

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 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 Mennor
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

SECOND 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 Thompsonstown 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: Zellenople PA
 Administrator C.T.A.: Susan R Mick
 306 S Clay Street
 Zellenople 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

THIRD PUBLICATION**Estate of: Thomas R Brown**

Late of: Middlesex Township PA
 Executor: Lynn M Lavinder
 204 7th Street
 Belgrade MT 59714
 Attorney: Howard S Auld Jr
 Howard S Auld & Associates
 5018 William Flynn Highway
 Gibsonia PA 15044

BCLJ: January 7, 14, 21, 2022

**Estate of: Carol S Cyphert
a/k/a: Carol Cyphert**

Late of: Buffalo Township PA
 Executor: Sean T Cyphert
 1196 Freeport Road
 Kittanning PA 16201
 Attorney: Richard James Bosco
 512 Market Street
 PO Box 309
 Freeport PA 16229

BCLJ: January 7, 14, 21, 2022

**Estate of: Thomas L Edwards
a/k/a: Thomas Edwards**

Late of: Butler Township PA
 Executor: Aaron C Edwards
 123 Longview Drive
 Butler PA 16001
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001

BCLJ: January 7, 14, 21, 2022

Estate of: Edward E Fink Jr
 Late of: Butler Township PA
 Executor: Gretchen M Sapone
 853 Artesia Way
 Virginia Beach VA 23456
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 7, 14, 21, 2022

Estate of: Leroy P Geibel Sr
 Late of: Cabot PA
 Executor: Robert A Maticic
 103 Randy Drive
 Butler PA 16002
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001

BCLJ: January 7, 14, 21, 2022

Estate of: Sallie Hosac
a/k/a: Sallie A Hosac
 Late of: Adams Township PA
 Executor: Michelle Dodson
 1655 Chapel Ridge Lane
 Mars PA 16046
 Attorney: William T Woncheck
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065

BCLJ: January 7, 14, 21, 2022

Estate of: Wanda Sophie Janovich
a/k/a: Wanda Janovich
 Late of: Zelienople PA
 Executor: Darla J Hancher
 415 Scott Ridge Rd
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: January 7, 14, 21, 2022

Estate of: Arthur P Sallach
 Late of: Jackson Township PA
 Admr. D.B.N. C.T.A.: Elizabeth S Weaver
 126 Scharf Lane
 Zelienople PA 16063
 Attorney: Matthew E Fischer
 114 West Cunningham Street
 Butler PA 16001

BCLJ: January 7, 14, 21, 2022

Estate of: Myron Eugene Sivak
a/k/a: Myron E Sivak
 Late of: Slippery Rock PA
 Executor: John Richard Sivak
 1020 Arleen Way
 Sparks NV 89431
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: January 7, 14, 21, 2022

Estate of: Warren A Smith
 Late of: Penn Township PA
 Executor: Jason C Smith
 1281 Braemer Court
 Birmingham AL 35242
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 340 N. Main Street, Suite 103
 Butler PA 16001

BCLJ: January 7, 14, 21, 2022

Estate of: Clarence Wagner
a/k/a: Clarence W Wagner
 Late of: Jefferson Township PA
 Executor: Carol Walzer
 134 Skyline Drive
 Beaver Falls PA 15010
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: January 7, 14, 21, 2022

DIVORCES

Week ending January 14, 2022

1st Name-Plaintiff

2nd Name-Defendant

- Bold, Virginia L. vs. **Bold, Richard L.:** 22-90033
- Ferra, Colin vs. **Ferra, Yafit:** 22-90017
- Fleeger, Donna vs. **Fleeger, Jeffrey:** 22-90024
- Glaze, Lynnetete Louise vs. **Glaze, Jerry Alan:** 22-90029
- Manuel, Cody vs. **Manuel, Courtney:** 22-90023
- McDonald, Svetlana vs. **McDonald, Michael:** 22-90027
- Pahlman, Sean vs. **Pahlman, Ashley:** 22-90034
- Robinson, Anne Marie vs. **Robinson Jr, Christopher Lee:** 22-90025
- Alexander, Monika vs. **Schrecengost, Heath:** 22-90031
- Stewart, Eric vs. **Stewart-Hernandez, Norma:** 22-90020
- Westrom, Brian T vs. **Westrom, Laurel L.:** 22-90021

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 05, 2021 for **GNT Landscaping** at 106 Kingston Avenue Cranberry Township, PA 16065. The name and address of each individual interested in the business is Christopher Minton at 106 Kingston Avenue Cranberry Township, PA 16065. This was filed in accordance with 54 PaC.S. 311.417

Penncorp Servicegroup, Inc.
600 North Second Street
Harrisburg, PA 17101

BCLJ: January 21, 2021

MARRIAGE LICENSE FILINGS

Application Date: January 10, 2022 - January 14, 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.

- | | | |
|---|---|---|
| 2022-202200013 Frank Arnold Menchyk Sr and Janet Louise Menchyk | 2022-202200015 Dylan Layne Barton and Kara Rose Whitmire | 2022-202200017 Cory Michael Callihan and Makala Brooke Bailey |
| 2022-202200014 Lee Alan Link and Marina Elena Gracik | 2022-202200016 Kristin Lee Nahrwold and Michael Anthony Stanton | 2022-202200018 Robyn Renee McLean and Rachel Marie Kellington |

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