

**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: John Bosancic Jr**

Late of: Cherry Township PA  
 Administrator C.T.A.: Darrell Stiefel  
 250 Roenigk Rd  
 Boyers PA 16020

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Edward L Brown  
a/k/a: Edward Leroy Brown**

Late of: Clay Township PA  
 Administrator C.T.A.: Joseph E Brown II  
 106 Andrews Trace  
 Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: George Dillich Brown****a/k/a: George Brown  
a/k/a: George D Brown**

Late of: Butler PA  
 Executor: Leslie LeFebvre  
 450 North Bluff Street  
 Butler PA 16001  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Michael A Cavaliero****a/k/a: Michael A Cavaliero Jr**

Late of: Muddycreek Township PA  
 Administrator: Maxine C Cavaliero  
 118 McConnell Drive  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Terry Lee Christy**

Late of: West Sunbury PA  
 Administrator: Elizabeth A Gribik  
 328 South Main Street  
 Butler PA 16001  
 Attorney: Elizabeth A Gribik  
 328 South Main Street  
 Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Geraldine M Covert**

Late of: Center Township PA  
 Executor: Scott E Covert  
 160 Brittle Road  
 Littlestown PA 17340  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Barbara K Crawford**

Late of: Mentor Lake County Ohio  
 Executor: Marc T Crawford  
 7496 Case Avenue  
 Mentor OH 44060

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Edward Calvin East**

Late of: Butler PA  
 Administrator: Abby L Tack  
 328 South Main Street  
 Butler PA 16001  
 Attorney: Elizabeth A Gribik  
 328 South Main Street  
 Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

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

Late of: Mars PA  
 Executor: Steven T Feldbauer  
 303 Evergreen Terrace  
 Cranberry Twp PA 16066

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Ronald L Fleeger**

Late of: Penn Township PA  
Executor: Kathleen A Edwards  
608 Cadogan-Slate Lick Road  
Kittanning PA 16201  
Attorney: Roger T Mechling Esq  
Mechling & Heller LLP  
216 N Jefferson Street  
Kittanning PA 16201

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Eleanor J Kradel**

Late of: Connoquenessing Township PA  
Executor: Richard L Kradel  
380 Eagle Mill Road  
Butler PA 16001  
Attorney: Mark R Morrow  
Attorney at Law  
204 East Brady Street  
Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Shane Palmer**

Late of: Butler PA  
Administrator: Marylou Palmer  
235 Teakwood Rd  
Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Erika Schuelke**

Late of: Saxonburg PA  
Executor: Eric H Schuelke  
738 Bullcreek Rd  
Butler PA 16002

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Raymond F Sherman**

**a/k/a: Raymond Sherman**

Late of: Butler PA  
Executor: Barbara A Snyder  
141 Nittany Lane  
Cabot PA 16023  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Megan Elaine Smith**

**a/k/a: Megan E Smith**

Late of: Butler Township PA  
Administrator: Diana L Bauer  
242 N Boundary St  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Loretta I Ward**

Late of: Jefferson Township PA  
Executor: Steven Smock  
2544 Master Rd  
Emlenton PA 16373

BCLJ: July 22, 29, & August 5, 2022

**Estate of: Janet Gwen Webster**

Late of: Butler Township PA  
Executor: Gary L Thomas  
PO Box 2175  
Truckee CA 96160  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: July 22, 29, & August 5, 2022

**SECOND PUBLICATION**

**Estate of: Leroy F Beyerl**

**a/k/a: Lee Beyerl**

**a/k/a: Leroy Beyerl**

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

BCLJ: July 15, 22, 29, 2022

**Estate of: Patricia Lorraine Bowser**

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

BCLJ: July 15, 22, 29, 2022

**Estate of: Ruth A Fiorina**

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

BCLJ: July 15, 22, 29, 2022

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

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

BCLJ: July 15, 22, 29, 2022

**Estate of: Robert O King**

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

BCLJ: July 15, 22, 29, 2022

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

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

BCLJ: July 15, 22, 29, 2022

**Estate of: Joyce E McNutt**

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

BCLJ: July 15, 22, 29, 2022

**Estate of: Jean A Mochel**

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

BCLJ: July 15, 22, 29, 2022

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

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

BCLJ: July 15, 22, 29, 2022

**Estate of: Patricia A Quinn**

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

BCLJ: July 15, 22, 29, 2022

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

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

BCLJ: July 15, 22, 29, 2022

**Estate of: Ethel M Vith**

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

BCLJ: July 15, 22, 29, 2022

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

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

BCLJ: July 15, 22, 29, 2022

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

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Roberta L Balas**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Marjorie Lynn Bishop**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Lucy G Born**

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

BCLJ: July 8, 15, 22, 2022

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

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

BCLJ: July 8, 15, 22, 2022

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

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Sharon L Dustin**

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

BCLJ: July 8, 15, 22, 2022

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

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Wanda Jane Keller**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: John C King**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Robert I Long**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Alan J Martin**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Kelly McMahan**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: William M Perfett**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Karen L Rettig**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Charles William Schramm**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Judith Ann Sims**

**a/k/a: Judith Ann Hays**  
**a/k/a: Judith Ann Dougherty**  
Late of: Middlesex Township PA  
Executor: Nicole D Varrenti  
411 Sheldon Road  
Valencia PA 16059  
Executor: Michele R Papakie  
552 Main Street  
Harmony PA 16037

BCLJ: July 8, 15, 22, 2022

**Estate of: James F Steighner**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Elizabeth J Westcott**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: Darline Karen Williams**

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

BCLJ: July 8, 15, 22, 2022

**Estate of: David R Zeigler**

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

BCLJ: July 8, 15, 22, 2022

**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH June 17, 2022**

Recorded June 13, 2022 - June 17, 2022

**Alessio, Jessica; Alessio, Justin A--**  
WASHINGTON FIN BK--Franklin Twp  
Street:115 Purvis Rd Parcel:170-3F43-  
A10E3:\$114,000.00

**Alexander, Matthew--**MORTGAGE  
RESEARCH CTR LLC DBA--Oakland Twp  
Street:1109 Oneida Valley Rd Parcel:250-  
2F24-12B Acre:1:\$152,000.00

**Andrews, Alysa J; Dilimone, Richard Louis**  
Jr--HOLLAND MTG ADVISORS--Adams  
Twp Sub/Condo:Southern Valley Commons  
Plan Lot:16-D Street:217 Southern Valley  
Court Parcel:010-S12-B16D:\$330,000.00

**Arblaster, Dalton L--**FIRST NATL BK PA--  
Slippery Rock Twp Sub/Condo:Lakewood

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

**CHANGE OF NAME NOTICE**

IN THE MATTER OF: Ms.D. 2022-40145  
Notice is hereby given that, on July 18, 2022, a petition for Change of Name of a Minor was filed in the above-named Court by Amanda Gaffey-Lenner and Jeff Lenner, Parents and Natural Guardian of GSML, a minor, requesting an order to change the name of **GSML**, a minor, to AML.

The Court has fixed the 2nd day of August, 2022, at 9:45 A.M., in Court Room 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.

BCLJ: July 22, 2022

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No.295, effective March 16, 1983, as amended, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 25 day of June, 2022, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **Benaiah Website Services** with its principal place of business at 110 Moraine Pointe Plaza #1012, Butler, PA 16001.

The name and address of the person owning or interested in said business is: Harold K. Smith, PO Box 128, Seneca, PA 16346.

Harold K. Smith  
Benaiah Website Services  
110 Moraine Pointe Plaza #1012  
Butler, PA 16001

BCLJ: July 22, 2022

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that Patricia Abbott has filed on July 14, 2022, in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, an Application under the Fictitious Names Act 1982-295 (54 Pa. C.S. Ch. 3) to conduct business under the name of **Your Town Home Solutions**, the business to be carried on at 614 East Portersville Rd., Portersville, PA 16051.

Sarah G. Hancher, Esquire  
101 N. Green Lane  
Zelienople, PA 16063

BCLJ: July 22, 2022

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

**CIVIL DIVISION  
No. 2022-10346**

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES III TRUST,  
Plaintiff,  
vs.

**TINA M. BRUCE AND BRIAN A. BRUCE**  
and UNNAMED ADULT OCCUPANTS,  
Defendant.

**NOTICE OF CIVIL ACTION**

A COMPLAINT IN EJECTMENT HAS BEEN FILED AGAINST YOU IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY PENNSYLVANIA SEEKING AN EJECTMENT JUDGMENT AGAINST YOU FOR THE POSSESSION OF REAL PROPERTY LOCATED AT 534 STEINER BRIDGE ROAD, VALENCIA, PA 16059. UNLESS YOU FILE A RESPONSE TO THE COMPLAINT IN EJECTMENT WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PERSONAL PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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 the Prothonotary, Butler County  
First Floor, Government Center  
124 W. Diamond St.  
Butler, PA 16001  
(724) 284-5214

Butler County Bar Association  
240 S. Main Street  
Butler, Pennsylvania 16001  
(724) 841-0130

/s/ Danielle M. DiLeva  
Michael C. Mazack  
PA I.D. No. 205742  
Danielle M. DiLeva  
PA. I.D. No. 328955  
The Lynch Law Group, LLC  
501 Smith Drive, Suite 3  
Cranberry Township, PA 16066  
Tel: (724) 776-8000  
Fax: (724) 776-8001  
mmazack@lynchlaw-group.com

BCLJ: July 22, 2022

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of September 2022** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution October 14, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 15, 22, 29, 2022

**No. 2022-30059**

BUTLER TOWNSHIP  
vs  
**JOHN A AUBREY, GEORGE G AUBREY**

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

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

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

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2018-30093**

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

PROPERTY ADDRESS: 122 ZIEGLER AVENUE, BUTLER, PA 16001

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

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

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

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

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

Parcel No. 561-29-163-0000

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

BCLJ: July 15, 22, 29, 2022

**No. 2022-30056**

LAKEVIEW LOAN SERVICING LLC  
vs  
**CRAIG ANDREW FISCHER**

PROPERTY ADDRESS: 108 MOHAWK DRIVE, BUTLER, PA 16001

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

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

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

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2020-30020**

WELLS FARGO BANK NA  
vs  
**JASON HALL, JASON R HALL**

PROPERTY ADDRESS: 1880 KITTANNING PIKE, PETROLIA, PA 16050

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

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

BEGINNING AT A POINT ON THE WESTERLY SIDE OF TRAFFIC ROUTE 268 IN PARKER TOWNSHIP ADJACENT TO LINE OF LANDS OF NOW OR FORMERLY MILLER, SAID POINT BEING THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG LINE OF LANDS OF NOW OR

FORMERLY MILLER, SOUTH 85 DEGREES 30 MINUTES WEST, A DISTANCE OF 160 FEET, MORE OR LESS, TO LINE OF LANDS OF NOW OR FORMERLY WALKER; THENCE ALONG LINE OF LANDS OF NOW OR FORMERLY WALKER, SOUTH 4 DEGREES 30 MINUTES EAST, A DISTANCE OF 238.75 FEET MORE OR LESS, TO LINE OF LANDS OF NOW OR FORMERLY WALKER AND KYLE; THENCE ALONG LINE OF LANDS OF NOW OR FORMERLY WALKER AND KYLE, NORTH 85 DEGREES 30 MINUTES EAST, A DISTANCE OF 160 FEET, MORE OR LESS, TO THE WESTERLY SIDE OF TRAFFIC ROUTE 268; THENCE ALONG THE WESTERLY SIDE OF TRAFFIC ROUTE 268, NORTH 4 DEGREES 30 MINUTES WEST, A DISTANCE OF 238.75 FEEL MORE OR LESS, TO A POINT, AT THE PLACE OF BEGINNING,

TITLE TO SAID PREMISES IS VESTED IN JASON HALL, by Deed from DEUTSCHE BANK, NATIONAL TRUST COMPANY AS TRUSTEE OF AMERIQUEST SECURITIES, INC. ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, WITHOUT RECOURSE BY CITI RESIDENTIAL LENDING, INC. ITS ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED 11/14/2007 IN InstrumentA 200711140029253, DATED 04/21/2018, Recorded 05/12/2008, Instrument No. 200505120010420.

TAX PARCEL NO. 260-1F29-15A-0000

Premises Being: 1880 KITTANNING PIKE, PETROLIA, PA 16050-2318

Tax Parcel: 260-1F29-15 A-0000

Premises Being: 1880 KITTANNING PIKE, Petrolia, PA 16050

BCLJ: July 15, 22, 29, 2022

**No. 2022-30074**

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

PROPERTY ADDRESS: 179 HOFFMAN ROAD, CHICORA, PA 16025

UPI/ TAX PARCEL NUMBER: 250-1F147

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

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

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2022-30068**

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

PROPERTY ADDRESS: 809 CLEARFIELD ROAD, FENELTON, PA 16034

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

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

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

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

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

Tax Parcel: 090-S1 -B12-0000

Premises Being: 809 Clearfield Road, Fenelton, PA 16034

BCLJ: July 15, 22, 29, 2022

**No. 2022-30067**

WELLS FARGO BANK N.A.

vs

**BRAD T. LABARBERA, COLLEEN A. LABARBERA**

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

UPI/ TAX PARCEL NUMBER : 130-S28-B2180000

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

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

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

TaxParcel: 130-S28-B2180000

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

BCLJ: July 15, 22, 29, 2022

**No. 2020-30071**

21ST MORTGAGE CORPORATION, ASSIGNEE OF MERS AS NOMINEE FOR CIT GROUP/CONSUMER FINANCE INC.

vs

**KATHLEEN LAURIA, STEVEN LAURIA**

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051

UPI/ TAX PARCEL NUMBER: 4F135-7B

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2022-30072**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RRL1 vs **DALE WAYNE LEE, DALE W LEE, ROSE ANN LEE, ROSE A LEE**

PROPERTY ADDRESS: 332 SUNSET DRIVE, BUTLER, PA 16001

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

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

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

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

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2022-30071**

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

PROPERTY ADDRESS: 109 FIFTH

AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-24-237

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

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

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

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

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2022-30057**

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

PROPERTY ADDRESS: 212 BARTLEY AVENUE, BUTLER, PA 16001

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

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

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

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

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

PROPERTY ID NUMBER: 056-20-C68-0000

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

BCLJ: July 15, 22, 29, 2022

**No. 2017-30290**

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

vs

**FRANCES T PARKS**

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

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2020-30012**

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

**JOHN E SCHELL**

PROPERTY ADDRESS: 100 COTTAGE

DRIVE, LAWRY BEACH, SLIPPERY ROCK, PA 16057

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

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

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

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

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

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

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

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

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

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

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

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

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

BCLJ: July 15, 22, 29, 2022

**No. 2022-30069**

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

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

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

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

100 feet to a point;

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

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

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

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

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

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

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

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

Tax Parcel: 110-3F08-15E

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

BCLJ: July 15, 22, 29, 2022

Sheriff of Butler County, Michael T. Slupe