

**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: Sara Edith Consla  
a/k/a: Sara E Consla**

Late of: Slippery Rock PA  
Administrator: James J Cornelius  
431 N Main Street  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Betty P Cooper  
a/k/a: Betty L Cooper  
a/k/a: Betty Lois Cooper**

Late of: Worth Township PA  
Executor: Judith C Brezel  
221 Currie Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Anna Mae Eltschlager**

Late of: Zelenople PA  
Executor: Kenneth K Eltschlager  
170 Maple Ln  
McMurray PA 15317  
Executor: Ellen Morgan  
5120 Thoms Run Road  
Presto PA 15142  
Attorney: Jennifer L. Schiavoni Esquire  
125 Technology Drive, Suite 202  
Canonsburg PA 15317

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Carol Foster**

Late of: Penn Township PA  
Executor: David Henry Foster  
116 Hoch Road  
Butler PA 16002  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Barbara Grabowski**

Late of: Zelenople PA  
Executor: Steven J Grabowski  
137 Oakdale Drive  
Zelenople PA 16063  
Attorney: Kenneth A Eisner  
Eisner Law PC  
1386 Old Freeport Road Suite 2A  
Pittsburgh PA 15238

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Douglas Karl Hook  
a/k/a: Douglas K Hook**

Late of: Butler Township PA  
Administrator: Golda L Hook  
155 Dutchtown Road  
Butler PA 16002  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Lydia Alace Jamison**

Late of: Smyrna, Cobb County Georgia  
Ancillary Ancillary Administrator:  
Lynda Jamison Swaney  
4854 Clay Brook Drive  
Smyrna GA 30082  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Doris J Kelly**  
**a/k/a: Doris Jean Aggas Kelly**  
**a/k/a: Doris Kelly**

Late of: Center Township PA  
 Executor: Laura L Vernon  
 305 Chestnut Drive  
 Butler PA 16001  
 Executor: Tammy Aul  
 PO Box 296  
 Connoquenessing PA 16027  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Shawn C Kelly**

Late of: Fairview Township PA  
 Executor: Rachel J Kelly  
 187 Haysville Road  
 Karns City PA 16041  
 Attorney: Dennis M Sloan  
 Sloan and Associates PC  
 106 S Main St Suite 305  
 Butler PA 16001

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Ronald William Lockwood**  
**a/k/a: Ronald W Lockwood**

Late of: Franklin Township PA  
 Executor: Robert M Lockwood Sr  
 5347 Solway Drive  
 Melbourne Beach FL 32951  
 Attorney: Amy D Rees Esquire  
 Sechler Law Firm LLC  
 20206 Route 19 Suite 300  
 Cranberry Twp PA 16066

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Kenneth Wayne Martin Jr**

Late of: Middlesex Township PA  
 Administrator: Phyllis P Martin  
 1232 Tilly Drive  
 Valencia PA 16059  
 Attorney: McKenna Adams  
 The Elder Law Offices of Shields and Boris  
 1150 Old Pond Road  
 Bridgeville PA 15017

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Howard E Meyer**  
**a/k/a: Howard Meyer**

Late of: Slippery Rock PA  
 Executor: Michael L Meyer  
 23901 Alley Cat Road  
 Astor FL 32102  
 Executor: James L Meyer  
 573 Parker Pike  
 Parker PA 16049  
 Executor: Kenneth E Meyer  
 1707 Woodacre Court  
 Carmichael CA 95608  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Edna E Miller**

Late of: Adams Township PA  
 Executor: Beverly Quinn  
 127 Cupps Road  
 Renfrew PA 16053  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Evelyn M Shellgren**  
**a/k/a: Evelyn Marie Shellgren**

Late of: Winfield Township PA  
 Executor: Andrew W Clarke  
 111 Holland Drive  
 Butler PA 16002  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Veronica R Shumate**  
**a/k/a: Veronica Ruth Shumate**

Late of: Worth Township PA  
 Executor: David John Yenchko  
 5934 Jada Drive  
 Highland MI 48356  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: January 28 & February 4, 11, 2022

**Estate of: John Howard Stauffer  
a/k/a: John H Stauffer**

Late of: Butler Township PA  
 Administrator: Linda Martsof  
 445 Oneida Valley Road  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: January 28 & February 4, 11, 2022

**Estate of: Robert Tryszyn**

Late of: Muddycreek Township PA  
 Administrator: Anatol Tryszyn  
 202 Wright Street  
 McKees Rocks PA 15136  
 Attorney: Max C. Feldman  
 1322 5th Avenue  
 Coraopolis PA 15108

BCLJ: January 28 & February 4, 11, 2022

**SECOND PUBLICATION****Estate of: Barbara G Barr**

Late of: Adams Township PA  
 Administrator: Roberta Stack  
 240 Forsythe Road  
 Mars PA 16046  
 Attorney: Glenn S Sinko  
 Sinko Zimmerman LLC  
 310 Seven Fields Blvd Suite 200  
 One Adams Pl  
 Seven Fields PA 16046

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Marshall A Cranmer  
a/k/a: Marshall Adam Cranmer**

Late of: Butler Township PA  
 Administrator: Amber Cranmer  
 219 5th Street  
 Butler PA 16001  
 Administrator: Jenna Vidic  
 219 5th Street  
 Butler PA 16001  
 Administrator: Marcy Cranmer  
 219 5th Street  
 Butler PA 16001  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Janet E Croll  
a/k/a: Janet Eileen Croll**

Late of: Slippery Rock PA  
 Executor: Eric E Croll  
 1295 Evans City Road  
 Evans City PA 16033  
 Attorney: Timothy R Bonner  
 McNickle & Bonner LLP  
 209 West Pine Street  
 Grove City PA 16127

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Cynthia Ann Derrick  
a/k/a: Cynthia Ann Derrick Smyth**

Late of: Cranberry Township PA  
 Administrator: Clive A Smyth  
 616 Country Vue Court  
 Cranberry Twp PA 16066  
 Attorney: Matthew T McCune  
 Conlon Tarker PC  
 108 E Diamond St  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Phyllis J Donmoyer**

Late of: Renfrew PA  
 Executor: Samuel Angles  
 2750 Nest Egg Road  
 Mount Sterling KY 40353  
 Executor: Vera Angles  
 2750 Nest Egg Road  
 Mount Sterling KY 40353  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Margaret Ann Fornadley**

Late of: Cranberry Township PA  
 Executor: Robert D Fornadley  
 603 E Pearl Street  
 Butler PA 16001  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Kenneth R Foster**

Late of: Donegal Township PA  
 Executor: Wayne Bearfield  
 412 Main Street  
 PO Box 81  
 Callensburg PA 16213  
 Attorney: Kenneth R Harris Jr  
 101 East Diamond Street  
 Suite 204  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Edward C Gilliland**

Late of: Connoquenessing Township PA  
 Executor: Robert E Burr  
 1254 Prospect Road  
 Prospect PA 16052  
 Attorney: Kurt S Rishor  
 Rishor Simone  
 101 East Diamond Street Suite 208  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: David Jerome Luchkiw****a/k/a: David J Luchkiw**

Late of: Cabot PA  
 Administrator: Hannah M Luchkiw  
 212 E Metzger Ave  
 Butler PA 16001  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 106 South Main St, Ste 603  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Donald E Mentzer**

Late of: Butler Township PA  
 Executor: Douglas Mentzer  
 P.O. Box 151  
 East Butler PA 16029  
 Executor: Mickie Menner  
 68 Old Plank Road  
 Butler PA 16001  
 Attorney: John J Morgan  
 115 South Washington St  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Ruthane L Reginella****a/k/a: Ruthane Lyon Reginella****a/k/a: Ruthanne Lyon Reginella**

Late of: Adams Township PA  
 Executor: Ruthane Franca Reginella  
 380 Three Degree Road  
 Renfrew PA 16053  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Kathleen A Sharp**

Late of: Cranberry Township PA  
 Executor: Annette Fix  
 228 Sunny Hill Drive  
 Valencia PA 16059  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086

BCLJ: January 21, 28, & February 4, 2022

**Estate of: Janet S Stetzer****a/k/a: Janet Sue Stetzer**

Late of: Butler Township PA  
 Executor: Maria S Leslie  
 211 Edgewood Drive  
 Butler PA 16001  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: January 21, 28, & February 4, 2022

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**THIRD PUBLICATION**
**Estate of: Charles J Dickey**

Late of: Butler Township PA  
 Executor: Nancy L Fleeger  
 240 Patterson Avenue  
 Butler PA 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: January 14, 21, 28, 2022

**Estate of: Emma M Eckenrode**

Late of: Callery PA  
Administrator: Matthew Eckenrode  
168 Railroad Street  
Callery PA 16024  
Attorney: Kelton Merrill Burgess  
Law Offices of Kelton M Burgess LLC  
1300 Fifth Avenue Suite 201  
Pittsburgh PA 15219

BCLJ: January 14, 21, 28, 2022

**Estate of: Robert C Flower**

Late of: Jefferson Township PA  
Executor: Sandra J Sobek  
8999 Eastview Drive  
Allison Park PA 15101  
Attorney: Scott P Magnuson  
2651 Monroeville Boulevard  
Suite 101  
Monroeville PA 15146

BCLJ: January 14, 21, 28, 2022

**Estate of: Lewis H Gilliland**

Late of: Butler Township PA  
Executor: Richard R Baptiste  
137 1/2 Hickory Street  
Butler PA 16001  
Executor: Kimberly L Johnston  
205 East Church St  
West Sunbury PA 16061  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001

BCLJ: January 14, 21, 28, 2022

**Estate of: Mary O Hoffman**

Late of: Connoquenessing Township PA  
Executor: Saundi Hoffman  
100 Hoffman Lane  
Renfrew PA 16053  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: January 14, 21, 28, 2022

**Estate of: Thomas E Hupp**

Late of: Cranberry Township PA  
Executor: Linda S Sauer  
503 Stockton Ridge  
Cranberry Twp PA 16066  
Attorney: Gregory K Douglass  
Reed Tosh Wolford & Douglass  
999 Third Street  
Beaver PA 15009

BCLJ: January 14, 21, 28, 2022

**Estate of: Allen D Klink  
a/k/a: Allen Dale Klink**

Late of: Jackson Township PA  
Executor: Bonnie Owens  
271 Ridge Rd  
Zelienople PA 16063  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: January 14, 21, 28, 2022

**Estate of: James R Leone****a/k/a: James Richard Leone**

Late of: Slippery Rock Township PA  
Executor: Timothy R Leone  
9956 Hager Road  
Meadville PA 16335  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: January 14, 21, 28, 2022

**Estate of: James W Morrow****a/k/a: James Wallace Morrow**

Late of: Sarver PA  
Executor: Patricia A Hebda  
150 Hidden Hill Road  
Sarver PA 16055  
Attorney: Scott P Magnuson  
2651 Monroeville Boulevard  
Suite 101  
Monroeville PA 15146

BCLJ: January 14, 21, 28, 2022

**Estate of: Charles Ronald Robbins  
a/k/a: Charles R Robbins**

Late of: Karns City PA  
 Administrator: Lorraine E Robbins  
 153 Main Street Box 387  
 Karns City PA 16041  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: January 14, 21, 28, 2022

**Estate of: Jeffrey Lee Shearer**

Late of: Butler Township PA  
 Administrator: Sandra L Stevenson  
 247 Beacon Road  
 Renfrew PA 16053  
 Attorney: William J Schenck  
 Schenck & Long  
 610 North Main Street  
 Butler PA 16001

BCLJ: January 14, 21, 28, 2022

**Estate of: Victor G Timko**

**a/k/a: Victor Timko**  
**a/k/a: Victor Gary Timko**  
 Late of: Buffalo Township PA  
 Administrator: Margaret Ann Timko  
 347 Howes Run Road  
 Sarver PA 16055  
 Attorney: James Irwin  
 3058 Leechburg Road  
 Lower Burrell PA 15068

BCLJ: January 14, 21, 28, 2022

**Estate of: Mary Lou Tirk**

Late of: Clay Township PA  
 Administrator: Erin Tirk  
 332 Thompsontown Road  
 West Sunbury PA 16061  
 Administrator: Wade Tirk  
 162 Wright Road  
 Karns City PA 16041  
 Attorney: David A Crissman  
 Montgomery Crissman and Kubit LLP  
 518 North Main Street  
 Butler PA 16001

BCLJ: January 14, 21, 28, 2022

**Estate of: Lynette Wingard  
a/k/a: Lynette L Wingard**

Late of: Zelenople PA  
 Administrator C.T.A.: Susan R Mick  
 306 S Clay Street  
 Zelenople PA 16063  
 Attorney: Edward Leymarie Jr  
 Leymarie Clark Long PC  
 423 Sixth Street  
 Ellwood City PA 16117

BCLJ: January 14, 21, 28, 2022

**Estate of: Jeffrey G Wood**

Late of: Parker Township PA  
 Executor: Frederick P Wood  
 401 Annisville Road  
 Parker PA 16049  
 Attorney: Tyler S Heller  
 Mechling and Heller LLP  
 216 N Jefferson St  
 Kittanning PA 16201

BCLJ: January 14, 21, 28, 2022

**Estate of: Dolores Marie Yonek**

**a/k/a: Dolores Marie Lenio**  
 Late of: Cranberry Township PA  
 Executor: Julie Yonek  
 809 Kira Circle  
 Cranberry Twp PA 16066

BCLJ: January 14, 21, 28, 2022

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**MORTGAGES**  
**RECORDINGS ARE VERIFIED**  
**THROUGH December 24, 2021**

Recorded December 22, 2021 - December 24, 2021

**258 Kappa Dr LP; 258 Kappa Dr Mgmt LLC--FIRST NATL BK PA--Butler City Ward:2 Street:118-120 East Jefferson Street Parcel:562-9-219B:\$326,250.00**

**Angeletti, Kelly A--CITIZENS BK NA--Adams Twp Sub/Condo:Heritage Creek Plan Rev 2 Lot:202 Street:703 Braddock Ct Parcel:010-S17-A202:\$250,000.00**

**Balik, Stephanie--ROCKET MTG LLC AKA--Butler City Ward:5 Sub/Condo:Miller Plan Lot:14 Street:334 Miller Ave Parcel:565-24-51:\$90,328.00**

**Bamrick, Carole A; Bamrick, Robert J Jr--DOLLAR BK FED SAV BK--Clinton Twp Sub/Condo:Mary Mrozinski Sub Lot:A-1 Street:215 Rachel Dr Parcel:100-1F159-13Fc:\$97,000.00**

**Belmin LLC; Cranberry Dentistry Pc; Gasanova, Emma--FIRST**

**MARRIAGE LICENSE FILINGS**

Application Date: January 18, 2022 - January 21, 2022

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

2022-202200019 Briana Nicole Martinez and Zachary Michael Barker

2022-202200023 John Robert Alwine Jr and Deborah Ann Harness

2022-202200027 Skylar Adam Roth and Hanna Marie Stewart

2022-202200020 Melissa Rae Curl and Ryan Douglas Greenway

2022-202200024 Kyle Edward Volkman and Julia Claire McGregor

2022-202200028 Francis Mwangi Mugo and Cayla Jo McLafferty

2022-202200021 Tricia Leigh Corona and Mark Andrew Bucciarelli

2022-202200025 Bryan Patrick Hindman and Tzoulia Ntalipai

2022-202200022 Lindsey Christine Lisotto and Ryan Alan Slack

2022-202200026 Brittany Nicole Coyle and Cody Alexander Deal

**TRUST NOTICE**

Sharon L. Grusofski .Trustee of **The Walter F. Ladebu and Carolyn J. Ladebu Revocable Living Trust Agreement** dated September 3, 2004, requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to

Jay R. Hagerman, Esquire  
or  
Sharon L. Grusofski  
c/o The Law Office of  
Abernethy & Hagerman, LLC  
4499 Mt. Royal Blvd.  
Allison Park, PA 15101.

BCLJ: January 28 & February 4, 11, 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. No. 21-40287  
Notice is hereby given that, on October 22nd, 2021, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Rachel Elizabeth Bell** to Hunter Daniel Bell.

The Court has fixed the 18th day of February, 2022, at 12:00 P.M., in Court Room number 3, Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: January 28, 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 18th day of March 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 April 15, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 21, 28, & February 4, 2022

**E.D. 2021-30121  
C.P. 2021-21454**

**ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **TIM EARL BISH AND MELISSA JO BISH** at the suit of **FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST**, Being:-

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE FOURTH WARD, CITY OF BUTLER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF THE LOT HEREBY CONVEYED ON THE SOUTH LINE OF EAST WALNUT STREET, SAID BEGINNING POINT BEING 75 FEET EAST OF THE EAST LINE OF NORTH MCKEAN STREET; THENCE FROM SAID BEGINNING POINT, NORTH 89° 44' EAST, 57 FEET TO LINE OF LOT FORMERLY OF FRIEDMAN, NOW OR FORMERLY MRS. HELEN GRAHAM; THENCE BY THE SAME, SOUTH 00° 15' WEST, 50 FEET TO LOT FORMERLY OF MARTIN EYTH, LATER BORLAND AND GUEST, NOW OR FORMERLY JAMES OTIS ANDERSON; THENCE BY THE SAME, SOUTH 89° 44' WEST, 56.78 FEET TO A POINT ON LAND FORMERLY OF DODDS,

NOW OR FORMERLY GEIBEL; THENCE ALONG THE SAME, NORTH 00° 00' EAST, 50 FEET TO A POINT, THE PLACE OF BEGINNING. AS PER SURVEY OF MCMAHON ENGINEERING CO., DATED MARCH 20,1950. HAVING THEREON ERECTED A FRAME DWELLING HOUSE.

UNDER AND SUBJECT TO, NEVERTHELESS, ALL CONVEYANCES, EXCEPTIONS, RESTRICTIONS AND CONDITIONS WHICH ARE CONTAINED IN PRIOR DEEDS OR OTHER INSTRUMENTS OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND, ALL LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

BEING KNOWN AS: 209 E WALNUT STREET BUTLER, PA 16001 PROPERTY ID:

564-9-57B

TITLE TO SAID PREMISES IS VESTED IN TIM EARL BISH AND MELISSA JO BISH, HUSBAND AND WIFE BY DEED FROM SARA ANN WERTZ, SINGLE DATED OCTOBER 18,1995 RECORDED OCTOBER 18, 1995 IN BOOK NO. 2568 PAGE 588.

BCLJ: January 21, 28, & February 4, 2022

**E.D. 2021-30122  
C.P. 2021-21413  
ATTY KERI EBECK**

Seized and taken in Execution as the property of **MARYANN DAYTON, HEIR AND PAUL S. PIKOVSKY, DECD** at the suit of **MERCER COUNTY STATE BANK**, Being:-

ALL THAT CERTAIN PROPERTY and lot of ground situate in Mercer Township, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING AT A POINT IN THE center line of L.R. 10128, said point being the easterly most corner of land herein conveyed thence along L.R. 10128 S 61 degrees 27' 45" W for 146.55 chd. feet to a point; thence S 68 degrees 18' W for 88.10 ft to a point, thence S 66 degrees 59' W for 70.95 feet to a point, thence along other land of Critchlow N 04



degrees 25'E for 168.73 feet to an iron pin, thence along land of Critchlow N 49 degrees 18' E for 105.76 to an iron pin, thence along land of Critchlow S 59 degrees 40' 45" E for 211.69 feet to a point in center line of L.R 10128, the place of beginning. Containing. 80 acre more or less.

Being Lot No. 1 of the Lynn E. Critchlow Subdivision, said parcel being surveyed by Norman P. Straub April 15,1987; survey recorded in the Butler County Records on May 21.1987 at 87007629.

Being part of land conveyed to Lynn E. Critchlow and Judith A. Critchlow by deed of Dean Critchlow and Velma Critchlow, his wife, of Harrisville, PA by deed dated September 30, 1974 and recorded in the Butler County Records in Book 997, page 978.

Being known as 121 Camp Ground Road, Harrisville, PA 16038.

BEING that property conveyed to Paul S. Pikovsky by deed of Lynn E. Critchlow and Judith A. Critchlow, his wife dated May 22,1987 and recorded on May 26,1987 in the Recorder's Office of Butler County, Pennsylvania, at Volume 1345, Page 849.

Paul S. Pikovsky departed this life on May 7,2020.

Judgment was recovered in the Court of Common Pleas of Butler County, Civil Action, as of No. 2021-10348, and indexed at the above caption and number in this Court, seized and taken in execution as the property of Mary Ann Dayton, heir of Paul S. Pikovsky at the suit of Mercer County State Bank

BCLJ: January 21, 28, & February 4, 2022

**E.D. 2021-30116**  
**C.P. 2021-21415**  
**ATTY STEPHANIE WALCZAK**

Seized and taken in Execution as the property of **ERIC S. DELANEY AND JAIME D. DELANEY** at the suit of AMERIHOM MORTGAGE COMPANY, LLC, Being:-

ALL that certain lot or parcel of land situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly side of

First Street, a distant Northerly 100 feet from the Northerly line of Carbon Street at the hne of lot formerly W.S. Wick, now Snodgrass, O'Donnell and Ponteous; thence in a northerly direction along the easterly side of First Street, 30 feet to line of lot formerly Jeanette Wick, now Rue Snyder; thence in an easterly direction along the line of Rue Snyder; formerly James Minter, 160 feet to an alley; thence in a southerly direction along said alley, 30 feet to line of lot formerly W.S. Wick, now L.D. Kennedy; thence in a westerly direction along lines of lot formerly Bessie C. Thompson, Ronald Stutz, et ux., and Vernon M. Rosa, et ux., now Kenedy, Fry and Ponteous, 160 feet to First Street, the place of beginning.

BEING KNOWN AS: 209 1ST STREET A/K/A 209 FIRST STREET, BUTLER, PA 16001-4720

PROPERTY ID NUMBER: 562-43-24-0000

BEING THE SAME PREMISES WHICH SIRVA RELOCATION CREDIT LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED 10/24/2017 AND RECORDED 11/29/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201711290026217, GRANTED AND CONVEYED UNTO ERIC S. DELANEY AND JAIME D. DELANEY, HUSBAND AND WIFE.

BCLJ: January 21, 28, & February 4, 2022

**E.D. 2021-30124**  
**C.P. 2021-21131**  
**ATTY BRADLEY OSBORNE**

Seized and taken in Execution as the property of **ROBERT L. IMAN, JR.** at the suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Being:-

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:

BEGINNING at a point on the Northern side of West Penn Street, a 40-foot right-of-way, adjacent to the Southeast corner of lands of now or formerly P.M. Kienzle, and being the Southwest corner of the property herein conveyed; thence along line of lands of now or formerly Kienzle, North 02 degrees 30

minutes 00 seconds West, 100.00 feet to a point on line of lands of now or formerly Else A. Johnson; thence along line of lands of now or formerly Johnson, South 89 degrees 56 minutes 00 seconds East, 39.80 feet to appoint on line of lands of now or formerly W.G. Polum; thence along line of lands of now or formerly Polum, South 02 degrees 30 minutes 00 seconds East, 100.00 feet to a point on the Northern side of West Penn Street; thence along the Northern line of West Penn Street, North 89 degrees 56 minutes 00 seconds West, 39.80 feet to a point, the place of beginning.

HAVING thereon erected a two-story dwelling and being known as 328 West Penn Street, Butler, PA, 16001.

SUBJECT, however, to the right of sewer use from the property now or formerly of Geist which fronts on Federal Street to the property described herein to West Penn Street as said sewer now exists.

BEING THE SAME PREMISES which Marc R. Barto and Laurie R. Barto, Husband and Wife, by Deed dated September 16, 2003 and recorded on September 18, 2003, in the Butler County Recorder of Deeds Office at Instrument No. 200309180042699, granted and conveyed unto Robert Iman Jr.

Being Known as 328 West Penn Street, Butler, PA 16001

Parcel I.D. No. 565-12-239

BCLJ: January 21, 28, & February 4, 2022

**E.D. 2021-30117  
C.P. 2021-21416  
ATTY STEPHANIE WALCZAK**

Seized and taken in Execution as the property of **KATHERIN STEWART AND TIMOTHY S. STEWART** at the suit of **ROUNDPOINT MORTGAGE SERVICING CORPORATION**, Being:-

All That Certain Lot of Land Situate in Marion Township, Butler County, Pennsylvania, Bounded and Described as Follows: Beginning at the Southwestern comer at a Point;

Thence By Lands of William Maybold, Formerly, Now G. Vizlolt, North 1-1/4 East Feet (4) Perches to a Post;

Thence by Lands of Same and along Middle of Public Road, South 88 Degrees, Nine and 11/100 (9.11) Perches to a Post:

Thence By Lands of J.Z. Morris, Formerly, Now Bishop Hugh C. Boyle, Trustee, South 1-1/4 West, Five and 15/100 (5.15) Perches to a Post;

Thence By Right of Way of S. and A. R. R, North 79 Degrees West, Nine and 12/100 (9-12) Perches to the Place of Beginning, Containing One-Fourth of an Acre, More or Less, With Dwelling Home Thereon Erected.

BEING KNOWN AS: 1174 BOYERS ROAD, BOYERS, PA 16020

PROPERTY ID NUMBER: 210-S1-B32

BEING THE SAME PREMISES WHICH THOMAS R. EDDY AND TIMOTHY S. STEWART AKA TIM STEWART, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED DATED 9/3/2016 AND RECORDED 3/8/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 201703060004734, GRANTED AND CONVEYED UNTO TIMOTHY S. STEWART AND KATHERIN STEWART, HUSBAND AND WIFE.

BCLJ: January 21, 28, & February 4, 2022

**E.D. 2021-30115  
C.P. 2021-21414  
ATTY STEPHANIE WALCZAK**

Seized and taken in Execution as the property of **LELA J. WARTHEN** at the suit of **PENNYMAC LOAN SERVICES, LLC**, Being:-

ALL that certain lot of land situate In the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the old Freeport Road, known as Route Number 70, at comer of land conveyed to Guy C. Verardi, et ux.; thence by line of the same South 35° 45\* East 307 feet, more or less, to a 40 foot road; thence by said road South 31° 12' West 161 feet to line of other lands conveyed to Guy C. Verardi, et ux.; thence by line of the same, said line being the dividing line passing midway between the two frame dwellings as now existing and referred to in the Deed of Frank S. Montgomery, et ux. to Guy C.

Verardi, et ux. North 35° 45' West 357 feet, more or less, to the center of the old Freeport Road; thence by said road the following courses and distances: North 59°-East 9.5 feet, more or less. North 54° 15' East 60 feet. North 44° 26' East 80.5 feet to a point at the place of beginning. Containing 1.13 acres, more or less.

EXCEPTING and RESERVING from the above described lot of land, all land taken by the Commonwealth of Pennsylvania for state highway right-of-way purposes.

BEING KNOWN AS: 333 FREEPORT ROAD, FREEPORT, PA 16229

PROPERTY ID NUMBER: 040-S4-C4-0000

BEING THE SAME PREMISES WHICH EUGENE J. VERARDI, UNMARRIED BY DEED DATED 2/13/2017 AND RECORDED 2/15/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT #201702150003424, GRANTED AND CONVEYED UNTO LELA J. WARTHEN, UNMARRIED.

BCLJ: January 21, 28, & February 4, 2022

Sheriff of Butler County, Michael T. Slupe

## **High School Mock Trial Competition** Tuesday, February 1 - Thursday, February 3

Ten high school teams with students from Armstrong, Butler, and Lawrence counties will compete in this year's virtual competition which is led by District coordinator, Steve Casker, Esq.

This year's case, Commonwealth v. Arcaro, is a criminal case and brings us outside the borders of Wisawee proper to engage with Pennsylvania's horse community.

**Fifteen volunteer attorney jurors and five judges are needed** for both Tuesday and Wednesday night. Any attorney who would like to volunteer should contact the bar office at 724-841-0130.