

**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: Victor Paul Ardito**

Late of: Cabot PA  
Administrator: Joan S Ardito  
112 Marwood Road  
Cabot PA 16023  
Attorney: Jordan L Strassburger  
Strassburger McKenna  
Gutnick & Gefsky  
444 Liberty Ave Suite 2200  
Pittsburgh PA 15222  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Marta A Cantella**

**a/k/a: Martha A Cantella**  
**a/k/a: Marta Antonia Cantella**  
Late of: Adams Township PA  
Executor: Charles N Cantella  
518 Beaver Street Ext  
Mars PA 16046  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler Pa 16001  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Paul G Haughey**

Late of: Butler Township PA  
Administrator: Mary P Miller  
259 Crisswell Road  
Butler PA 16002  
Attorney: Mary Jo Dillon  
Dillon McCandless King Coulter &  
Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Ronald E Hinkler**

Late of: Butler PA  
Administrator: Jody M Cass  
15089 Rt 8  
Union City PA 16438  
Attorney: Crandall G Nyweide  
PO Box 369

Clymer NV 14724  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Anna Shirley Kalnas**  
**a/k/a: A Shirley Kalnas**

Late of: Mars PA  
Executor: James W Kalnas  
137 Pinehurst Drive  
Cranberry Twp PA 16066  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: William S Macrae**  
**a/k/a: William Macrae**

**a/k/a: William Sloan Macrae**  
Late of: Mercer Township PA  
Administrator: Debra Macrae  
350 Foxmine Road Lot 3  
Jackson Center PA 16133  
Attorney: Amy E Molloy  
Molloy Law LLC  
15 Woodland Center Dr PO Box 687  
Grove City PA 16127  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Juanita W Manley**  
**a/k/a: Juanita Manley**

Late of: Cranberry Township PA  
Executor: Thomas L Manley III  
5427 Marina Club Drive  
Wilmington Nc 28409  
Attorney: Michael G Wiethorn  
Fox Rothschild LLP  
500 Grant St Suite 2500  
Pittsburgh PA 15219  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: James P Nestoff**  
**a/k/a: James Peter Nestoff**

Late of: Denver Colorado  
Executor: Linda C Witt  
2775 S Humboldt Street  
Denver Co 80210  
Attorney: Amy E Molloy  
Molloy Law LLC  
15 Woodland Center Dr PO Box 687  
Grove City PA 16127  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Edythe M Schirra**

Late of: Butler Township PA  
Executor: Mary Jo Radock  
5465 Somerset Drive  
Fairview PA 16415  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Dorothy G Stahl**  
**a/k/a: Dorothy Greubel Stahl**

Late of: Zelenople PA  
Executor: Barbara S Lovejoy  
54 Marblehead Harbor

Bradford Woods PA 15015  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Gertrude A Stevenson  
a/k/a: Gertrude Anne Stevenson**

Late of: Butler PA  
Executor: Theresa G Sequete  
335 Chestnut Drive  
Butler PA 16001  
Attorney: Thomas W King III  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Sarah Battaglia Tokash  
a/k/a: Sarah B Tokash**

Late of: Cranberry Township PA  
Executor: David R Battaglia  
1104 Rosewood Lane  
Glen Mills PA 19342  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ: March 29 & April 5 & 12, 2024

**Estate of: Gary G Zimmer  
a/k/a: Gary Gene Zimmer**

Late of: Butler PA  
Administrator: Gerald Paul Zimmer  
4355 Sycamore Lane  
Red Lion PA 17356  
Attorney: Claire Johnson Saenz LLC  
1000 Brooktree Rd Suite 209  
Wexford PA 15090  
BCLJ: March 29 & April 5 & 12, 2024

**SECOND PUBLICATION**

**Estate of: Kathryn A Best**

Late of: Summit Township PA  
Executor: Kelly Jo Altmire  
218 Chicora Road  
Butler PA 16001  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Jean Ann Clark-Carnahan**

Late of: Butler PA  
Executor: Fredrick Charles Carnahan Jr  
535 E Brady Street  
Butler PA 16001  
Attorney: John R Seltzer  
713 Wilmington Avenue  
New Castle PA 16101

BCLJ: March 22, 29 & April 5, 2024

**Estate of: William Joseph Foster  
a/k/a: William J Foster**

Late of: Marion Township PA  
Executor: Darlene Bishop  
6801 Langdon Way  
Lake Worth FL 33463  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Lou Ann Gallanar**

Late of: Cranberry Township PA  
Executor: Robin Ondo  
616 Partridge Drive  
Cranberry Township PA 16066  
Attorney: Cynthia A Howell  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Donald Burdette Hoffman  
a/k/a: Donald B Hoffman**

Late of: Slippery Rock Township PA  
Administrator: Lori A Hoffman  
738 West Liberty Road  
Slippery Rock PA 16057  
Attorney: Thomas R Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Jean Ann Jenkins  
a/k/a: Jean Ann Dudas**

Late of: Buffalo Township PA  
Executor: Evan J Jenkins  
53 S 23rd St  
Pittsburgh PA 15203  
Attorney: R Anthony Deluca  
Deluca Ricciuti & Konieczka  
225 Ross St 4th FL  
Pittsburgh PA 15219  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Carolyn F Johnston**

Late of: Harmony PA  
Executor: David J Johnston  
102 Evergreen Drive  
Aliquippa PA 15001  
Attorney: Michael W Nalli  
Nalli Elias & Associates PC  
150 Pleasant Drive, Suite 101  
Aliquippa PA 15001  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Jason L Lassinger**  
 Late of: Jefferson Township PA  
 Administrator: Jaylee K Lassinger  
 105 Charlemagne Drive  
 Butler PA 16002  
 Attorney: Julie C Anderson Cela  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Albert Ross Martin**  
**a/k/a: A Ross Martin**  
 Late of: Butler PA  
 Executor: Catherine A Martin  
 213 Cottage Hill Ave  
 Butler PA 16001  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 1202 Oakridge Dr  
 Butler PA 16001  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Donald S Masyada**  
 Late of: Cranberry Township PA  
 Executor: James S Masyada  
 4307 Stone Glen Road  
 Louisville Ky 40241  
 Attorney: James P Shields  
 The Elder Law Offices of Shields & Boris  
 1150 Old Pond Road  
 Bridgeville PA 15017  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: John Wilbert Pickerd**  
**a/k/a: John Pickerd**  
 Late of: Summit Township PA  
 Administrator: Ruthann Pickerd  
 116 Osche Road  
 Butler PA 16002  
 Attorney: Ross M Thompson  
 S R Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Janice Ann Reamer**  
 Late of: Butler Township PA  
 Executor: Daniel Reamer  
 120 Sarra Lane  
 Butler PA 16001  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: John P Rehm**  
**a/k/a: John Paul Rehm**  
 Late of: Butler PA  
 Executor: Michael Robert Rehm  
 437 Brown Avenue  
 Butler PA 16001  
 Attorney: Murray S Shapiro

101 East Diamond Street  
 Suite 202  
 Butler PA 16001  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Warren Mooney Sacripant**  
**a/k/a: Warren M Sacripant**  
 Late of: Evans City PA  
 Executor: Beverlyanne S Sacripant  
 103 Belinda Parkway Apt 4020  
 Mount Juliet TN 37122  
 Attorney: Steven M Zelinger  
 1650 Market Street  
 Suite 3600  
 Philadelphia PA 19103  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Daniel J Smicik**  
**a/k/a: Daniel Smicik**  
 Late of: Buffalo Township PA  
 Executor: Daniele M Livingston  
 403 Parker Road  
 Sarver PA 16055  
 Attorney: Robert B Liotta  
 Liotta Law Offices PLLC  
 3058 Leechburg Rd Suite 9, 10, & 11  
 Lower Burrell PA 15068  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Emilia M Smulski**  
**a/k/a: Emilia Smulski**  
 Late of: Adams Township PA  
 Executor: David Smulski  
 136 Mount Vernon Avenue  
 Pittsburgh PA 15229  
 Attorney: Joseph A Feldman  
 Law Office of Max C. Feldman  
 1322 5th Avenue  
 Coraopolis PA 15108  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Yvonne G Titus**  
 Late of: Adams Township PA  
 Executor: William D Newman Jr  
 537 Prospect Rd  
 Evans City PA 16033  
 Attorney: Cynthia A Howell  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086  
 BCLJ: March 22, 29 & April 5, 2024

**Estate of: Leah K Toth**  
 Late of: Zelenople PA  
 Executor: Cynthia Fleeson  
 117 Bayberry Lane  
 Cranberry Twp PA 16066  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue

Zelienople PA 16063  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: William Cornelius Williams  
a/k/a: William C Williams**

Late of: Lancaster Township PA  
Executor: Carolyn L Paulk  
6132 Heatherfield Court  
Harmony PA 16037  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Hazel L Yahn  
a/k/a: Hazel Louise Yahn**

Late of: Harrisville PA  
Executor: Deborah L Glenn  
PO Box 236  
1374 Eau Claire Road  
Harrisville PA 16038  
Attorney: Timothy R Bonner  
McNickle & Bonner LLP  
209 West Pine Street  
Grove City PA 16127  
BCLJ: March 22, 29 & April 5, 2024

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**THIRD PUBLICATION**

**Estate of: Esther Ruth Allen**

Late of: Zelienople PA  
Administrator: Ray A Kaminski  
602 Market Street  
Zelienople PA 16063  
Attorney: Gregory S Fox  
Fox & Fox PC  
323 Sixth Street  
Ellwood City PA 16117  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Brian Matthew Angert**

Late of: Butler Township PA  
Administrator: Patricia K Angert  
114 White Avenue  
Butler PA 16001  
Attorney: Mark R Morrow  
Attorney At Law  
204 East Brady Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Wendy A Bilowich**

Late of: Butler PA  
Executor: Darla Brannon  
350 McGrady Hollow Road  
Butler PA 16002  
Attorney: Mark R Morrow  
Attorney At Law

204 East Brady Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Sandra L Cammisa**

Late of: Butler Township PA  
Executor: Shannon L Mullner  
7636 Oxgate Court  
Hudson Oh 44236  
Attorney: Michael S Butler Esquire  
Heritage Elder Law &  
Estate Planning LLC  
318 South Main Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Lisa Crandell**

Late of: Forward Township PA  
Executor: Dwane E Crandell  
1647 Glade Run Road  
Renfrew PA 16053  
Attorney: John R Elliott  
Anstine & Sparler  
117 E Market Street  
York PA 17401  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Gregg J Dolin**

Late of: Evans City PA  
Administrator: Glenn M Dolin  
207 Brookside Court  
Seven Fields PA 16046  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Cynthia J Gardape**

Late of: Cranberry Township PA  
Administrator: Aarin Weber  
408 Orchard Avenue  
Ellwood City PA 16117  
Attorney: Andrew Kuzma  
Kuzma Law Group PC  
200 N 2nd Avenue  
Elizabeth PA 15037  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Barbara Gayle Groft**

**a/k/a: Gayle Mohney Groft  
a/k/a: Barbara G Mohney Groft**

Late of: Winfield Township PA  
Executor: Patricia L Sapp  
818 Golfview Drive  
McKeesport PA 15135  
Executor: Tracy A Hudson  
716 Glendale Drive  
Rock Hill Sc 29732  
Attorney: David A Crissman

Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Margaret Jo Anne Gurner**

**a/k/a: M Jo Anne Gurner**

**a/k/a: Margaret Joanne Gurner**

**a/k/a: Margaret Jo Anne Gurnare**

Late of: Butler Township PA  
Administrator: Anthony Constantino  
3062 Eagle Ridge Drive  
Valencia PA 16059  
Attorney: McKenna Adams  
The Elder Law Offices of  
Shields and Boris  
1150 Old Pond Road  
Bridgeville PA 15017  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Betty J Haberland**

Late of: Zelenople PA  
Executor: Patti L Ewing  
1408 N Main Street  
West Baden Springs IN 47469  
Attorney: Gene G Dimeo  
Dimeo Law Group PLLC  
120 Fourth St  
Ellwood City PA 16117  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Arron Craig Jones**

Late of: Cranberry Township PA  
Administrator: Cameo L Curtis  
7658 Franklin Road  
Cranberry Twp PA 16066  
Attorney: Dorothy J Dohanics  
Harry S Cohen & Associates, PC  
Two Chatham Center Suite 985  
Pittsburgh PA 15219  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Larry L Klingensmith**

**a/k/a: Larry Lee Klingensmith**

Late of: Cranberry Township PA  
Executor: Patricia L Klingensmith  
4000 Creekview Circle Apt 4328  
Cranberry Twp PA 16066  
Attorney: Philip D Luciano II  
Abernethy & Hagerman LLC  
4927 William Flinn Hwy  
Allison Park PA 15101  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Charles F Lamoreaux**

Late of: Clay Township PA  
Executor: Lynda Lamoreaux-Young  
2019 Pine Drive  
New Castle PA 16101  
Executor: Carla J Grossman

115 Roosevelt Avenue  
Waynesburg OH 44688  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Rocco Lanzalotto**

**a/k/a: Rocco G Lanzalotto**

Late of: Butler PA  
Executor: Garry C Lanzalotto  
220 Thorn Run Road  
Butler PA 16001  
Attorney: William J Schenck  
Schenck & Long  
297 Pittsburgh Rd Suite 2b  
Butler PA 16002  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Raymond McCann**

Late of: Butler PA  
Executor: Richard McCann  
123 Oak Ridge Drive  
Butler PA 16002  
Attorney: Lynn M Patterson  
Stock & Patterson  
1202 Oakridge Dr  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: William C Mottern**

Late of: Cherry Township PA  
Executor: Linda V Mottern  
256 Redbrush Road  
Boyers PA 16020  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Cheryl Lee Touchet**

Late of: Jefferson Township PA  
Administrator: Karen J Boltz  
215 Hannahstown Road  
Cabot PA 16023  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: David R Zembrzuski**

Late of: Buffalo Township PA  
Executor: Edward R Zembrzuski  
212 Cherry Bark Drive  
Natrona Heights PA 15065  
Executor: Mary Ann Zembrzuski  
212 Cherry Bark Drive  
Natrona Heights PA 15065

Attorney: Charles J Jacques III  
Jacques & Jacques PC  
2125 Freeport Road  
Natrona Heights PA 15065  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Chad Arthur Zinkhann  
a/k/a: Chad A Zinkhann**

Late of: Butler Township PA  
Executor: Sharon L Zinkhann  
436 Eagle Mill Road  
Butler PA 16001  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Elmira M Zirnsak  
a/k/a: Elmira Zirnsak**

Late of: Connoquenessing PA  
Executor: Leonard Zirnsak  
855 Prospect Road  
Evans City PA 16033  
Executor: Donald Zirnsak  
865 Prospect Road  
Evans City PA 16033  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH  
March 2 - March 8, 2024**

**Battaglia, Christopher F--GUARANTEED  
RATE AFFINITY LLC--Zelienople Boro  
Sub/Condo:Zelienople Extension Co Plan  
Lot:361 Street:217 McKim St Parcel:550-  
S4-A361:\$100,000.00**

**Beale, Cary A; Beale, Michael E--USX FED  
CRED UN--Buffalo Twp Street:648 Oberg  
Dr Parcel:040-S2-A23:\$30,000.00**

**Beale, Cary A; Beale, Michael E--USX FED  
CRED UN--Buffalo Twp Street:648 Oberg  
Dr Parcel:040-S2-A23:\$60,000.00**

**Berg, Robert A Jr; Gudmundsen, Monika-  
UNITED WHOLESAL MTG LLC--  
Jackson Twp Street:202 Hazel Street  
Parcel:550-S4-A390:\$201,286.00**

**Beuchat, Mark C; Beuchat, Michelle--  
NVR MTG FIN INC--Lancaster Twp Sub/  
Condo:Arden Wood Res Plan Ph 3 Lot:342  
Street:329 Arden Drive Parcel:200-**

S7-A342:\$150,000.00

**Blanco, Pilar Rodriguez; Yorgey, Ryan R--  
CLEARVIEW FED CRED UN--Cranberry  
Twp Sub/Condo:Links Cranberry Davis  
Prd Rev Lot:128 Street:320 Eagle Dr  
Parcel:130-S42-A128:\$13,500.00**

**Blatt, Charles--COASTAL COMMUNITY  
BK--Clearfield Twp Sub/Condo:Blatt Sub  
Lot:2 Street:724 Clearfield Rd Parcel:090-  
1F17-28A:\$100,000.00**

**Blum, Alexandra M; Blum, Brian J--NAVY  
FED CRED UN--Cranberry Twp Sub/  
Condo:Clearbrook Ph 1 Lot:3 Street:105  
Clearbrook Dr Parcel:130-S18-A3:\$0.00**

**Boring, Lyman E a/k/a; Boring, Lyman Erin  
a/k/a; Boring, Miranda M a/k/a; Boring,  
Miranda Mclvaine a/k/a--ARMCO CRED  
UN--Center Twp Street:114 Hilltop Dr  
Parcel:060-S12-A56:\$16,000.00**

**Brocius, Bobbie J; Brocius, Chad E--  
DOLLAR BK FED SAV BK--Cranberry  
Twp Sub/Condo:Oakview Ests Prd Ph 5 6  
& 7 Unit:721 Street:806 Cavan Drive #721  
Parcel:130-S32-A721:\$492,000.00**

**Brody, Joseph Richard--MOVEMENT  
MTG LLC--Cranberry Twp Sub/  
Condo:Meeder Unit:302 Street:401 Larks  
Lane Parcel:130-S45-B302:\$451,250.00**

**Butler, Vicky L--ARMCO CRED UN--  
Center Twp Street:105 Oberlin Drive  
Parcel:060-S16-C76:\$70,900.00**

**Colteryahn, Kati M; Colteryahn, Ryan  
a/k/a; Colteryahn, Ryan M a/k/a--  
ARMCO CRED UN--Connoquenessing  
Twp Street:1380 Prospect Rd Parcel:120-  
4F23-3C:\$200,150.00**

**Conrad Rentals LLC--ARMCO CRED UN-  
Butler City Ward:2 Street:318 Fifth Street  
Parcel:562-45-129:\$176,000.00**

**Conrad, Rachel; Conrad, Sean M--  
DOLLAR BK FED SAV BK--Cranberry Twp  
Street:403 Quarter Horse Ln Parcel:130-  
S33-C215:\$60,000.00**

**Datz, Spencer; Shuler, Samantha--  
HOLLAND MTG ADVISORS--Summit  
Twp Sub/Condo:Carbin Sub Lot:1  
Street:257 Moran Road Parcel:290-  
1F100-8A:\$187,210.00**

**Davis, Erika Marie; Davis, Matthew  
William--DOLLAR BK FED SAV BK--  
Middlesex Twp Street:3058 Eagle Ridge  
Dr Parcel:230-S16-F361:\$50,000.00**

**Deluca, Tyler David; Stivenson, Kaydence  
Mae--PENNA HOUSING FIN AGENCY-  
Mars Boro Street:616 Spring Street  
Parcel:450-S2-K12:\$9,166.00**

**Deluca, Tyler David; Stivenson, Kaydence  
Mae--WEST PENN FIN SERV CTR  
INC--Mars Boro Street:616 Spring St  
Parcel:450-S2-K12:\$197,359.00**

**TRUST NOTICE**

Notice is hereby given of the administration of the Albert T. Stultz 2003 Revocable Trust. Albert T. Stultz, Grantor, of Butler County, Pennsylvania, died on December 3, 2023.

All persons having claims against the **Albert T. Stultz 2003 Revocable Trust** are requested to make known the same to the Trustee or attorney named below. All persons indebted to the Albert T. Stultz 2003 Revocable Trust are requested to make payment without delay to the Trustee or attorney named:

Albert T. Stultz, Jr., Trustee  
David W. Tyree, Esquire  
3371 Babcock Boulevard  
Pittsburgh, PA 15237

BCLJ: March 29 & April 5 & 12, 2024

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**NOTICE**

Dennis P. Wyant, deceased, of Lyndora, **Case No. OC 2023-00101**, Petition to Determine Title filed by Marlena Otte, 10 Butler Rd., Lyndora, PA 16045.

Peter B. Lewis  
Neighborhood Legal Services,  
928 Penn Ave.  
Pittsburgh, PA 15222  
Counsel

BCLJ: March 15, 22 & 29, 2024

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**REGISTER'S NOTICE**

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY, April 8, 2024 at 1:30 PM (prevailing time) of said day.**

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
<b>MARRON, Patrick J</b>	James Marron, Executor	02/26/2024
<b>SLOAN, Lawrence E</b>	Ernest Oesterling, Executor	02/21/2024

BCLJ: March 29 & April 5, 2024

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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **DENALI SPORTS, LLC** and it is organized effective March 18, 2024.

Joseph V. Charlton, Esquire  
Charlton Law  
617 South Pike Road  
Sarver, PA 16055

BCLJ: March 29, 2024

**LEGAL NOTICE**

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 in the Office of the Department of State of the Commonwealth of Pennsylvania, for conduct of a business under the fictitious name of **DRYVEBOX PITTSBURGH** with its principal office or place of business at 106 Wonderly Drive, Sarver, PA 16055.

The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Denali Sports, LLC, 106 Wonderly Drive, Sarver, PA 16055.

Joseph V. Charlton, Esquire  
Charlton Law  
617 South Pike Road  
Sarver, PA 16055

BCLJ: March 29, 2024

**CHANGE OF NAME NOTICE**

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

IN THE MATTER OF: Ms.D. 2024-40050

Notice is hereby given that, on February 26, 2024, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

**Kacey Rae Lauster-Wells to Kacey Rae Lauster**

The Court has fixed the 14th day of May, 2024, at 9:45 AM, in Court Room number 3, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: March 29, 2024

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

**NOTICE OF FILING OF PETITION FOR CHANGE OF NAME OF A MINOR**

IN THE MATTER OF: Ms.D. 2024-40063  
Notice is hereby given that, on March 14th, 2024, a Petition For Change of Name of a Minor, was filed in the above-named Court by Emily G Haley Parent and Natural Guardian of Celeste Jude Szelestey, a minor, requesting an Order of Court to change the name of

**Celeste Jude Szelestey a minor, to Asher Jude Szelestey**

The Court has fixed the 4th day of June, 2024, at 9:45 A.M., in Court Room number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: March 29, 2024

**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 17th day of May, 2024** 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 June 14, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30010**

TOWD POINT MORTGAGE TRUST 2020-4,  
U.S. BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE

vs

JUDITH BROOKS AKA JUDITH SARVER  
.SOLELY IN HER CAPACITY AS HEIR  
OF DEBORAH L. SARVER, DECEASED,  
THE UNKNOWN HEIRS OF DEBORAH L.  
SARVER, KATHLEEN LEHNERD, SOLEY  
IN HER CAPACITY AS HEIR OF DEBORAH  
L SARVER, DECEASED, JOHN SARVER,  
SOLEY IN HER CAPACITY AS HEIR OF  
DEBORAH L SARVER, DECEASED

PROPERTY ADDRESS: 265 NORTH  
DUFFY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-3-A5-  
0000

ALL THAT CERTAIN Piece, Parcel and  
Tract of Land Situate in Butler Township,  
Butler County, Pennsylvania, Bounded  
and Described as Follows: Beginning at a  
Point in the Center Of the Duffy Road at the  
Southeast Corner of Lot No. 4 In The Same  
Plan; Thence South 1 Degrees 36 Minutes  
East Along The Center Line Of Duffy Road,  
Eighty (80) Feet To A Point At The Northeast  
Comer Of Lot No. 6 In The Same Plan;  
Thence South 88 Degrees 24 Minutes West  
Along Line Of Lot No. 6 In The Same Plan,  
Three Hundred Thirty-Five (335) Feet to a  
Point On Other Lands Of Donald H. Waite

at the Northeast Comer Of Lot No. 6 In The  
Same Plan; Thence North 1 Degrees 36  
Minutes West Along Other Lands Of Donald  
H. Waite Et Ux., Eighty (80) Feet to a Point  
at the Southwest Comer Of Lot No. 4 In The  
Same Plan; Thence North 88 Degrees 24  
Minutes East Along Line Of Lot No. 4 in the  
Same Plan, Three Hundred Thirty-Five (335)  
Feet to a Point at the Southeast Corner of  
Lot No. 4, At The Place Of Beginning. Being  
Lot No. 5 in the Donald H. Waite plan of lots.

BEING KNOWN AS: 265 NORTH DUFFY  
ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 056-3-A5-0000

BEING THE SAME PRE1VHSES WHICH  
ESTATE OF RICHARD C. SARVER,  
JUDITH JANE BROOKS, EXECUTRIX  
BY DEED DATED 12/3/2007 AND  
RECORDED 12/5/2007 IN THE OFFICE  
OF THE RECORDER OF DEEDS IN DEED  
INSTRUMENT NO.:200712050030814,  
GRANTED AND CONVEYED UNTO  
DEBORAH L. SARVER, NOW DECEASED.

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30003**

BAYVIEW LOAN SERVICING LLC

vs

DOUGLAS A CICHONSKI, TERESA WILSON

PROPERTY ADDRESS: 265 EAST  
WASHINGTON STREET, AKA 270 EAST  
WASHINGTON STREET, HARRISVILLE,  
PA 16038

UPI / TAX PARCEL NUMBER: 430-S2-  
A23W-0000

ALL that certain piece, parcel or tract of  
land lying, being and situate in the Borough  
of Harrisville, Butler County, Pennsylvania,  
being known and designated as Lot Iiin the  
Plan of Subdivision, Phase 2, For Mershimer  
Sales, Inc. as recorded in the Office of the  
Butler County, Pennsylvania Recorder at  
Plan Book 158, Page 34, and being more  
specifically described as follows:

Beginning at a point, said point being the  
Northeast comer of said Lot 11; thence from  
said beginning point South 05 Degrees 15'  
00" West, a distance of 270.00 feet to a point;  
thence North 41 Degrees 48' 48" West, a  
distance of 188.00 feet to a point; thence  
North 13 Degrees 56' 33" West, a distance

of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arch distance of 75.00 feet to a point; thence South 67 Degrees 1T 48" East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less. Title to said Premises vested in Douglas A. Cihonski and Teresa Wilson by Deed from Andrew P. Ottoviani et al dated January 25, 2002 and recorded on January 29, 2002 in the Butler County Recorder of Deeds as Instrument No. 200201290003431.

Being known as: 265 East Washington Street aka 270 East Washington Street, Harrisville, PA 16038

Tax Parcel Number: 430-S2-A23W-0000

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30013**

METROPOLITAN LIFE INSURANCE COMPANY

vs

CARRIE COULTERSOLEY IN HER CAPACITY AS KNOWN HEIR OF JOSEPH L FITZGERALD, DECEASED, THE UNKNOWN HEIRS OF JOSEPH L FITZGERALD

PROPERTY ADDRESS: 2645 WEST SUNBURY ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 210-2F47-8E-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF MURRINSVILLE, TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH. BY LOT OF LAND NOW OR FORMERLY OF CATHERINE MCCULLOUGH HEIRS; ON THE EAST BY PUBLIC HIGHWAY KNOWN AS BUTLER- FRANKLIN ROAD; ON THE SOUTH BY LOT OF LAND NOW OR FORMERLY OF D. G. COURTNEY HEIRS, FORMERLY MICHAEL MCLAUGHLIN; AND ON THE WEST BY LAND OF J. MORTLAND HEIRS.

Parcel Number 210-2F47-8E-0000

Property Address: 2645 West Sunbury Road, Boyers, PA 16020-1811

BEING the same premises which KAREN M. HEDGLIN AND THOMAS A. FITZGERALD, AS TENANTS IN COMMON by Deed dated March 6, 2006, and recorded in the Office of Recorder of Deeds of Butler County on March 9, 2006 Instrument# 2006030900053 l 7 granted and conveyed unto JOSEPH L. FITZGERALD, A SINGLE MAN. Joseph L. Fitzgerald departed this life on December 17,2021.

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30012**

SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS

vs

CODY R. DAILEY, ZACHARY INFANTINO, TRISTYN PARKER, NATHAN NAGY

PROPERTY ADDRESS: 198 WEST PEARL STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-11-34-0000

ALL THAT CERTAIN lot of ground situate in the Fifth Ward of the City of Butler, Butler County Pennsylvania, being bounded and described as follows:

On the North, 67.5 feet by lands of now or formerly of Zeno F Henninger, on the East, 99 feet by lands of now of formerly George C. Stewart, now or formerly J. Charles Dengler, on the South 67.5 feet by West Pearl Street and on the West 98.7 feet by North Washington Street Having thereon erected a two-story frame dwelling house.

PARCEL NO. 565-11-34-0000

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 198 West Pearl Street, Butler, PA 16001

BEING THE SAME PREMISES which Bradley R. Christie and Rafinurlis Eve Campbell, by Deed dated August 21, 2018 and recorded September 21, 2018 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 201809210019377 granted and conveyed unto Cody R. Dailey, Zachary Infantino, Tristyn Parker, and Nathan Nagy in fee.

BCLJ: March 22, 29 & April 5, 2024

**No. 2019-30265**

U. S. BANK TRUST NATIONAL ASSOCIATION  
vs  
KEVIN S HARDT, KERRIE A HARDT

PROPERTY ADDRESS: 198 RAILROAD STREET, CALLERY, PA 16024

UPI / TAX PARCEL NUMBER: 350-S2-C1

ALL that certain lot or parcel of ground situate in the Borough of Callery, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BOUNDED on the North by a public street; on the East by Railroad Street; on the South by lot formerly of Samuel Staples; and on the West by lands formerly of Samuel Staples, fronting 80 feet on Railroad Street and extending back 100 feet.

Parcel Number: 350-S2-C1

Property Address: 198 Railroad St, Callery, PA 16024

BEING the same premises which MICHAEL A. CAIN, AN UNMARRIED MAN by Deed dated August 17, 2004, and recorded in the Office of Recorder of Deeds of Butler County on September 28, 2004 Instrument#200409280031514 granted and conveyed unto KEVIN HARDT AND KERRIE HARDT, HUSBAND AND WIFE

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30002**

CITIZENS BANK, N.A.  
vs  
SARAHLEA A. HUMES, RICHARD E. HUMES, JR.

PROPERTY ADDRESS: 461 NORTH MAIN STREET, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430-S1-B1A-0000 TAX I.D. #: 430-SI-BIA-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE BOROUGH OF HARRISVILLE, BUTLER COUNTY, PENNSYLVANIA, BOUNDED

AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF THE CALVARY ORTHODOX PRESBYTERIAN CHURCH; THENCE NORTH 25 DEGREES EAST, PARALLEL TO THE CENTER LINE OF ROUTE 8, 190 FEET TO A POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY CONVEYED; THENCE NORTH 25 DEGREES EAST, 200 FEET, PARALLEL TO THE CENTER LINE OF ROUTE 8, TO A POINT; THENCE SOUTH 65 DEGREES EAST, 200 FEET, PERPENDICULAR TO ROUTE 8, TO A POINT; THENCE SOUTH 25 DEGREES WEST, 200 FEET, PARALLEL TO ROUTE 8, TO A POINT; THENCE PERPENDICULAR TO ROUTE 8, NORTH 65 DEGREES WEST, 200 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 40,000 SQUARE FEET.

Being known as: 461 NORTH MAIN STREET, HARRISVILLE, PENNSYLVANIA 16038.

Title to said premises is vested in Sarahlea A. Humes and Richard E. Humes, Jr., husband and wife, by deed from DAVID A. DENNIS & KEITH D. DENNIS, CO-EXECUTORS OF THE ESTATE OF FLORENCE E. DENNIS, DECEASED dated November 10,2021 and recorded November 19,2021 in Instrument Number 202111190032548.

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30008**

MORTGAGE ASSETS MANAGEMENT, LLC  
vs  
CAROL M. ISLER

PROPERTY ADDRESS: 143 BRIARWOOD LANE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-SI 2-A26B-0000

ALL THAT LOT or parcel of ground situate in the Township of Cranberry Butler County, Pennsylvania, being known as Lot No. 268 of the Creekwood Plan of Lots No. 2 as recorded in the Recorder's Office of Butler County on October 26, 1976 in Rack Book Volume 68, page 33.

SUBJECT to all exceptions, reservations, restrictions, easement, rights of way, if any, as set forth in prior instruments of record and

on the recorded plan.

UNDER AND SUBJECT to that certain Declaration of Covenants, Conditions and Restrictions pertaining to Creekwood Plan of Lots No. 2 of Ryan Homes, Inc., dated October 15, 1976, and recorded in the Recorder's Office of Butler County in Deed Book Volume 1033, page numbers 343-348 on October 29,1976.

BEING KNOWN AS: 143 BRIARWOOD LANE CRANBERRY TWP, PA 16066

PROPERTY ID: 130-SI 2-A26B-0000

TITLE TO SAID PREMISES IS VESTED IN FREDERICK s. ISLER AND CAROL M. ISLER, ms WIFE BY DEED FROM RYAN HOMES, INC., DATED 05/23/1978 RECORDED 06/13/1978 IN BOOK NO. 1070 PAGE 31. FREDERICKS. ISLER DIED ON OR ABOUT MAY 1992.

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30014**

ARMCO CREDIT UNION  
vs  
GAIL J. KERR

PROPERTY ADDRESS: 418 CHEROKEE DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-SI 3-A126-0000

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

BEGINNING at a point, said point being the Southeast comer of the tract herein described, said point being common to the North line of Cherokee Drive and line of Lots No. 126 and 127; thence by the North line of Cherokee Drive by a curve to the left, having a radius of 99.28 feet, a distance of 32.42 feet; thence continuing by the North line of Cherokee Drive, North 88° 23' West, a distance of 68.07 feet to a point on line of Lot No. 125; thence continuing by the same, North 02 22' 50" East, a distance of 170.00 feet to a point on line of lands of now or formerly L.A. Cook; thence continuing by the same, South 88e 23' East, a distance of 100.00 feet to a point on line of Lot No. 127; thence continuing by the same, South 02'

22' 50" West, a distance of 175.69 feet to a point on the North line of Cherokee Drive, the place of beginning. And being Lot No. 126 in the Timberly Heights Addition No. 1 Plan of Lots, as recorded on April 22, 1963, in Rack File Section 30, Page 40.

SUBJECT to the building conditions and restrictions of the Timberly Heights Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING the same premises conveyed to Stanley K. Kerr, widower, and Gail Kerr, single woman, by deed of Stanley K. Kerr, widower, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument number 200603080005258. The said Stanley K. Kerr having departed this life on November 28, 2006, title to the within property vested in Gail J. Kerr, by operation of law.

BEING known as tax parcel number: 060-SI3-A126-0000.

BCLJ: March 22, 29 & April 5, 2024

**No. 2019-30131**

MMG REO II LLC  
vs  
DEBORAH K MATONAK, DEBRA K MATONAK

PROPERTY ADDRESS: 111 WEST NORTH STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-9-182-0000

Parcel 1:  
ALL that certain piece, parcel or lot of land situate in Fifth Ward of the City of butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West side of North Main Street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern

direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning, Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 North Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:

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

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions,

restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: March 22, 29 & April 5, 2024

**No. 2019-30130**

MMG REO II LLC  
vs  
MILLER'S QUALITY MEATS LLC

PROPERTY ADDRESS: 142 NORTH MAIN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-9-183-000

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right of way line of North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street, South 2° 00' West, a distance of 20.29 feet to a point, at the place

of beginning.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record. Parcel I.D.: 565-9-183-0000

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BCLJ: March 22, 29 & April 5, 2024

**No. 2022-30019**

WELLS FARGO BANK, N.A.  
vs  
GLENN F NICKLAS, ADMR, UNKNOWN HEIRS AND ADMR OF GARY NICKLAS EST

PROPERTY ADDRESS: 201 NORTH WASHINGTON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S1-B75-0000

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

On the North by an alley known as Sarah Alley forty-five (45) feet; on the East by lot now or formerly of Charles Emery, now or formerly of Walter Fehl, one hundred forty-five feet; on the South by formerly Elizabeth Street, now or formerly Elizabeth Avenue forty-five (45) feet; on the West by Washington Street, one hundred forty-five (145) feet.

BEING known and numbered as 201 North Washington Street, Evans City, PA 16033 Being the same property conveyed to Gary Nicklas, unmarried who acquired title by virtue of a deed from Gary Nicklas and Debra Wicks, formerly husband and wife, dated January 31, 2011, recorded February 9, 2011, at Instrument Number 201102090003892, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 400-S1-B75-0000

BCLJ: March 22, 29 & April 5, 2024

**No. 2023-30206**

MIDFIRST BANK  
vs  
THE UNKNOWN HEIRS OF JOSHUA S. NIXON DECEASED

PROPERTY ADDRESS: 220 KITTANNING STREET, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-F32HJ0000

ALL that certain piece, parcel or lot of land situate in the Borough of Chicora, Butler County, Pennsylvania, being known and designated as Lot No. 9 (0.2697 acres) as set forth on the Casa-Bella Heights Subdivision recorded in Butler County, PA at Plan Book 220 Page 9.

BEING KNOWN AS: 220 KITTANNING STREET, CHICORA, PA 16025 PROPERTY ID NUMBER: 460 SI F32HJO000

BEING THE SAME PREMISES WIIICH DUSTINA. SHOKOOHEE BY DEED DATED 5/6/2019 AND RECORDED 5/8/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201905080008135, GRANTED AND CONVEYED UNTO JOSHUAS. NIXON. NOW DECEASED.

BCLJ: March 22, 29 & April 5, 2024

**No. 2024-30009**

FIRST COMMONWEALTH BANK  
vs  
NICHOLAS PERROZ, JACQUELINE PERROZ

PROPERTY ADDRESS: 153 BEALE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F03-A4-0000

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of an unpaved Public Road known as the

Millerstown Freeport Road, on line dividing property herein described from property now or late of Rezak; thence along the center of said road North 68° 09' East, a distance of 100 feet to a point; thence North 01' East, a distance of 673.03 feet along lands now or formerly of Beatty heirs to a point or stake; thence South 64° 12' West, a distance of 100 feet to a point or stake, on the line dividing property herein described from property now or late of Rezak, as hereinbefore mentioned; thence along said dividing line South 14' West, a distance of 666.75 feet to the point in the center of the Public Road first mentioned, at the place of beginning. Containing 1.45 acres.

SUBJECT TO all exceptions, reservations, restrictions, easements, rights of way, building restrictions and all other matters contained or referred to in prior deeds in the chain of title or visible from an inspection of the premises.

HAVING erected thereon a single-family residence known as 153 Beale Road, Sarver, PA 16055 and designated as Parcel No. 040-1F03-A4-0000.

BEING the same property which Russell H. Felsing, by Deed dated May 2, 2006 and recorded with the Recorder of Deeds of Butler County, Pennsylvania, on May 3, 2006 at Instrument No. 200605030010483, granted and conveyed unto Nicholas R. Perroz and Jacqueline Perroz his wife.

BCLJ: March 22, 29 & April 5, 2024

**No. 2023-30207**

CITIZENS BANK, N.A.  
vs  
AMY BETH SHEPTAK

PROPERTY ADDRESS: 408 1/2 FAIRVIEW AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-23A-0000

ALL THAT CERTAIN piece or parcel of land situate in the 15 Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North by now or formerly of Martha Yoeman; on the East by lands now or formerly of Ralph L. Quigley; on the South by Chestnut Way (now Etta Way); on the West by Cherry

Way.

BEGINNING at post; the Southwest corner of the land herein conveyed, on the North side of Chestnut Way, now Etta Way and East side of Cherry Way; thence North along the East side of Cherry Way 40 feet to a post; thence East along lands now or formerly Martha Yoeman, 49 feet, more or less, to the East side of a concrete and iron post; thence South along other lands now or formerly of Ralph L. Quigley, 40 feet to the North side of Chestnut Way, now Etta Way; thence West along Chestnut Way, now Etta Way, 49 feet, more or less, to the place of BEGINNING,

Having thereon erected a frame building.

BEING KNOWN AS: 408 1/2 Fairview Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Gretchen D. Ehlman, by Deed dated 10/17/2019 and recorded 10/18/2019 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201910180020956, granted and conveyed unto Gretchen D. Ehlman and Amy Beth Sheptak.

Gretchen D. Ehlman departed this life on December 20, 2019. PARCEL NO.: 561-29-23A-0000

BCLJ: March 22, 29 & April 5, 2024

**No. 2022-30069**

FREEDOM MORTGAGE CORPORATION  
vs  
RYAN J. TODD, KRISTEN D. RUGG

PROPERTY ADDRESS: 1957 Oneida Valley Rd, Kams City, PA 16041

UPI / TAX PARCEL NUMBER: 110-3F08-15E

ALL that certain piece, parcel or lot of land situate in Concord Township, Butler County, Pennsylvania, known as Lot No. 2-A in the Schmoll Subdivision No. 2 as filed at Plan Book 165, Page 21, more particularly described as follows:

BEGINNING at the Northeastern corner of Lot No. 2-A and being a point in the center of State Route 28;

THENCE South 26° 35' 00' West along the center line of State Route 38 a distance of

100 feet to a point;  
THENCE South 27° 31" 00' West continuing along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 28° 10" 30' West continuing along the center line of State Route 38 a distance of 100 feet to a point, being the Southeast comer of Lot No. 2-A;

THENCE North 62° 29" 00' West leaving the center line and along other lands, now or formerly, of Richard C. Schmoll, a distance of 289.40 feet to an iron pin;

THENCE North 27° 25" 30' East along lands now or formerly of Richard C. Schmoll a distance of 299.98 feet to an iron pin;

THENCE South 62° 29" 00' East along lands now or formerly of Richard C. Schmoll a distance of 289.40 feet to a point in the center line of State Route 38, the place of beginning.

CONTAINING 2 acres, more or less, and a dwelling house.

BEING designated as Tax Parcel ID No. 110-3F08-15E.

BEING THE SAME PREMISES which Kevin J. Campbell and Janet E. Campbell, husband and wife, by Deed dated 10/10/2018 and recorded 10/15/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810150020827, granted and conveyed unto Ryan J. Todd and Kristen Rugg, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, in fee.

TaxParcel:110-3F08-15E.

Premises Being: 1957 Oneida Valley Road, Kams City, PA 16041

BCLJ: March 22, 29 & April 5, 2024

**No. 2023-30056**

PLANET HOME LENDING, LLC  
vs  
GABRIEL MICHAEL VARRENTI

PROPERTY ADDRESS: 781 NORWEGIAN SPRUCE DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S12-B&B ALL THAT CERTAIN lot or piece of ground

situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 8-B in Townhouse Building B Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 291, page 27.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions, including but not limited to easements and assessments created therein, as recorded in Record Book 2369, page 651; First Amendment in Record Book Volume 2433, page 40; Second Amendment in Record Book Volume 2463, page 351; Third Amendment in Record Book Volume 2506, page 312; Fourth Amendment in Record Book Volume 2693, page 956; Fifth Amendment in Ins1rument No. 200107270020603 and Sixth Amendment in Ins1rument No. 200206270022003; and Ins1rument No. 200407120022712 and First Amendment in Instrument No. 200411090035851.

SUBJECT TO an 8 foot easement for utilities as they now exist extending from the front and rear of unit

PARCEL NO. 010-S12-B8B.

Being the same premises conveyed to Gabriel Michael Varrenti, by deed from Akou E. Amefia and Kokouvi D. Danklou, husband and wife, dated March 20,2020, recorded June 25,2020 in Butler county.

781 Norwegian Spruce Drive, Mars, PA 16046

BCLJ: March 22, 29 & April 5, 2024

Sheriff of Butler County, Michael T. Slupe