

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: Gail E Arvay**

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

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

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

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

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

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

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

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

Estate of: Lois V Gregory

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

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

Estate of: Julia Ann Langa

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

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

Estate of: Christopher John Lasichak

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

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

**Estate of: Dennis C McDonough
a/k/a: Denny McDonough
a/k/a: Charles McDonough
a/k/a: Chuck McDonough**

Late of: Middlesex Township PA
 Executor: Christine Cherry
 219 Central Dr
 Valencia PA 16059

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

Estate of: Terry Albert Reese

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

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

Estate of: Pamela L Salopek

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

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

Estate of: David E Selle

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

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

**Estate of: Tim Shaffer
a/k/a: C Timothy Shaffer
a/k/a: Charles T Shaffer**

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

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

**Estate of: Charles A Smith
a/k/a: Charles Arthur Smith**

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

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

Estate of: Thomas Sweeney

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

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

**Estate of: Walter M Vukmanic Sr
a/k/a: Walter M Vukmanic**

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

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

SECOND PUBLICATION

**Estate of: Grace Ann Crighton
a/k/a: Grace A Crighton**

Late of: Clinton Township PA
Executor: Scott A Crighton
904 Ekastown Rd
Saxonburg PA 16056
Attorney: Richard L Osberg III
246 W Main Street
PO Box 451
Saxonburg PA 16056

BCLJ: May 13, 20, 27, 2022

**Estate of: Rose Marie Grossman
a/k/a: Rose Marie C Grossman**

Late of: Saxonburg PA
Executor: Jon Kenneth Grossman
114 Carol Drive
Saxonburg PA 16056
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: May 13, 20, 27, 2022

**Estate of: Nancy L Hartman
a/k/a: Nancy Louise Hartman**

Late of: Zelienople PA
Executor: Scott A Wiles
321 Walnut Street
Zelienople PA 16063
Attorney: Slade R Miller
Auld Miller LLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: May 13, 20, 27, 2022

Estate of: Margaret Harvey

a/k/a: Margaret J Harvey
Late of: Buffalo Township PA
Executor: Leslie M Harvey
126 Smith Road
Cabot PA 16023
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: May 13, 20, 27, 2022

Estate of: Lorraine E Haser

Late of: Saxonburg PA
Executor: Kevin M Haser
525 Tree Line Dr
Gibsonia PA 15044
Executor: Harry Haser
427 Lindsay Rd
Zelienople PA 16063
Executor: Joseph C Haser Jr
190 Orchard St
Andover OH 44003
Attorney: Rebecca A Auld
Auld Brothers Law Group
5349 William Flynn Highway
Gibsonia PA 15044

BCLJ: May 13, 20, 27, 2022

**Estate of: Warren F Mentch
a/k/a: Warren F Mentch Jr**

Late of: Clinton Township PA
Executor: Slade R Miller
4767 William Flynn Highway
Allison Park PA 15101
Attorney: Slade R Miller
Auld Miller LLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: May 13, 20, 27, 2022

Estate of: Richard L Neal

Late of: Zelienople PA
Executor: Robin Lynn Milewski
233 North Rd
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: May 13, 20, 27, 2022

**Estate of: Larry Eugene Ridinger
a/k/a: Larry Ridinger**

Late of: Connoquenessing Township PA
Administrator: Richard E Ridinger
1048 Seybertown Road
Karns City PA 16041
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: May 13, 20, 27, 2022

THIRD PUBLICATION

Estate of: James Richard Borland

Late of: Lyndora PA
Administrator: Kathy M Borland
197 Crowe Avenue
Mars PA 16046
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

BCLJ: May 6, 13, 20, 2022

**Estate of: Ruth I Cooper
a/k/a: Ruth Irene Cooper**

Late of: Slippery Rock Township PA
Executor: Carol L Feevey
240 Branchton Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: May 6, 13, 20, 2022

Estate of: Gustave W Kleber

Late of: Middlesex Township PA
Executor: Gregory M Kleber
690 Sandy Hill Lane
Valencia PA 16059
Attorney: Robert A Zunich
Bruce E Dice & Associates, PC
787 Pine Valley Drive, Suite #E
Pittsburgh PA 15239

BCLJ: May 6, 13, 20, 2022

Estate of: Henryka A Lazarcik

a/k/a: Henryka Lazarcik
Late of: Jefferson Township PA
Administrator: Gabriel Lazarcik
160 Mesa Dr
Freeport PA 16229
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

BCLJ: May 6, 13, 20, 2022

Estate of: Margaret Rose Moore

a/k/a: Margaret R Moore
Late of: Butler PA
Executor: James E Thompson Jr
116 Love Road
Chicora PA 16025
Executor: John C Thompson
286 Holyoke Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Kathy Olenic

a/k/a: Kathy Jeanne Olenic
Late of: Center Township PA
Executor: Bradley Martin Olenic
214 Dogwood Circle
Baden PA 15005
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: James L Petsinger

Late of: Center Township PA
Executor: Lindee Gilliland
104 Spring Run Road
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Stephen Rozic Jr

Late of: Dearing, McDuffie County, Georgia
Ancillary Ancillary Executor: Victor Rozic
241 Euclid Road
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Christine I Soley

Late of: Butler Township PA
Executor: Christine A Soley
225 Williard Avenue
Butler PA 16001
Executor: Stephen J Soley
230 Meridian Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Martha A Vavro

Late of: Summit Township PA
Administrator C.T.A.: Jeanne M Starmack
945 Mt Hope Road
New Castle PA 16101
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler PA 16001

BCLJ: May 6, 13, 20, 2022

Estate of: Janice P Weiss

Late of: Seven Fields PA
Executor: Gary B Weaver
6213 Penn Dr
Butler PA 16002

BCLJ: May 6, 13, 20, 2022

Estate of: Sylvia H Wenzel

a/k/a: Sylvia 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: May 6, 13, 20, 2022

Estate of: Helen Jean Zaiden

a/k/a: Jean Zaiden
Late of: Valencia PA
Executor: Candace Brooke Zaiden
Joseph Haydn Str 3-5
Mannheim Germany PA 68165
Attorney: James S Vergotz Esq
9380 McKnight Road
106 Arcadia Court
Pittsburgh PA 15237

BCLJ: May 6, 13, 20, 2022

NOTICE OF REVOCABLE TRUST

NOTICE is hereby given of the administration of the **Welter Family Revocable Trust** dated September 8, 2015. Ethelreda Elizabeth Welter, Settlor of the Trust, of 637 East Slippery Rock Road Chicora PA 16025, died on February 25, 2022. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Shirley J. Simpson, Trustee
637 East Slippery Rock Road
Chicora PA 16025

Michael D. Gallagher, Esquire
Gallagher Law Group
110 East Diamond Street, Suite 101
Butler, PA 16001

BCLJ: May 13, 20, 27, 2022

NOTICE OF REVOCABLE TRUST

Notice is hereby given of the administration of the **JANICE P. LARRICK REVOCABLE TRUST** Dated February 28, 1992, as amended and restated. JANICE P. LARRICK, Settlor of the Trust, of 331 Belmont Road, Butler, Pennsylvania 16001, died on March 20, 2022. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

ELEANORE P. DICKEY
111 GERMAINE ROAD
BUTLER, PA 16001

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

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

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

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR CHANGE OF NAME OF A MINOR

In the matter of MsD. No 2022-40138

Notice is hereby given that, on April 29, 2022, a Petition for Change of Name of a minor was filed in the above-named Court by Amanda Slaughenhou, Parent and Natural Guardian of M.R.W., a minor, requesting an order to change the name of **M.R.W.**, a minor, to Makenzi Rae Slaughenhou.

The Court has fixed the 26th day of July, 2022 at 9:45 a.m. in Courtroom number 3 of the Butler County Government Center as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Kelley I. Harley, Esquire
Jaffe & Kecskemethy, P.C.
101 East Diamond Street
Suite 204
Butler, PA 16001

BCLJ: May 20, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR NAME CHANGE

IN THE MATTER OF: Ms.D. 2022-40140
Notice is hereby given that, on May 3, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Christina Williamson** to Christina Griffin.

The Court has fixed the 26th day of July, 2022, at 9:45 A.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: May 20, 2022

NOTICE

PREMIUM MASONRY WORK INC has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

BCLJ: May 20, 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. 2022-40085

James A. Cogley (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (**Property of James A. Cogley**); Parcel No. 563-40-64B-0000; Property located in Butler City, Ward 3; Description – 0.04 Ac- 123-125 Knox Avenue, Butler City, Ward 3, Butler County, PA; Date of Previous Sale: September 14, 2009; Price at Upset Sale: \$1737.40.

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.**

Said Rule is returnable and to be heard on June 15, 2022 at 1:00 p.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: May 20, 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. 2022-40086

Thomas A. Sawicki and Dawn A. Sawicki (their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under them); (**Property of Thomas A.Sawicki and Dawn A. Sawicki**); Parcel No. 563-40-68-0000; Property located in Butler City, Ward 3; Description – 0.09 Ac-House 510 Fairground Hill Road, Butler City, Ward 3, Butler County, PA; Date of Previous Sale: September 10, 2018; Price at Upset Sale: \$6560.10.

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.

Said Rule is returnable and to be heard on June 15, 2022 at 1:00 p.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: May 20, 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

Estate of Calvin L. Fair and Estate of Gladys E. Fair (their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under them); (**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.

Said Rule is returnable and to be heard on June 15, 2022 at 1:00 p.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: May 20, 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. 2022-40078

Estate of James Howard Zedak a/k/a James H. Zedak (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (**Property of James H. Zedak**); Parcel No. 310-S1-A15-0000; Property located in Washington Township; Description – Lot Hse Gar- 2237 Oneida Valley Road, North Washington, Butler County, PA; Date of Previous Sale: September 9, 2019; Price at Upset Sale: \$5023.60.

Cheryl Ann Puckett, Executrix of the Estate of James Howard Zedak, a/k/a James H. Zedak (her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her); (Property of James H. Zedak); Parcel No. 310-S1-A15-0000; Property located in Washington Township; Description – Lot Hse Gar- 2237 Oneida Valley Road, North Washington, Butler County, PA; Date of Previous Sale: September 9, 2019; Price at Upset Sale: \$5023.60.

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.

Said Rule is returnable and to be heard on June 15, 2022 at 1:00 p.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: May 20, 2022

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 22nd day of July 2022** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution August 19, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 13, 20, 27, 2022

No. 2020-30107

HUNTINGTON NATIONAL BANK
vs
ANDREA K STIVENSON DAY, RICHARD P SCHNELZER, SHAWN P DAY, JR, SHAWN P DAY, SHAWN P DAY, SHAWN DAY, SHAWN P DAY, JR, SHAWN DAY, SHAWN P DAY, SR, UNKNOWN HEIRS

PROPERTY ADDRESS: 110 WALTON AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-35-110A-0000

All that Certain piece, parcel or lot of land situate in the First Ward of the City of Butler, Butler County, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the Westerly right-of-way line of a 20-foot alley and the Southerly right-of-way line of a 20-foot alley, and being the Northeast corner of the lot herein conveyed; thence along the Westerly right-of-way line of said 20-foot alley, South 01 degree 00 minutes 00 seconds West a distance of 73.00 feet to a point; thence through lands of now or formerly D.D. Bowser, North 89 degrees 00 minutes 00 seconds West a distance of 32.50 feet to a point on line of lands of now or formerly R.T. Fleming; thence along lands of now or formerly Fleming, North 01 degree 00

minutes 00 seconds East a distance of 73.25 feet to a point on the Southerly right-of-way line of a 20-foot alley; thence along the Southerly right-of-way line of said 20-foot alley, South 88 degrees 33 minutes 34 seconds East a distance of 32.50 feet to a point, the place of beginning.

BEING known and numbered as 110 Walton Avenue, Butler, PA 16001

Being the same property conveyed to Shawn P. Day, Jr., a/k/a Shawn Day who acquired title by virtue of a deed from Curtis C. Leitem and Shara J. Leitem, husband and wife, dated September 12,2000, recorded September 13,2000, at Instrument Number 200009130021411, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-35-110A-O000

BCLJ: May 13, 20, 27, 2022

No. 2022-30051

WILMINGTON SAVINGS FUND SOCIETY
FSB
vs
STACEY EGGLESTON, SANDRA CAMPBELL, UNKNOWN HEIRS SUCCESSORS ASSIGNS

PROPERTY ADDRESS: 253 COTTAGE HILL AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-31-10A-000

All that certain lot of ground situate in the City of Butler, First Ward, Butler County, Pennsylvania, being Lot No. 9 in the Cottage Hill Heights Plan of Lots as recorded in the Recorder's Office of Butler County in Rack File No. 9, page 22.

SUBJECT to a building line as shown on said recorded Plan.

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

BEING the same lot of ground which J. S. Gleason, Administrator of Veterans' Affairs, conveyed as Parcel No. 4 in deed dated August 13,1963 and recorded in the Recorder's Office of Butler County in Deed

Book 794, page 9 to the Granter herein. The Administrator of Veterans' Affairs entered into an Installment Contract for the sale of said property to James R. Campbell and Mary J. Campbell, his wife by installment Contract dated August 5,1958. The said James R. Campbell and Mary J. Campbell have since been divorced. The said James R. Campbell conveyed all his interest in the title to said property to Mary Jane Campbell, grantee herein, by quit-claim deed dated September 27,1974.

BEING KNOWN AS: 253 COTTAGE HELL AVENUE BUTLER, PA 16001

PROPERTY ID: 561-31-10A-0000

TITLE TO SAID PREMISES IS VESTED IN SANDRA CAMPBELL BY DEED FROM RONALD L. CAMPBELL, EXECUTOR OF THE ESTATE OF MARY JANE CAMPBELL DATED 06/14/2006 RECORDED 06/16/2006 INSTRUMENT: 200606160014912. SANDRA CAMPBELL DIED ON OR ABOUT 09/16/2019

BCLJ: May 13, 20, 27, 2022

No. 2022-30040

PNC BANK, NATIONAL ASSOCIATION vs **KIMBERLY A GEIGER, KIMBERLY GEIGER, ROBERT M SANDHERR, ROBERT SANDHERR**

PROPERTY ADDRESS: 117 WALKER ROAD, PROSPECT, PA 16052

UPI / TAX PARCEL NUMBER: 240-4F96-A5AK-0000

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

Beginning at a point in the center line of walker Road, formerly known as Township Road 336, said point being the southwest corner of the parcel herein conveyed; thence by lands now or formerly of W. Hutchinson, North 18 degrees 47 minutes East, a distance of 505 feet to a point at or near a stream; thence partly by said stream due East, a distance of 221.5 feet to a point on the western right of way line of Interstate Highway 79, being a limited access highway, thence by said right of way line, South 11

degrees 50 minutes West, a distance of 32.5 feet to a point; thence continuing by said right of way line, South 78 degrees 10 minutes East, a distance of 69 feet to a point; thence continuing by said right of way, South 11 degrees 50 minutes West, a distance of 181 feet to a stake and stone at the northeast corner of land now or formerly of Mary walker; thence by said lands now or formerly of Mary Walker, North 63 degrees West, a distance of 200 feet, more or less, to an iron pin at the northwest corner of lands now or formerly of Mary Walker, thence continuing by lands now formerly of Mary walker, South 11 degrees 50 minutes West, a distance of 334 feet to a point in the center line of Walker Road, formerly known as Township Road 336; thence by said centerline, North 61 degrees West, a distance of 161.35 feet to a point at the place of beginning.

BEING known and numbered as 117 walker Road, Prospect, PA 16052.

Being the same property conveyed to Kimberly A. Geiger, unmarried who acquired title by virtue of a deed from Stephen A. Gustkey and Dalene Gustkey, husband and wife, dated November 25, 1997, recorded November 26, 1997, at Instrument Number 199711260028032, and recorded in Book 2803, Page 0741, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 240-4F96-A5AK-0000

BCLJ: May 13, 20, 27, 2022

No. 2022-30038

LAKEVIEW LOAN SERVICING, LLC vs **MELISSA J KING, DANIEL J KING**

PROPERTY ADDRESS: 116 WEST METZGER AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 051-39-RX7-0000

TAX 1.0. #: 051-39-RX7-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT 7 OF THE CARRIAGE PLACE PLAN OF LOTS RECORDED AT PLAN BOOK 164, PAGE 31.

BEING KNOWN AS: 116 WEST METZGER AVENUE, BUTLER, PENNSYLVANIA 16001.

TITLE TO SAID PREMISES IS VESTED IN DANIEL J. KING AND MELISSA J. KING, HUSBAND AND WIFE, BY DEED FROM MARC D. CONKLIN DATED SEPTEMBER 6, 2013 AND RECORDED SEPTEMBER 10, 2013 IN INSTRUMENT NUMBER 201309100026263.

BCLJ: May 13, 20, 27, 2022

No. 2022-30033

HILLVUE FOREST HOMEOWNERS ASSOCIATION INC
vs
MICHAEL LUDWICZAK

PROPERTY ADDRESS: 119 HILLVUE DRIVE, SEVENFIELDS, PA 16046

UPI/ TAX PARCEL NUMBER: 505-S1-C2D-0000

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Unit D on Lot 2-R of the Canterbury Village Plan of Lots, Phase 2, Section 2, Revised, as recorded in the Recorder's Office of Butler County in Plan Book Volume 143, Page 49.

BEING known and numbered as 119 Hillvue Drive, Seven Fields, PA 16046.

BEING TAX ID NUMBER: 505-S1-C2D-0000.

BEING the same premises which John G. Vakiner and Monica S. Vakiner, Husband and Wife, by Deed dated 7/21/14 and recorded 7/29/14 in the Office of the Recorder of Deeds in and for the County of Butler at Instrument No. 201407290017543, granted and conveyed unto Michael David Ludwiczak.

BCLJ: May 13, 20, 27, 2022

No. 2019-30131

CL45 MW REO 1 LLC
vs
DEBRA K MATONAK, DEBORAH K MATONAK

PROPERTY ADDRESS: 142 NORTH MAIN STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 565-9-182-0000 & 565-9-179A-0000

Parcel 1:

ALL that certain piece, parcel or lot of land situate in Fifth Ward of the City of butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West side of North Main Street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning, Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 Norm Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:

ALL that certain piece, parcel or lot of land

situate in Fifth Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: May 13, 20, 27, 2022

No. 2022-30043

PNC BANK, NATIONAL ASSOCIATION
vs
BEVERLY H MAURER

PROPERTY ADDRESS: 108 CLEARVIEW CIRCLE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 4F104 4DR

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

Beginning at a point in the center line of Township Road 312, known as Jo Deener Road, said point being the place of beginning; thence North 32° 5' East along the center line of said road, a distance of 101.10 feet to a point in said center line; thence North 35° T East, along said center line of said road, a distance of 65.64 feet to a point in said center line; thence North 44° 19' East along the center line of said road, a distance of 66.75 feet to a point in said center line; thence North 57° 43' East along the center line of said road, a distance of 53.44 feet to appoint in said centerline; thence North 68° 48' East along the center line of said road, a distance of 40.78 feet to a point in said center line; thence South 11° 7' East along line of lands now or formerly of Galat, a distance of 208.71 feet to a point; thence North 78° 53' East along line of lands now or formerly of Galat, a distance of 208.71 feet to a point; thence South 11° 56' East along line of lot No. 10 in the Kenneth L. Knauff Farm Plan, a distance of 787.98 feet to a point on the line of lands now or formerly of C.K. Ritter; thence South 89° 20' West along line of lands now or formerly of Ritter, a distance of 497.15 feet to a point; thence North 57° 00' West along line of lands of Ritter, a distance of 68.13 feet to a point in a pond; thence North 02° 27' West along line of lands now or formerly of G. J. Kubec, a distance of 153.81 feet; thence North 33° 00' East along line of lands now or formerly of Jones and Good, a distance of 399.00 feet to a point on line of lands of Good; thence North 57° 00' West along line of lands of Good, a distance of 340.60 feet to a point in the center line of Township Road 312, said point being the place of beginning.

Containing 7.793 acres, according to survey of Jack Ringeisen, dated October 11, 1976.

BEING known and numbered as 189 Jo Deener Road, Zelienople, PA 16063.

Being the same property conveyed to Beverly H. Maurer who acquired title by virtue of a deed from Angelina C. Stair, dated December 15, 1980, recorded December 18, 1980, at Book 1124, Page 693, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 4F104 4DR

No. 2022-30045

BCLJ: May 13, 20, 27, 2022

No. 2019-30130

CL45 MW REO 1 LLC
vs
MILLER'S QUALITY MEATS LLC

BANK OF AMERICA NA
vs
LAURAL. MORROW

PROPERTY ADDRESS: 142 NORTH MAIN STREET, BUTLER, PA 16001

PROPERTY ADDRESS: 124 COUNTRY CLUB ROAD, BUTLER, PA 16002

UPI/ TAX PARCEL NUMBER: 565-9-183-0000

UPI / TAX PARCEL NUMBER: 270-S3-38-0000

TAX 1.0. #: 270-S3-38-0000

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE TOWNSHIP OF PENN, COUNTY OF BUTLER, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a point at the intersection of the right of way line of North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street. South 2° 00' West, a distance of 20.29 feet to a point, at the place of beginning.

BEGINNING AT THE NORTHWEST CORNER, AT A POINT 165 FEET FROM THE CENTER OF THE COUNTRY CLUB DRIVE WAY, THENCE SOUTH 88° EAST ALONG LANDS OWNED BY LAURA WALKER 60 FEET TO A POINT; THENCE SOUTH 1° WEST ALONG LANDS OF PHILIP O. MILLER 125 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A 20 FOOT STREET; THENCE NORTH 88° WEST ALONG CENTER LINE OF SAID STREET 60 FEET; THENCE EAST 1° NORTH 125 FEET, MORE OR LESS TO THE PLACE OF BEGINNING TOGETHER WITH 20' PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND REGRESS ON COUNTRY CLUB ROAD BY MICHAEL P. RIHEL FURTHER DESCRIBED AT INSTRUMENT NUMBER 200308270039061.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record.

BEING KNOWN AND NUMBERED AS: 124 COUNTRY CLUB ROAD, BUTLER, PA 16002

Parcel 1.0.: 565-9-183-0000

BEING PARCEL NUMBER: 270-S3-38-0000

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BEING THE SAME PREMISES CONVEYED TO LAURA L. MORROW FROM LAURA L. MORROW AND MORGAN W. PRICE BY DEED DATED 12/7/2015 AND RECORDED 3/17/2016 INSTRUMENT NUMBER 201603170004973

BCLJ: May 13, 20, 27, 2022

BEING KNOWN AS: 124 COUNTRY CLUB ROAD, BUTLER, PENNSYLVANIA 16002.

TITLE TO SAID PREMISES IS VESTED IN MORGAN W. PRICE AND LAURA L. MORROW BY DEED FROM LAURA L.

MORROW AND MORGAN W. PRICE, AS UNMARRIED INDIVIDUALS DATED DECEMBER 7, 2015 AND RECORDED MARCH 17, 2016 IN INSTRUMENT NUMBER 201603170004973. THE SAID MORGAN W. PRICE DIED ON JUNE 22, 2017 THEREBY VESTING TITLE IN LAURA L. MORROW BY OPERATION OF LAW.

BCLJ: May 13, 20, 27, 2022

No. 2022-30031

MIDFIRST BANK
vs
THERESA L SKAL

PROPERTY ADDRESS: 301 NORTH MONROE STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 564-21-199-0000

All that certain piece, parcel, or lot of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of the lot hereby conveyed, at the intersection of East Penn Street and Monroe Street; thence Northwardly along East line of Monroe Street, thirty-four and one-half (34-1/2) feet to lot now or formerly of Mrs. Catherine Miller, thence Eastwardly along the South line of said now or formerly Miller Lot, one hundred ten (110) feet to a stake; thence Southwardly in a line parallel with the East line of Monroe Street, thirty-four and one-half (34-1/2) feet to North line of East Penn Street; thence Westwardly along the North line of East Penn Street, one hundred ten (110) feet to Monroe Street, at the place of beginning.

BEING known and numbered as 301 North Monroe Street, Butler, PA 16001.

Being the same property conveyed to Theresa L. Skal, unmarried who acquired title by virtue of a deed from Jason M. Minerich and Katie M. Minerich, both unmarried, dated April 25, 2017, recorded May 1, 2017, at Instrument Number 201705010009047, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 564-21-199-0000

BCLJ: May 13, 20, 27, 2022

No. 2019-30080

BANK OF NEW YORK MELLON
vs
CRAIG SORG, CYNTHIA SORG

PROPERTY ADDRESS: 439 WEST CUNNINGHAM STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-9

ALL that certain piece, parcel or tract of land situate in the City of Butler, Third Ward, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING on the Southwesterly right-at-way line of West Cunningham Street, a 50-foot right-of-way; thence South along line of lot now or formerly of Mrs. Blanche Ziegler, South 42 degrees 16 minutes 20 seconds West a distance of 192 feet; thence South 86 degrees 42 minutes 18 seconds West along the center line of Connoquenessing Creek bed 71.42 feet to a point; thence North 42 degrees 16 minutes 20 seconds East, 243 feet along lands now or formerly of P. Grosclaude to a point on the right-of-way line of West Cunningham Street; thence along said street, South 47 degrees 43 minutes 40 seconds, 50 feet to a point, the place of beginning.

CONTAINING .25 acre.

BEING KNOWN AS: 439 WEST CUNNINGHAM STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 563-8-9

BEING THE SAME PREMISES WHICH DENNIS P. STEELE, JR. BY DEED DATED 3/4/2005 AND RECORDED 3/7/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT# 200503070005301, GRANTED AND CONVEYED UNTO CRAIG SORG AND CYNTHIA SORG, HUSBAND AND WIFE.

BCLJ: May 13, 20, 27, 2022

No. 2022-30046

PNC BANK NATIONAL ASSOCIATION
vs
COLLEEN MARIANNE RYAN WALSH, UNKNOWN HEIRS, COLLEEN MARIANNE WALSH RYAN ADMSTR, FRANCIS JAMES

**WALSH, JR ESTATE, FRANCIS J. WALSH,
JR ESTATE**

PROPERTY ADDRESS: 118 MOHAWK
DRIVE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER:
060-S13-A31-0000

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

Beginning at a point, said point being
the Southeast corner of the tract herein
described, said point being common to line
of Lots Nos. 30 and 31 and the North line of
Mohawk Drive; thence by the North line of
Mohawk Drive North $87^{\circ} 45'$ West, a distance
of 106.0 feet to a point on line of Lot No. 32;
thence continuing by the same North $2^{\circ} 15'$
East, a distance of 200.00 feet to a point on
line of lands now or formerly M. Earl Mack;
thence continuing by the same South 87°
 $45'$ East, a distance of 106.0 feet to a point
on line of Lot No. 30; thence continuing by
the same South $2^{\circ} 15'$ West, a distance of
200.0 feet to a point on the North line of
Mohawk Drive, the place of beginning. And
being Lot No. 31 in the Timberley Heights
Plan of Lots as recorded in Rack File Section
22, Page 17.

Subject to the building conditions and
restrictions of the Timberley Heights Plan of
Lots as recorded in the Recorder of Deed's
Office of Butler County, Pennsylvania.

BEING known and numbered as 118 Mohawk
Drive, Butler, PA 16001.

Being the same property conveyed to
Francis J. Walsh, Jr., an unmarried man
who acquired title by virtue of a deed from
Francis J. Walsh, Jr., a widower, by right of
survivorship, dated August 26, 2013, recorded
September 11, 2013, at Instrument Number
20130911026394, Office of the Recorder of
Deeds, Butler County, Pennsylvania

Continuous Marriage Affidavit recorded on
September 11, 2013 as Instrument Number
201309110026395, Recorder's Office, Butler
County, Pennsylvania.

Parcel No.: 060-S13-A31-0000

BCLJ: May 13, 20, 27, 2022

Sheriff of Butler County, Michael T. Slupe