 16001  
(724) 284-5214

Butler County Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0130

BCLJ: June 24, 2022

**LEGAL NOTICE  
NOTICE OF JUDICIAL SALE**

Pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, as amended, and by Order of the Court of the Common Pleas of the County of Butler for the purposes set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. § 5860.512 et. seq.), NOTICE IS HEREBY GIVEN that the following properties listed shall be sold by the Tax Claim Bureau of Butler County on the 5th day of August, 2022, at 9:00 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center, Butler, Pennsylvania, free and clear of all tax and municipal liens, mortgages, charges, and estates, except separately taxed ground rents, to the highest bidder at or above the amount set by the Court, and to the extent that such tax and municipal claims, liens, mortgages, charges, and estates can be properly discharged.

**THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES BY THE BUTLER COUNTY TAX CLAIM BUREAU AT THE PUBLIC SALE**

- 1. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all titles transferred by the Tax Claim Bureau are made under and subject to the said Act, specifically, § 612.1 thereof, which states in part: "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed."
- 2. The Tax Claim Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau, and said Tax Claim Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold. The Butler County Tax Claim Bureau does not convey title by general warranty deed and is held harmless for any defects in title. **The conveyance from the Butler County Tax Claim Bureau will not guarantee transfer of any oil, gas, coal interests, or any other mineral rights or the divestiture of any prior conveyance of any interest in same** or divesture of any Inheritance Tax lien to the extent that the prior owner(s) is/are deceased.
- 3. The bid shall not be less than the Tax Claim Bureau total costs, including recording fees and transfer taxes, incurred to bring the parcel to judicial sale. An itemization of such costs can be obtained from the Tax Claim Bureau; however, the total costs for each property will be disclosed at the time of sale.
- 4. The Tax Claim Bureau will issue a deed to the purchaser or nominee. Said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. The Judicial Sale will begin promptly at 9:00 a.m.; all funds must be paid in full by the closing of the sale at 12:00 p.m. on the date of the sale. The bid price, including transfer taxes, recording fees and all costs, must be paid in **SECURED FUNDS** in a form acceptable to the Tax Claim Bureau.
- 5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price by 12:00 p.m. on the date of the sale, the subject property will be re-exposed for Judicial Sale the same day at 3:00 p.m. The defaulting purchaser may not bid at the later sale. These deadlines may be extended only by Order of Court.
- 6. The Judicial Sale will be subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee, or warranty of occupancy for the property sold.
- 7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
- 8. The purchaser will be responsible for the **current year taxes, if due, and thereafter**. It is the purchaser's responsibility to immediately notify the tax collector of their purchase.
- 9. The property owner, or any member of the owner's immediate family, shall have no right to purchase his/her own property at this sale.
- 10. Parties who currently have real estate taxes turned in for collection to the Butler County

Tax Claim Bureau shall have no right to purchase property at this sale.

11. All purchasers of property are hereby advised that the parcel purchased may have a Pennsylvania Inheritance Tax lien on the parcel. It is the position of the Pennsylvania Department of Revenue that this lien is not divested by a judicial sale under the Real Estate Tax Sale Law of 1947. Any conveyance from the Butler County Tax Claim Bureau does not guarantee divestiture of any such lien.

All purchasers of property at this judicial sale should contact the PA Department of Revenue Office of Chief Counsel to determine whether or not this is applicable to the parcel that they have purchased, and if so, what the release of lien process is. The phone number is 717-787-1382. The email contact address is ra-rvocc-itx-rol-inq@pa.gov.

**BIDDER REGISTRATION WILL BE REQUIRED 10 DAYS PRIOR TO THE SALE INCLUDING A FEE OF \$20.00 DUE AT THE TIME OF REGISTRATION**

MSD No.	Tax Parcel ID Number	Owner(s)	Advertisement Date	
			Butler Eagle	ButlerCounty LegalJournal
2022-40071	020-S1-A26-0000	Soeren & Eves S. Brynn	8/1/2007	8/3/2007
2022-40106	120-S6-A1233-0000	Charles A. Bevelacqua	8/5/2015	8/7/2015
2022-40073	150-S2-A4-0000	Steven C. & Corine L. Barnhart	8/6/2003	8/8/2003
2022-40074	160-S2-F28-0000	William & Jeanette Heshler	8/2/2017	8/4/2017
2022-40107	260-1F31-13C-0000	Clarence E. & Bernice E. Lewis	8/10/2005	8/12/2005
2022-40075	270-S1-124-0000	Clara S. Tibbe, Et Al	8/5/2009	8/14/2009
2022-40076	270-S1-123-0000	Clara S. Tibbe, Et Al	8/5/2009	8/14/2009
2022-40077	270-S3-59-0000	Johanna A. Federkeil	8/11/2010	8/6/2010
2022-40078	310-S1-A15-0000	James H. Zedak	7/31/2019	8/2/2019
2022-40079	310-S2-A21-0000	Ronald Campbell	8/2/2006	8/4/2006
2022-40080	400-S1-B142-0000	Michael Diaz Sr.	8/2/2017	8/4/2017
2022-40081	420-S1-D17B-0000	Mary A. Sharrer	8/8/2001	8/10/2001
2022-40082	561-3-79-0000	Pete J. Keffalas Inc	8/11/2010	8/6/2010
2022-40083	561-29-111-0000	Calvin L. & Gladys E. Fair	8/8/2008	8/8/2008
2022-40084	563-6-152-0000	Charles J. & Florence L. Hilliard	8/3/2011	N/A
2022-40085	563-40-64B-0000	James A. Cogley	8/5/2009	8/14/2009
2022-40086	563-40-68-0000	Thomas A. & Dawn A. Sawicki	8/1/2018	8/3/2018

BCLJ: June 24, 2022