

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

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

BCLJ: November 12, 19, 26, 2021

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

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

BCLJ: November 12, 19, 26, 2021

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

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

BCLJ: November 12, 19, 26, 2021

Estate of: Joseph DeLoss Carothers

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

BCLJ: November 12, 19, 26, 2021

Estate of: Shirley I Flory

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

BCLJ: November 12, 19, 26, 2021

Estate of: Donna L Gregory

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

BCLJ: November 12, 19, 26, 2021

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

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

BCLJ: November 12, 19, 26, 2021

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

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

BCLJ: November 12, 19, 26, 2021

Estate of: Richard W Stoeltzing

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

BCLJ: November 12, 19, 26, 2021

Estate of: Ruth E Werner

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

BCLJ: November 12, 19, 26, 2021

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

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

BCLJ: November 5, 12, 19, 2021

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

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

BCLJ: November 5, 12, 19, 2021

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

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

BCLJ: November 5, 12, 19, 2021

Estate of: Frank E Ekas Sr

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

BCLJ: November 5, 12, 19, 2021

Estate of: Dorothy B Fine

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

BCLJ: November 5, 12, 19, 2021

Estate of: Anna E Gaggini

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

BCLJ: November 5, 12, 19, 2021

Estate of: Laurence Dewayne Glenn Jr

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

BCLJ: November 5, 12, 19, 2021

Estate of: Barry Huff**a/k/a: Barry A Huff**

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

BCLJ: November 5, 12, 19, 2021

Estate of: Frances R Michaels**a/k/a: Francine Michaels**

Late of: Buffalo Township PA
Executor: Charles J Jacques III
2125 Freeport Road
Natrona Heights PA 15065
Attorney: Cory J Siri
Jacques and Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

BCLJ: November 5, 12, 19, 2021

Estate of: Donald R Montgomery

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

BCLJ: November 5, 12, 19, 2021

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

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

BCLJ: November 5, 12, 19, 2021

Estate of: Gerald A Rhodaberger

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

BCLJ: November 5, 12, 19, 2021

Estate of: Gregory Kurt Wietasch

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

BCLJ: November 5, 12, 19, 2021

THIRD PUBLICATION**Estate of: David Francis Buchholz**

Late of: Connoquenessing Township PA
 Administrator: Kelli L Buchholz
 217 Jo Deener Road
 Zelienople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: October 29 & November 5, 12, 2021

Estate of: Martha Mae Geibel

Late of: Butler Township PA
 Executor: Thomas E Geibel
 418 Sunset Drive
 Butler PA 16001
 Attorney: Mark R Morrow
 Attorney at Law
 204 East Brady Street
 Butler PA 16001

BCLJ: October 29 & November 5, 12, 2021

Estate of: Stephen Duane Hartzell

Late of: Slippery Rock Township PA
 Executor: H George Hartzell
 653 Franklin Road
 Slippery Rock PA 16057
 Attorney: Joseph Cafaro Jr
 205 McKnight Park Drive
 Pittsburgh PA 15237

BCLJ: October 29 & November 5, 12, 2021

Estate of: Cydnee Kay Hutton**a/k/a: Cydnee Hutton****a/k/a: Cydnee K Hutton**

Late of: Buffalo Township PA
 Executor: Charlena Lynn Welteroth
 108 Iseman Road
 Freeport PA 16229
 Attorney: Richard James Bosco
 512 Market Street
 PO Box 309
 Freeport PA 16229

BCLJ: October 29 & November 5, 12, 2021

Estate of: Gerald B Patterson

Late of: Harrisville PA
 Executor: Robert C Patterson
 1326 Barkeyville Road
 Grove City PA 16127
 Attorney: Jack W Cline
 Stranahan Stranahan Cline
 101 South Pitt Street
 Mercer PA 16137

Estate of: Bonnie Jo Rudert

Late of: West Milford, Passaic County NJ
 Ancillary Administrator:
 Gary J Rudert
 73 Poplar Grove
 West Milford NJ 07480

BCLJ: October 29 & November 5, 12, 2021

Estate of: Jeffrey A Schmeider

Late of: Winfield Township PA
 Executor: Shannon Lackey
 304 Goethals Drive
 Richland WA 99352
 Attorney: David A Crissman
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: October 29 & November 5, 12, 2021

Estate of: Paul Richard Turner**a/k/a: Dick Turner****a/k/a: Richard Turner****a/k/a: P Richard Turner**

Late of: Butler Township PA
 Administrator: Todd R Turner
 170 Moose Road
 Renfrew PA 16053
 Administrator: Steve B Turner
 100 Fairlane Drive
 Butler PA 16001

BCLJ: October 29 & November 5, 12, 2021

Estate of: Loretta M Zeidler

Late of: Cranberry Township PA
 Executor: Marianne E Batista
 147 Chadborne Court
 Cranberry Twp PA 16066
 Executor: Susanne M Zeidler
 714 Slate Avenue
 Cranberry Twp PA 16066
 Attorney: Amy D Rees Esquire
 Sechler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066

BCLJ: October 29 & November 5, 12, 2021

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE THOMAS G. BROOKS, JR. PROTECTOR TRUST** DATED MAY 11, 2020. THOMAS G. BROOKS, JR., Grantor and Trustee of the Trust, of 14 Rolling Road, Cranberry Township, Pennsylvania, 16066 died on April 26, 2021. All persons having claims against the Trust are requested to make known the same to the Successor Trustees or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustees or Attorney named below.

Christina L. Brooks, Successor Trustee
982 Gladys Ave.
Pittsburgh, PA 15216

Brian T. Brooks, Successor Trustee
1405 Chaplain Dr.
Conway, PA 15027

Sarah G. Hancher, Esquire
Hancher Law Office
101 North Green Lane
Zelienople, PA 16063

BCLJ: October 29 and November 5, 12, 2021

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Hydroshine LLC** with a registered address of 325 Camden Drive, Zelienople, PA 16063

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

BCLJ: November 12, 2021

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Butopia LLC** and it is to be organized effective October 29, 2021.

S.R. LAW, LLC
Amy E. Molloy, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: November 12, 2021

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Fig Tree Homes LLC** with a registered address of 783 Dick Road, Renfrew, PA 16053.

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

BCLJ: November 12, 2021

Notice of Dissolution

NOTICE IS HEREBY GIVEN, that **Merle Staiger Family G.P., LLC**, with its registered address at 3015 William Flynn Highway, Slippery Rock, PA 16057, a Pennsylvania Limited Liability Company has been authorized by its Members to dissolve voluntarily and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward any claim, in writing to the Company at the above referenced address. The claim shall set forth the claimant, claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

Ronald W. Coyer, Esquire
S.R. LAW, LLC
631 Kelly Blvd.
P.O. Box 67
Slippery Rock, PA 16057

BCLJ: November 12, 2021

Quarterly Meeting Election



Quarterly Meeting

Friday, December 17

at 12:00 pm

In addition to the Slate of Officers, there are four board seats up for election. Each Board Member serves a two-year term. To be eligible, candidates must live in or have their primary office in Butler County.

2022 Slate of Officers:

President: Maria A. Imbarlina

Vice-President: Ronald T. Elliott

Secretary: Jennifer R. Pullar

Treasurer: Michael J. Pater

Slate of Officers elected by acclamation upon motion (unless there is a movement for nominations from the floor.)

Sue Lope, Nominating Committee Chair

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 21st day of January 2022** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution February 18, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 12, 19, 26, 2021

E.D. 2013-30060

C.P. 2011-22253

ATTY JEFF CALCAGNO

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

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

Being known and designated as Parcel No. S21 C206.

Subject to matters as shown on the recorded Plan.

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

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

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

Tax Parcel: 130-S21-C206

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

BCLJ: November 12, 19, 26, 2021

E.D. 2021-30106

C.P. 2021-21129

ATTY BRADLEY OSBORNE

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

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

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

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

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

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

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

Being Known as 115 Easy Street, Butler,

PA 16001

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

BCLJ: November 12, 19, 26, 2021

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

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

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

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

CONTAINING 0.510 of an acre.

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

PARCEL ID #190-S7-F5

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

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

BCLJ: November 12, 19, 26, 2021

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

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

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

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

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

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

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

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

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

BCLJ: November 12, 19, 26, 2021

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

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

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

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

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

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

BEING vacant land.

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

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

HAVING ERECTED THEREON a Residential Dwelling.

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

PARCEL NO. 70-S1-A19-0000.

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

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

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

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

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

BCLJ: November 12, 19, 26, 2021

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

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

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

FIRST TRACT:

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

SECOND TRACT:

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

HAVING ERECTED THEREON a Residential Dwelling.

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

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

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

BCLJ: November 12, 19, 26, 2021

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

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

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

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

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

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

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

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

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

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

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

PARCEL NO.: 280-S7-A56-0000

BCLJ: November 12, 19, 26, 2021

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

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

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

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

BEING known and numbered as 250 Adams

Pointe Boulevard, # 8, Mars, PA 16046.

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

Parcel No.: A250/8

BCLJ: November 12, 19, 26, 2021

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

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

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

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

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

Parcel No. 562-23-238

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

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

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

Tax Parcel: 562-23-238

Premises Being: 224 COLLEGE STREET, Butler, PA 16001

BCLJ: November 12, 19, 26, 2021

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

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

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

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

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

BCLJ: November 12, 19, 26, 2021

Sheriff of Butler County, Michael T. Slupe