

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: Ian Drew Bell**

Late of: Chicora PA
 Administrator: Eric Joel Bell
 116 Elise Drive
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

Estate of: Gary T Capella

Late of: Zelenople PA
 Administrator: Lisa McCombs
 103 Charles Lane
 Evans City PA 16033
 Administrator: Sheli Grosick
 101 Charles Lane
 Evans City PA 16033
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

Estate of: Mary Ann Charlton

Late of: Buffalo Township PA
 Executor: Judith A DiCicco
 111 Point Drive
 Valencia PA 16059
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

Estate of: Carmen L Delerme

Late of: Cranberry Township PA
 Executor: Jacquelyn W Morillo Delerme
 11951 Barneswood Ct
 Cincinatti OH 45249
 Executor: Augusto Nicolas Delerme Jr
 2111 Isleworth Lane
 Cranberry Twp PA 16066
 Attorney: James T Benedek
 Zacharia Brown
 4500 Walnut Street
 McKeesport PA 15132

BCLJ: November 26 & December 3, 10, 2021

**Estate of: Dolores Juanita Diamond
a/k/a: Dolores B Diamond**

Late of: Jefferson Township PA
 Executor: Monica C Perry
 216 Summit Road
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

Estate of: Patricia M Fincher

Late of: Franklin Township PA
 Administrator: Darryl Fincher
 151 Lena Ln
 Butler PA 16002
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

Estate of: Herbert F Hildebrand

Late of: Center Township PA
 Executor: Judith A Hildebrand
 210 Orchard Lane
 Butler PA 16001
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: November 26 & December 3, 10, 2021

**Estate of: Daniel D Hughes
a/k/a: Daniel David Hughes**

Late of: Connoquenessing Township PA
 Administrator C.T.A.: Ashley Marie Fundy
 257 Fombell Road
 Fombell PA 16123
 Attorney: Edward L Miller
 20399 Route 19
 Suite 200
 Cranberry Twp PA 16066

BCLJ: November 26 & December 3, 10, 2021

Estate of: Edith A Huntsman

Late of: Jefferson Township PA
 Executor: Randall A Huntsman
 116 Freedom Road
 Butler PA 16001
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

Estate of: Jean K Jacoby

Late of: Center Township PA
 Executor: Brian R Jacoby
 190 Stonehaven Drive
 Fayetteville GA 30215
 Attorney: Leo M Stepanian II
 Stepanian & Menchuk LLP
 222 South Main St
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

Estate of: Kurt Kieseewetter**a/k/a: Kurt Joe Kieseewetter****a/k/a: Kurt J Kieseewetter****a/k/a: Kurt Joseph Kieseewetter**

Late of: Clay Township PA
 Administrator: Rosemarie A Keller
 48 Seneca Avenue
 Altoona PA 16602
 Attorney: Thomas K Hooper
 BMZ Law PC
 323 Allegheny Street
 Hollidaysburg PA 16648

BCLJ: November 26 & December 3, 10, 2021

**Estate of: Thelma Jean Maire
a/k/a: Thelma Maire****a/k/a: Thelma J Maire**

Late of: Butler Township PA
 Executor: Linda Fargo
 1180 Amboise Dr
 Marion OH 43302
 Attorney: Beata I Gray
 Miller & Miller Attorneys PLLC
 4767 William Flynn Hwy
 Allison Park PA 15101

BCLJ: November 26 & December 3, 10, 2021

Estate of: Edna L Nicholas

Late of: Jefferson Township PA
 Executor: Larry D Laidlaw
 180 Sasse Rd
 Cabot PA 16023
 Executor: Michelle S Moser
 320 Marwood Rd
 Cabot PA 16023
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: November 26 & December 3, 10, 2021

Estate of: David T Stewart

Late of: Mars PA
 Executor: Delmar J Becker Jr
 1233 Lakevue Drive
 Butler PA 16002
 Attorney: Michele P Conti
 Conti Law
 986 Brodhead Road
 Coraopolis PA 15108

BCLJ: November 26 & December 3, 10, 2021

Estate of: John R Wallace Sr

Late of: Butler PA
 Administrator: John R Wallace Jr
 227 Taft Street
 Butler PA 16001
 Administrator: Brenda L Wallace
 227 Taft Street
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

**Estate of: Rita Jean Weber
a/k/a: Rita J Weber**

Late of: Clearfield Township PA
 Executor: Robert J Weber
 1518 Rivers Edge Drive
 Valley City OH 44280
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

**Estate of: Larry D Weitzel
a/k/a: Larry Dale Weitzel**

Late of: Center Township PA
 Executor: Angela Kearns
 106 Summit Street
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 26 & December 3, 10, 2021

SECOND PUBLICATION
Estate of: Roy D Allen

Late of: Clearfield Township PA
 Executor: James K Goldberg
 301 Grant Street 14th Floor
 Pittsburgh PA 15219
 Attorney: James K Goldberg
 Clark Hill PLC
 301 Grant Street 14th Floor
 Pittsburgh PA 15219

BCLJ: November 19, 26 & December 3, 2021

Estate of: Norma Joan Boehm**a/k/a: Joan Boehm****a/k/a: Joan H Boehm**

Late of: Cranberry Township PA
 Executor: Dwight D Boehm
 7516 Franklin Road
 Cranberry Township PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: November 19, 26 & December 3, 2021

Estate of: Edith Ann Buchanan

Late of: Mars PA
 Executor: James G Morrison
 3770 Childress Street
 Houston TX 77005
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: November 19, 26 & December 3, 2021

Estate of: Virginia A Leopardi

Late of: Adams Township PA
 Administrator: Karen Pelaia
 105 Chancellor Court
 Mars PA 16046
 Attorney: Robert J Taylor
 337 Merchant Street
 Ambridge PA 15003

BCLJ: November 19, 26 & December 3, 2021

Estate of: Grace E Morrow

Late of: Adams Township PA
 Administrator: Derik E Morrow
 112 Briar Hill Drive
 Zelienople PA 16063
 Attorney: John A Tumolo
 103 Bluebird Lane
 Wexford PA 15090

BCLJ: November 19, 26 & December 3, 2021

Estate of: Daniel K O'Day

Late of: Adams Township PA
 Administrator: Terrence Lee O'Day
 17484 Plaza Otonal
 San Diego CA 92128
 Attorney: John Linkosky
 715 Washington Ave
 Carnegie PA 15106

BCLJ: November 19, 26 & December 3, 2021

Estate of: Anthony O'Nufer

Late of: Connoquenessing PA
 Admr. D.B.N. C.T.A.: Shirley Rock
 100 Art Lee Ave
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

Estate of: Patricia A Pillow

Late of: Butler PA
 Administrator: John Telenson
 38280 Waterway Drive
 Ocean View DE 19970
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

Estate of: James Edwin Rape

Late of: Forward Township PA
 Administrator: Cynthia K Rape
 588 Prospect Rd
 Evans City PA 16033
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: November 19, 26 & December 3, 2021

Estate of: Edward S Roberts

Late of: Penn Township PA
 Administrator: Michele B Roberts
 339 Golden City Road
 Saxonburg PA 16056
 Attorney: Todd D Bowlus
 Harry S Cohen & Associates PC
 Two Chatham Center, Suite 985
 Pittsburgh PA 15219

BCLJ: November 19, 26 & December 3, 2021

**Estate of: Charles Gregor Steighner
a/k/a: Charles G Steighner**

Late of: Butler PA
 Executor: Carol Ann Steighner
 111 Easy Street
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

Estate of: Frank S Zbuckvich

Late of: East Butler PA
 Executor: Franklin Zbuckvich
 153 Eagle Mill Rd
 Butler PA 16001
 Executor: Michael Zbuckvich
 106 Seventh St
 PO Box 292
 East Butler PA 16029
 Attorney: Jennifer R Pullar
 Paragon Legal Inc
 228 South Main Street
 Butler PA 16001

BCLJ: November 19, 26 & December 3, 2021

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

BCLJ: November 12, 19, 26, 2021

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

**NOTICE OF FILING OF PETITION FOR
NAME CHANGE
MsD 21-40285**

Notice is hereby given that, on October 18, 2021, a Petition For Change of Name was filed in the above-named Court, requesting an Order to change the name of **Joshua Steven Clawson** to Joshua Raymond Dougherty.

The Court has fixed the 23rd day of December, 2021 at 1:30 PM in Courtroom 3 of the Butler County Courthouse, Butler, PA as the time and place for hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Michael S. Lazaroff, Esquire
Attorney at Law
277 West Main St., PO Box 216
Saxonburg, PA 16056

BCLJ: November 26, 2021

FICTITIOUS NAME REGISTRATION

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of **PHOENIX PHYSICAL THERAPY** with its principal office at 2000 Westinghouse Drive, Suite 200, Cranberry Township, Pennsylvania 16066. The name and address of the party to the registration is: PHOENIX Rehabilitation and Health Services, Inc., 2000 Westinghouse Drive, Suite 200, Cranberry Township, Pennsylvania 16066.

Paul J. Welk, Esquire
Tucker Arensberg, P.C., Attorneys
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-3951

BCLJ: November 26, 2021

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

**IN RE: S.G.B.
O.A. No. 23 of 2021
ORDER OF TERMINATION OF
PARENTAL RIGHTS**

NOTICE OF APPEAL

To: **Unknown Father,**

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child:

S.G.B. - Date of Birth: January 26, 2021

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284.5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: November 26, 2021

LEGAL NOTICE

Articles of Dissolution were filed with the Corporation Bureau of the Commonwealth of PA, in Harrisburg, to voluntarily dissolve the **Cherryish Our Communities, Inc.**, of 190 School Street Box 272 Bruin PA 16022, a non-profit corporation pursuant to 15 Pa.C.S.A. §5974, et seq. Any and all persons having a claim against the corporation are hereby directed to present their claim(s) against the corporation in accordance with this notice; same must be presented in writing and must contain sufficient information reasonably to inform the corporation of the identity of the claimant, the substance against said corporation, and must be received by December 26, 2021, and any claims received after said date will be barred. All such written claims if any, must be mailed to the corporation c/o Stock & Patterson 106 S. Main St, Suite

603, Butler, PA 16001. The corporation may make distribution to other claimants or other interested parties without further notice to claimants.

Lynn M. Patterson, Esq.
Stock & Patterson
106 S. Main St, Ste 603
Butler, PA 16001

BCLJ: November 26, 2021

LEGAL NOTICE

Articles of Dissolution have been filed with the Corporation Bureau of the Commonwealth of PA, in Harrisburg, to voluntarily dissolve the **Butler County Memorial Hospital Nurses Alumnae Association**, c/o 308 Fairview Rd Petrolia, PA 16050, a non-profit corporation, pursuant to 15 Pa.C.S.A. §5974, et seq. Any and all persons having a claim against the corporation are hereby directed to present their claim(s) against the corporation in accordance with this notice; same must be presented in writing and must contain sufficient information reasonably to inform the corporation of the identity of the claimant, the substance against said corporation, and must be received by December 30, 2021, and any claims received after said date will be barred. All such written claims if any, must be mailed to the corporation c/o Stock & Patterson 106 S. Main St, Suite 603, Butler, PA 16001. The corporation may make distribution to other claimants or other interested parties without further notice to claimants.

Lynn M. Patterson, Esq.
Stock & Patterson
106 S. Main St, Ste 603
Butler, PA 16001

BCLJ: November 26, 2021

**CIVIL ACTION
COURT OF COMMON PLEAS
BUTLER COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-10821
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff
v.
JAMES NEAL, IN HIS CAPACITY AS HEIR

OF ROBERT E. NEAL; JOHN NEAL, IN HIS CAPACITY AS HEIR OF ROBERT E. NEAL; ANGELA GEIBEL, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL; PAULA PAINTER, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL; STACY RIDING, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL; UNKNOWN HEIRS, SUCCESSORS, et al.
Defendants

To: **JAMES NEAL, IN HIS CAPACITY AS HEIR OF ROBERT E. NEAL; JOHN NEAL, IN HIS CAPACITY AS HEIR OF ROBERT E. NEAL; ANGELA GEIBEL, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL; et al.** Defendant(s), 308 STATE STREET WEST SUNBURY, PA 16061

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 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. 2019-10821, seeking to foreclose the mortgage secured on your property located, 308 STATE STREET WEST SUNBURY, PA 16061.

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 the Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724) 284-5214
&
The Butler County Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

BCLJ: November 26, 2021

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2021-10620**

LEGAL NOTICE

Adams Pointe North Condominium
Association, Plaintiff
vs.
Samantha Schwartz, believed Heir,
Executrix and/or Administrator of the Estate
of Seymour Schwartz, and Unknown Heirs,
Executors and/or Administrators of the
Estate of Seymour Schwartz, Defendants.

**TO: Samantha Schwartz, believed
Heir, Executrix and/or Administrator
of the Estate of Seymour Schwartz,
and Unknown Heirs, Executors and/or
Administrators of the Estate of Seymour
Schwartz, Defendants**, whose last known
address is 250 Adams Point Blvd., Units
#8&9, Mars, PA 16046.

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU
HAVE FAILED TO ENTER A WRITTEN
APPEARANCE PERSONALLY OR BY
AN ATTORNEY AND FILE IN WRITING
WITH THE COURT YOUR DEFENSES
OR OBJECTIONS TO THE CLAIMS SET
FORTH AGAINST YOU IN THIS CASE.
UNLESS YOU ACT WITHIN TEN DAYS
FROM THE DATE OF THIS NOTICE, A
JUDGMENT MAY BE ENTERED AGAINST
YOU WITHOUT A HEARING AND YOU

MAY LOSE YOUR RIGHT TO SUE
THE PLAINTIFF AND THEREBY LOSE
PROPERTY OR OTHER IMPORTANT
RIGHTS.

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 the Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
Telephone: (724) 284-5214

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

Matthew F. Marshall
Attorney for Plaintiff
Dillon McCandless King
Coulter & Graham L.L.P.
600 Cranberry Woods Drive, Suite 175
Cranberry Township, PA 16066
(724) 776-6644

BCLJ: November 26, 2021

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 siad 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