

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: Dale E Anthony**

Late of: Chicora PA
 Executor: Rosalyn D Johnston
 333 Petrolia Road
 Petrolia PA 16050
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Henry E Arblaster

a/k/a: Henry Earl Arblaster
 Late of: Mercer Township PA
 Executor: Henry Eugene Arblaster
 205 Van Dyke Road
 Harrisville PA 16038
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Georgetta M Burk

a/k/a: Georgetta Burk
a/k/a: G M Burk
 Late of: Middlesex Township PA
 Administrator: Frank C Burk
 211 Murray Drive
 Valencia PA 16059
 Attorney: Kathryn Eck Goff
 Kathryn Eck Goff Attorney at Law
 3325 Saw Mill Run Blvd Suite 200
 Pittsburgh PA 15227

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Charles R Campbell

a/k/a: Charles R Campbell Jr
 Late of: Concord Township PA
 Executor: Randy Lane Campbell
 211 Peaceful Valley Road
 West Sunbury PA 16061
 Attorney: Andrea C Parenti
 Dillon McCandless King
 Coulter & Graham LLP
 600 Cranberry Woods Drive Suite 175
 Cranberry Twp PA 16066

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Doris J Claassen

Late of: Adams Township PA
 Executor: Lynne Ann Popash
 4903 Senate Court
 Valencia PA 16059
 Attorney: Mary Jo Corsetti
 Williams Coulson
 420 Ft Duquesne Blvd 16th Floor
 Pittsburgh PA 15222

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Carol E Clark

a/k/a: Carol Clark
 Late of: Butler PA
 Executor: Thomas A Clark
 2570 Pioneer Rd
 Hatboro PA 19040
 Attorney: Robert J Stock
 Stock & Patterson
 106 South Main St Suite 603
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Robert J Fajerski

a/k/a: Robert John Fajerski
 Late of: Slippery Rock PA
 Executor: Rene A Pallotti
 5671 West Creeks Edge Drive
 Boise ID 83714
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Joan M Gibson**a/k/a: M Joan Gibson****a/k/a: Mary J Gibson****a/k/a: Mary Joan Gibson**

Late of: Winfield Township PA
 Executor: David B Gibson
 155 Ivywood Road
 Saxonburg PA 16056
 Attorney: Kathryn Eck Goff
 Kathryn Eck Goff Attorney at Law
 3325 Saw Mill Run Blvd Suite 200
 Pittsburgh PA 15227

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Wilmerdean Victor Huselton**a/k/a: W V Huselton****a/k/a: Dean Huselton****a/k/a: Wilmerdean V Huselton**

Late of: Penn Township PA
 Executor: Florence M Jaksec
 6209 Penn Drive
 Butler PA 16002
 Attorney: William J Schenck
 Schenck & Long
 610 North Main Street
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Christine Kammerdiener

Late of: Seven Fields PA
 Executor: Susan Caul
 1128 Ridge Road
 Ambridge PA 15003
 Attorney: Robert J Taylor
 Taylor & Associates
 337 Merchant Street
 Ambridge PA 15003

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: William M Kerns

Late of: Adams Township PA
 Administrator: Aurora L. S. Kerns
 1507 Three Degree Road
 Mars PA 16046
 Attorney: Edward L Miller
 20399 Route 19 Suite 200
 Cranberry Township PA 16066

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Carol A McLaughlin

Late of: Cranberry Township PA
 Executor: Cheryl A McLaughlin
 3955 Brighton Road
 Pittsburgh PA 15212

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Anthony Pucci

Late of: Penn Township PA
 Administrator: Maria Martin
 854 South Lincoln Avenue
 Salem OH 44460
 Attorney: Julie Wieczorek Fritsch Esquire
 Fritsch Law, LLC
 220 South Main Street Suite 101 Unit N
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Margaret M Rodgers

Late of: Concord Township PA
 Administrator: William Rodgers
 142 Cartwright Road
 Chicora PA 16025
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Jane Allison Spitzer**a/k/a: Jane A Spitzer****a/k/a: Jane Spitzer**

Late of: Butler PA
 Administrator: Kevin Spitzer
 173 Hemlock Road
 Petrolia PA 16050
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Ralph F Wagner

Late of: Jackson Township PA
 Executor: Rhea M Everett
 8 Summerhill Drive
 Downingtown PA 19335
 Attorney: Robert K. Schweitzer
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Ruth Warheit

Late of: Penn Township PA
 Executor: Matthew W Warheit
 133 Dodds Road
 Butler PA 16002
 Attorney: Robert J Stock
 Stock & Patterson
 106 South Main St Suite 603
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

Estate of: Mary Ann Zulick

Late of: Butler Township PA
 Executor: Anna Marie Kalafut
 213 Clark Avenue
 Butler PA 16002
 Attorney: Murray S Shapiro
 101 East Diamond Street
 Suite 202
 Butler PA 16001

BCLJ: December 18, 25, 2020 & January 1, 2021

SECOND PUBLICATION
Estate of: Betty Lee Brown

Late of: Middlesex Township PA
 Executor: Ronald E Brown
 799 Hill Farm Road
 Fairfield CT 06824
 Attorney: Edward L Miller
 20399 Route 19 Suite 200
 Cranberry Township PA 16066

BCLJ: December 11, 18, 25, 2020

Estate of: James F Davis

Late of: Cranberry Township PA
 Administrator: Victoria Davis
 15 Tall Trees Court
 New Castle PA 16105
 Attorney: Michael C Bonner
 Medure Bonner Bellissimo LLC
 713 Wilmington Avenue
 New Castle PA 16101

BCLJ: December 11, 18, 25, 2020

Estate of: James D Glasgow

Late of: Butler Township PA
 Administrator: Sharon M Perschke
 181 Pine Tract Road
 Butler PA 16001
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 340 N. Main Street, Suite 103
 Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Bonita M Gomori**a/k/a: Bonita L Myers Gomori**

Late of: Butler PA
 Executor: Gina L Klopfer
 108 Elliott Drive
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Larry Brice Heemer

Late of: Clay Township PA
 Administrator C.T.A.: Lorissa M Heemer
 354 Claytonia Road
 Slippery Rock PA 16057
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Michael Aristocles James

Late of: Jackson Township PA
 Administrator: Lisa Irene James
 135 High Acres Road
 Harmony PA 16037
 Attorney: Mark S Riethmuller
 Speakman Riethmuller & Allison
 6 South Main Street Suite 614
 Washington PA 15301

BCLJ: December 11, 18, 25, 2020

Estate of: Gary J Kalkbrenner

Late of: Callery PA
 Executor: Lorrie J Kalkbrenner
 256 Kline Avenue
 PO Box 215
 Callery PA 16024
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063

BCLJ: December 11, 18, 25, 2020

Estate of: Mary J Kramer

Late of: Cabot PA
 Executor: Suzanne McGarrity
 110 Colonial Drive
 Valencia PA 16059
 Attorney: Thomas G Lawlor
 Lawlor And Lawlor PC
 979 Perry Highway
 Pittsburgh PA 15237

BCLJ: December 11, 18, 25, 2020

**Estate of: John W Maharg
a/k/a: John William Maharg**

Late of: Butler Township PA
 Executor: Jerry L Maharg
 143 Oakdale Dr
 Zelenople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

BCLJ: December 11, 18, 25, 2020

Estate of: Kathleen Merriman

Late of: Cranberry Township PA
 Executor: Kenneth McFarland
 79 A Grandison Road
 London United Kingdom PA SW116LT
 Attorney: John M Schaffranek
 Gilliland Vanasdale Sinatra Law Office, LLC
 1667 Route 228, Suite 300
 Cranberry Twp PA 16066

BCLJ: December 11, 18, 25, 2020

Estate of: Edward Nagy

Late of: Butler Township PA
 Executor: Mary Nagy-Molina
 17 West Mayfair Avenue
 Stockton CA 95207
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Vincent U Pale

Late of: Cranberry Township PA
 Executor: Vincent Pale
 348 Little Creek Road
 Harmony PA 16037
 Attorney: Robert J Campbell
 650 Corporation Street
 Suite 201
 Beaver PA 15009

BCLJ: December 11, 18, 25, 2020

Estate of: Leo Michael Rauterkus

Late of: Zelenople PA
 Executor: Mary Lee Majewski
 215 Quail Court
 Baden PA 15005
 Attorney: Christine Brown Murphy
 Zachaia Brown PC
 111 W McMurray Road
 McMurray PA 15317

BCLJ: December 11, 18, 25, 2020

Estate of: Irene Shearer

Late of: Winfield Township PA
 Executor: Scott Robert Shearer
 1115 Cornplanter Road
 Cabot PA 16023
 Attorney: James H Limbaugh
 Auld Miller LLC
 4767 William Flynn Highway
 Allison Park PA 15101

BCLJ: December 11, 18, 25, 2020

THIRD PUBLICATION**Estate of: Richard D Brown**

Late of: Penn Township PA
 Executor: Donna Mary Clark
 199 Royal Oak Dr
 Butler PA 16002
 Executor: Joanne Marie Brandl
 PO Box 258
 Callery PA 16024

BCLJ: December 4, 11, 18, 2020

Estate of: Patricia J Collins

Late of: Middlesex Township PA
 Administrator: Steven M Schmittauer
 152 Dwellington Drive
 Valencia PA 16059
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: December 4, 11, 18, 2020

Estate of: Mary T Geibel

Late of: Chicora PA
 Executor: Dennis A Geibel
 361 Rattigan Road
 Chicora PA 16025
 Executor: Elaine C Peth
 114 Peth Lane
 Renfrew PA 16053
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 4, 11, 18, 2020

**Estate of: Charles Dale Gibson
a/k/a: C Dale Gibson**

Late of: Prospect PA
 Executor: Cathleen D Johnson
 PO Box 371
 Prospect PA 16052
 Executor: Patric L Gibson
 1330 Dewitt Lane
 Sebastian FL 32958
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 340 N. Main Street, Suite 103
 Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Margaret L Hankey

Late of: Summit Township PA
 Executor: Christine M Scott
 119 Sullivan Road
 Butler PA 16001
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Ann Rochelle Matteoni

Late of: Butler Township PA
 Administrator: Kim Greco
 171 Orchard Dr
 Prospect PA 16052
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057

BCLJ: December 4, 11, 18, 2020

**Estate of: Lawrence Michael Pasquinelli
a/k/a: Lawrence M Pasquinelli**

Late of: Adams Township PA
 Administrator C.T.A.: Michael L Pasquinelli
 208 Sunset Court
 Valencia PA 16059
 Attorney: Robert W Koehler
 Manor Complex Penthouse
 564 Forbes Avenue
 Pittsburgh PA 15219

BCLJ: December 4, 11, 18, 2020

Estate of: Cherylle M Rhodes

Late of: Zelienople PA
 Executor: Lori Keene
 7610 Lafayette Square
 Aliquippa PA 15001
 Attorney: Michele P Conti
 Conti Law
 986 Brodhead Road
 Coraopolis PA 15108

BCLJ: December 4, 11, 18, 2020

Estate of: Deborah Rumbaugh

Late of: Butler Township PA
 Executor: Barbara J Bastian
 118 Timber Ridge Road
 Saxonburg PA 16056
 Attorney: John P Senich Jr
 The Lindsay Law Firm PC
 110 E Diamond St Suite 310
 Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Donna Schnur

Late of: Oakland Township PA
 Executor: Crystal Schnur
 136 N Bonsall Ave
 Glenolden PA 19036
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: December 4, 11, 18, 2020

**Estate of: David G Tubridy Sr
 a/k/a: David Gilbert Tubridy
 a/k/a: David G Tubridy**

Late of: Cranberry Township PA
 Executor: Sherri L Tubridy
 336 Ridge Rd
 Zelienople PA 16063
 Executor: John E Tubridy
 336 Ridge Rd
 Zelienople PA 16063

BCLJ: December 4, 11, 18, 2020

Estate of: David Waynes Wages

Late of: Middlesex Township PA
 Administrator: Carrie L Bond
 111 Bridle Lane
 Exton PA 19341

BCLJ: December 4, 11, 18, 2020

**Estate of: Randall Wimer
 a/k/a: Randall G Wimer**

Late of: Center Township PA
 Executor: Norma J Wimer
 503 Brookstone Court
 Butler PA 16001
 Attorney: Lee A Montgomery
 Montgomery Crissman & Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: December 4, 11, 18, 2020

**MORTGAGES
 RECORDINGS ARE VERIFIED
 THROUGH NOVEMBER 20, 2020**

Recorded November 16, 2020 - November 20, 2020

**6400 Grandview Realty LLC; Diehl Realty L
 P aka; Diehl Realty LP aka; M & C D LLC;
 M&CD LLC--SOMERSET TR CO--Penn
 Twp Street:266 Pittsburgh Rd Parcel:270-
 2F98-3C2A Acre:2.065:\$331,440.00**

**Adamsky, Christie--ARMCO CRED UN-
 -Penn Twp Street:385 Old Plank Rd
 Parcel:270-2F69-1:\$45,000.00**

**Agostino, Brittainy A; Agostino, Jarod M--
 MARS BK--Mercer Twp Sub/Condo:Brown
 Plan No 1 Lot:1 Street:799 E Main St Ext
 Parcel:220-4F05-6 Acre:1.314:\$122,550.00**

**Alchier, Chad M; Alchier, Renee L--
 JLB CORP DBA--Buffalo Twp Sub/
 Condo:Marshall Sub Lot:4 Street:336
 Parker Rd Acre:1.610:\$227,106.00**

**Alexandrov, Vitali A; Tirado, Yuliya A--
 FARMERS NATL BK EMLENTON--
 Cranberry Twp Sub/Condo:Snyder Lot
 Line Rev Lot:2 Street:126 Klein Drive
 Parcel:130-S5-B601:\$495,000.00**

**Allen, Barnes J Jr; Allen, Kristine E--ARMCO
 CRED UN--Butler Twp Ward:1 Street:229
 Decatur Dr Parcel:051-53-30:\$67,000.00**

**Allen, Kaitlyn A; Makajil, Rommel R--
 PROVIDENT FUNDING ASSOC LP--
 Butler Twp Sub/Condo:Bellevue Plan
 Lot:16 Street:112 Dubbs Ln Parcel:056-
 5-A16:\$201,400.00**

**Andrascik, Judith A--RESIDENTIAL
 MTG SRVS INC--Cranberry Twp Sub/
 Condo:Deer Run Condo Unit:310
 Street:310 Central Dr Parcel:130-
 S11-E310:\$170,000.00**

**Andrus, Amanda R; Andrus, Ryan M--
 QUICKEN LOANS LLC--Cranberry Twp
 Sub/Condo:Cranberry Heights Prd Ph
 III Lot:321 Street:335 Cottingham Cir
 Parcel:130-S31-A321:\$344,900.00**

**Archer, Kenneth E; Archer, Symone
 L--ARMCO CRED UN--Buffalo Twp
 Sub/Condo:Marshall Plan No 2 Lot:7
 Street:341 Parker Road Parcel:040-1F77-
 11P Acre:3.666:\$287,000.00**

**Archer, Nathan R; Jancay, Brianna L--
 LOANDEPOT COM LLC--Adams Twp Sub/
 Condo:Southern Valley Commons Plan
 Unit:6-B Street:759 Norwegian Spruce Dr
 Parcel:010-S12-B6B:\$257,050.00**

**Baca, James D--PNC BK NA--Cranberry
 Twp Sub/Condo:Manor Creek Farms Plan
 Lot:224 Street:604 Warwick Ln Parcel:130-
 S24-B224:\$125,565.00**

Bando, Michael D--HOWARD HANNA

NOTICE

Butler County Brewers' Cooperative, hereby gives notice that Articles of Incorporation - Non-Profit have been filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Nonprofit Corporation Law of 1988.

Joseph J. Nash, Esq.
The Nash Law Office
PO Box 673
Slippery Rock, PA 16057

BCLJ: December 18, 2020

CIVIL ACTION

**COURT OF COMMON PLEAS
BUTLER COUNTY, PA
CIVIL ACTION-LAW
NO. 2020-10130
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

REVERSE MORTGAGE SOLUTIONS, INC.,
Plaintiff

v.

**STACEY EGGLESTON, IN HER CAPACITY
AS HEIR OF SANDRA CAMPBELL;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
SANDRA CAMPBELL,
Defendants**

To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER SANDRA
CAMPBELL Defendant(s), 253 COTTAGE
HILL AVENUE BUTLER, PA 16001

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, REVERSE MORTGAGE SOLUTIONS, INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County, PA docketed to No. 2020-10130, seeking to foreclose the mortgage secured on your property located, 253 COTTAGE HILL AVENUE BUTLER, PA 16001.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary Butler County
300 South Main Street
Butler, PA 16001
(724) 284-5214
&

The Butler County Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

BCLJ: December 18, 2020

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
A.D. No. 2020 - 10761**

JAMES I. GLATCH, Executor of the Estate of Margaret L. Glatch, deceased, Plaintiff,

vs.

CHARLES BARDIN and REGINA BARDIN his wife; EDGAR KWALWASSER and ANN LOIS KWALWASSER, his wife; ROBERT KWALWASSER and BARBARA KWALWASSER, his wife; MURRAY SACHS and MARJORIE SACHS, his wife; ALEX VENIG and ILENE VENIG, his wife; HARVEY WEDEEN and HELEN K. WEDEEN, his wife; NORTON KALINSKY, a/k/a MORTIN KALINSKY and KATHERINE KALINSKY, his wife; EMERSON SAMUELS and JEANNE K. SAMUELS, his wife; HENRY SILVERMAN and FRANCES SILVERMAN, his wife; and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them, Defendants.

TO: CHARLES BARDIN and REGINA BARDIN his wife; EDGAR KWALWASSER and ANN LOIS KWALWASSER, his wife; ROBERT KWALWASSER and BARBARA KWALWASSER, his wife; MURRAY SACHS; ALEX VENIG; HARVEY WEDEEN and HELEN K. WEDEEN, his wife; NORTON KALINSKY, a/k/a MORTIN KALINSKY and KATHERINE KALINSKY, his wife; EMERSON SAMUELS and JEANNE K. SAMUELS, his wife; HENRY SILVERMAN and FRANCES SILVERMAN, his wife; and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiff have filed a Complaint to Quiet Title on October 21, 2020, against you at the above number and term. The parcel which is the subject of this action is located in Connoquenessing Township, Butler County, Pennsylvania, and is bounded and described as follows:

ALL that certain lot or piece of ground situated in Connoquenessing Township, Butler County, Pennsylvania, being lot

no. 977 (on Hawk Road), a subdivision as shown by map or plat known as Connoquenessing Woodlands Plan No. 5 laid out by Connoquenessing Resorts, Inc., and recorded July 22, 1965 in the office for recording deeds, etc., in and for Butler County, PA in Plat or Plan Book Volume 45, Page 3A. Also, known as 112 Hawk Road, Evans City, PA 16033.

BEING designated as Tax Parcel No. 120-S5-A977.

SUBJECT to easements, rights-of-way, restrictions, coal, oil and gas rights, if any, and other matters of record.

You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within thirty (30) days from the entry of said judgment by default you commence an action in ejectment against the Plaintiff, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiff.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

Kelly Ferrari, Prothonotary
Butler County Courthouse

300 South Main Street
P.O. Box 1208
Butler, PA 16003-1208
(724) 284-5214

Butler County Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

Thomas J. May, Esquire
Attorney for Plaintiff
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: December 18, 2020

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 15th day of January 2021** 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 12, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30095
C.P. 2020-20767
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JOHN H. ALBERT III AND JOHN H. ALBERT** at the suit of PENNYMAC LOAN SERVICES, LLC., Being:-

ALL THAT CERTAIN lot or piece of ground situate in Connoquenessing Borough, Butler County, Commonwealth of Pennsylvania Being known and designated as Lot No. 110, as shown on the plan entitled, "Leslie Farms PRD Phase 1" and recorded with the Recorder of Deeds Office, Butler County, Pennsylvania in Plat Book 304, pages 7-12.

TITLE TO SAID PREMISES IS VESTED IN JOHN H. ALBERT, H, UNMARRIED, by Deed from NVR INC, A VIRGINIA CORPORATION, Dated 09/16/2016, Recorded 09/27/2016, Instrument No. 201609270019935.

Tax Parcel: 370-S1-C110-0000

Premises Being: 120 LESLIE FARMS DRIVE, EVANS CITY, PA 16033-4722

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30101
C.P. 2020-21240
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **HARRY ALCORN** at the suit of UNITED SECURITY FINANCIAL CORP., Being:-

ALL THOSE CERTAIN pieces, parcels or lots of land situated in the Township of Washington, County of Butler and Commonwealth of Pennsylvania, being Lot Nos. 1 and 2 in the Washington Plan of Lots, and being more particularly bounded and described as follows, to-wit;

BEGINNING at a stake at the Northeast corner of the herein described lots on the West side of the North Washington-EAU Clair Road, a/k/a PA State Route No. 38 and on the South line of a 30-foot private roadway; thence along the west side of PA State Route No. 38, South 28 degrees 8 minutes West, a distance of 80 feet to a stake; thence along PA State Route No. 38, South 31 degrees 47 minutes West, a distance of 252.93 feet to a stake on line of lands of now or formerly John Fithian; thence along said lands of now or formerly John Fithian, South 89 degrees 9 minutes West, a distance of 200 feet to a stake on the East side of a 30-foot roadway; thence along the East side of said 30-foot roadway, North 26 degrees 49 minutes East, a distance of 349.41 feet to a stake; thence along the east side of said 30-foot roadway, North 28 degrees 8 minutes East, a distance of 80 feet to a stake at the corner of the intersection of another 30-foot roadway; thence along the last mentioned 30-foot roadway, South 61 degrees 52 minutes East, a distance of 200 feet to the place of BEGINNING.

UNDER AND SUBJECT TO the restrictions set forth in a certain Deed from the School District of Washington to Sheldon Shaffer and Laura Shaffer, his wife, dated June 22, 1953.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Dennis D. Emery and Carol L. Emery, by Deed dated October 28, 2011, and recorded on October 28, 2011, by the Butler County Recorder of Deeds as Instrument No. 201110280026546, granted and conveyed unto Harry L. Alcorn.

BEING KNOWN AND NUMBERED AS 2753 Oneida Valley Road, Parker, PA 16049.

TAX PARCEL NO. 310-S3-A1-0000.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30107
C.P. 2020-21045
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **SHAWN P. DAY JR, SHAWN P. DAY, AND SHAWN DAY** at the suit of THE HUNTINGTON NATIONAL BANK, Being:-

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

Beginning at a point on the Westerly right-of-way line of a 20-foot alley and the Southerly right-of-way line of a 20-foot alley, and being the Northeast corner of the lot herein conveyed; thence along the Westerly right-of-way line of said 20-foot alley, South 01 degree 00 minutes 00 seconds West a distance of 73.00 feet to a point; thence through lands of now or formerly D.D. Bowser, North 89 degrees 00 minutes 00 seconds West a distance of 32.50 feet to a point on line of lands of now or formerly R.T. Fleming; thence along lands of now or formerly Fleming, North 01 degree 00 minutes 00 seconds East a distance of 73.25 feet to a point on the Southerly right-of-way line of a 20-foot alley; thence along the Southerly right-of-way line of said 20-foot alley, South 88 degrees 33 minutes 34 seconds East a distance of 32.50 feet to a point, the place of beginning.

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

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

Parcel No.: 561-35-110A-0000

BCLJ: December 4, 11, 18, 2020

**E.D. 2018-30210
C.P. 2018-21608
ATTY KEVIN MCDONALD**

Seized and taken in Execution as the property of **MINDY EGAL EXTRX, WILLIAM EGAL EST BY EXTRX AND UNITED STATES OF AMERICA** at the suit of BAYVIEW LOAN SERVICING LLC, Being:-

All That Certain Parcel Of Land In City Of Butler, Butler County, Commonwealth of PA, As More Fully Described In Book 1145 Page 712 ID 565-10-280, Being Known and Designated as a Metes and Bounds Property Being The Same Fee Simple Property Conveyed By Deed From Edna Irene Dowening To William L. Egal and Betty L. Egal, husband and wife, Date 02/26/1982 In Book 1145, Page 712 in Butler County Records, Commonwealth of PA.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

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

Beginning at the dividing line between lands of formerly Paul Klinger and the property herein described, being the Northwest corner of said property and common to the Southside of West North Street; South 87° 12' East, 42.46 feet to lands formerly of Hilderbrand and Wagner, thence by the same South 2° 2' West, 68 feet to the North side of an alley; thence along the Northside of an alley; thence along the North side of the same North 87° 12' West, 4.75 feet to a point; thence along the end of said alley, South 2° 2' West, 13.5 feet to lands of formerly Klinger; thence by the same, North 87° 12' West, 37.71 feet to a point; thence by lands formerly of Klinger, North 2° 2' East, 81.51 feet to the place of beginning, as per survey of Lucas Engineering Company dated September 6, 1977. Having thereon erected a two-story frame dwelling.

BEING KNOWN AS: 227 WEST NORTH STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-10-280-0000

BEING THE SAME PREMISES WHICH EDNA IRENE DOWNING, WIDOW BY DEED DATED 2/26/1982 AND RECORDED 2/26/1982 IN THE OFFICE OF THE

RECORDER OF DEEDS IN DEED BOOK 1145 AT PAGE 712, GRANTED AND CONVEYED UNTO WILLIAM L. EGAL, NOW DECEASED AND BETTY L. EGAL, HIS WIFE, NOW DECEASED.

BCLJ: December 4, 11, 18, 2020

**E.D. 2019-30234
C.P. 2019-21796
ATTY KAITLIN SHIRE**

Seized and taken in Execution as the property of **SCOTT L. HUGHES** at the suit of WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, Being:-

ALL that certain lot or piece of ground situate in the Borough of Evans City (formerly the Township of Forward), County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 3, Block "B", of the Evans City Heights Plan of Lots, as laid out by Greenough, McMahon and Greenough. Registered Engineers, May, 1952, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack 9, page 26.

SUBJECT to a right of way for utilities over the northeasterly and southeasterly line of the subject premises as shown on the aforesaid recorded plan.

Tax ID/Parcel No. 400-S3-E3

Being the same premises which Cynthia D. Hopf, now by marriage known as Cynthia D. Colonna, and Kevin M. Colonna, wife and husband, and Donald P. Hopf, unmarried, by Deed dated September 28, 2012 and recorded in the Office of the Recorder of Deeds of Butler County on October 2, 2012 granted and conveyed to Scott L. Hughes.

BCLJ: December 4, 11, 18, 2020

**E.D. 2019-30026
C.P. 2018-22605
ATTY LISA BURKHART**

Seized and taken in Execution as the property of **ROBERT M. KOLACZYNSKI JR** at the suit of ADAMS POINTE SOUTH VILLAGE OWNERS ASSN, Being:-

ALL THAT CERTAIN lot or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being

known as Lot No. 12-A, as shown on a certain plan entitled Adams Pointe - PRD Revised Amendment No. 5 - Lot 12, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 343. Page 34 which lot is the same as designated in the Declaration Planned Community recorded in Instrument No. 201302280006087 and any Amendments thereto, as the same may change from time to time.

BEING known and numbered as 1402 Pointe View Drive, Mars, PA 16046.

PARCEL NO. 010-S18-B12A-0000.

BEING the same premises which NVR. Inc.. a Virginia Corporation, by Deed dated 09/09/2014 and recorded 10/21/2014 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201410210025334. granted and conveyed unto Robert M. Kolaczynski. Jr.

BCLJ: December 4, 11, 18, 2020

E.D. 2019-30212
C.P. 2019-21715
ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of **ROSE A. RUPP AND FRANK L. RUMINER** at the suit of **FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO PARKVALE SAVINGS BANK**, Being:-

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 11 in the Rolling Mills Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 105, page 53-54.

BEING designated as Tax Parcel No. 230-2F75-20B11 in the Tax Assessment Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 100 Rolling Mills Road, Valencia, Pennsylvania 16059.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same premises which Benjamin Trew, by his Agent, Mark Trew and Elizabeth M. Trew, husband and wife, by Deed dated May 31,2000 and recorded in the Office of the Recorder of Deeds of Butler County on June 2, 2000, at Instrument Number 200006020012519, granted and conveyed to Rose A. Rupp, unmarried.

BCLJ: December 4, 11, 18, 2020

E.D. 2020-30096
C.P. 2020-21189
ATTY ROBERT FLACCO

Seized and taken in Execution as the property of **DAVID E. SHAFFER, DAVID SHAFFER, HEIDI L. SHAFFER, HEIDI SHAFFER** at the suit of **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP3**, Being:-

All that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the Abraham U. Flowers Plan of Lots, bounded and described as follows:

Beginning at an iron stake, comer of Flowers Avenue and Pittsburgh Street; thence West 140 feet along Flowers Avenue to a stake; thence North 43 feet along through the lands of Abraham U. Flowers to a stake; thence East 140 feet along through lands of Abraham U. Flowers to a stake on Pittsburgh Street; thence South 43 feet along Pittsburgh Street to an iron stake, the place of beginning.

Also known as parcel no. 420-S1-K25

Under and subject to the easement between David and Heidi Shaffer and Erich and Karen Huy, dated July 15, 2007 and recorded on July 24, 2007 as Instrument Number 200707240019154 in the Butler County Recorder of Deeds Office.

BEING KNOWN AS: 211 SOUTH

PITTSBURGH STREET ZELIENOPLE, PA 16063

PROPERTY ID: 420-S1-K25-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AND HEIDI L. SHAFFER, HUSBAND AND WIFE BY DEED FROM ERICH HUY AND KAREN HUY, HUSBAND AND WIFE DATED August 4,2004 RECORDED August 26,2004 AS INSTRUMENT NUMBER 200408260028078.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30106
C.P. 2020-20480
ATTY LISA BURKHART**

Seized and taken in Execution as the property of **RACHEL ST GERMAIN FIGUERAS AND BRYAN ST GERMAIN** at the suit of ADAMS POINTE SOUTH VILLAGE OWNERS ASSOCIATION, A PENNSYLVANIA NON-PROFIT CORPORATION, Being:-

ALL THAT CERTAIN lot or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 8B. as shown on a certain plan entitled Adams Pointe - PRD Amendment No. 12 - Lots 8 and 14. as recorded in the Office of the Recorder of Deeds of Butler County. Pennsylvania in Plan Book Volume 353. Page 48.

BEING known and numbered as 1802 Pointe View Drive, Mars. PA 16046.

PARCEL NO. 10-S18-B8B.

BEING the same premises which NVR Inc.. a Virginia Corporation, by Deed dated 04/26/2016 and recorded 04/27/2016 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201604270007914. granted and conveyed unto Rachel St. Germain-Figueras and Bryan St. Germain, wife and husband.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30089
C.P. 2020-21081
ATTY JON LEWIS**

Seized and taken in Execution as the property of **TOMCATS LLC** at the suit of FLORENCE ARTMAN AND SARAH

STARRETT, Being:-

ALL THAT CERTAIN parcel of land situate in the Township of Mercer, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the center line of Shields Road and the northerly corner of lands now or formerly of L. Shields; thence along said center line of Shields Road South 71° 30' 55" East 50.00 feet to a point at Lot No. 5 in the Shidemantle Plan of Lots as recorded in Plan Book Volume 249, page 49; thence along said Lot No. 5 South 19° 00' 51" West 491.62 feet to an iron pin; thence continuing along said Lot No. 5 and further along Lot No. 4, Lot No. 3, Lot No. 2 in the aforesaid Plan South 70° 48' 24" East 896.64 feet to a point at Lot No. 1 in the aforesaid Plan; thence along said Lot No. 1 South 17° 44' 10" West 67.86 feet to an iron pin; thence continuing along the same South 70° 52' 37" East 208.14 feet to an iron pin; thence continuing along the same North 18° 01' 09" East 734.88 feet to a point in the center line of Shields Road; thence along said center line South 73° 57' 24" East 20.00 feet to a point; thence South 18° 00' 16" West 14.25 feet to a point; thence South 73° 57' 24" East 95.78 feet to an iron pin at lands now or formerly of G. Isacco; thence along said lands South 18° 26' 17" West 200.12 feet to an iron pin; thence continuing along said lands South 72° 14' 19" East 129.91 feet to an iron pin at lands now or formerly of M. Morrison; thence along said lands South 18° 26' 17" West 240.77 feet to an iron pin; thence continuing along said lands and further along lands now or formerly of E. Tonelli South 70° 17' 10" East 397.01 feet to an iron pin at lands now or formerly of J. Bliss; thence along said lands now or formerly of J. Bliss South 16° 41'00" West 1603.91 feet to an iron pin at lands now or formerly of K. McCuean; thence along said lands North 71° 34' 34" West 1856.02 feet to an iron pin at lands now or formerly of L. Shields; thence along said lands now or formerly of L. Shields North 19° 00' 51" East 1900.26 feet to a point in the center line of Shields Road, the place of beginning.

CONTAINING 63.96 acres in accordance with a survey made by John E. Dusheck, Registered Professional Land Surveyor dated September 29, 2008.

The above parcel being comprised of the

following tax parcel numbers: 200-S3-BA-0000; 220-S3-BD 0000; 220-S3-BC-0000; 220-S3-B32-0000; 220-S3-B52-0000; 220-S3-B-0000; 220-S3-B-0001; 220-S3 B78A-0000.

UNDER AND SUBJECT to grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instruments of record and in said recorded plan.

EXCEPTING AND RESERVING coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record.

BEING the same premises granted and conveyed by deed from First Commonwealth Bank to Tomcats, LLC dated November 12, 2008 and recorded November 21, 2008 in the Recorder of Deeds Office in and for Butler County, Pennsylvania at Instrument No. 200811210025835.

BCLJ: December 4, 11, 18, 2020

E.D. 2018-30252

C.P. 2018-21888

ATTY BENJAMIN HOEN

Seized and taken in Execution as the property of **BRIAN L. TRISTANI AND MEGAN K. TRISTANI** at the suit of USX FEDERAL CREDIT UNION, Being:-

ALL that certain piece, parcel or lot of land situate in Jefferson Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 of the John W. Sell Plan Subdivision, Phase 2, recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 225, page 3

BEING designated as Tax Parcel Number 190 1F94 12N

SUBJECT to the restrictive covenants for the John W. Sell Plan of Subdivision Phase II as recorded in the Office of the Recorder of Deeds of Butler County, PA, at RBV 2747, page 413, (incorrectly referred to as RB 3043, page 532 in Book 3049, page 337).

SUBJECT to a fifty (50) foot building line as set forth at Plan Book 225, page 3

SUBJECT to prior conveyances, grants, leases, exceptions, or reservations of coal, oil and gas and minerals and mining rights appurtenant thereto; rights-of-way,

easements, covenants, and restrictions as the same may appear of record.

BEING the same premises which Donald J. Fullerton and Pamela A. Fullerton, Husband and wife, by Deed dated August 10, 2000, and recorded on August 14, 2000 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200008140018776, granted and conveyed unto Brian L. Tristani and Megan K. Tristani, husband and wife, in fee

BCLJ: December 4, 11, 18, 2020

Sheriff of Butler County, Michael T. Slupe