

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: Edward R Allen****a/k/a: Chip Allen**

Late of: Donegal Township PA
 Administrator: Susan D Hicks
 171 N Butler Church Road
 Chicora PA 16025
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001
 BCLJ: Sept 29, Oct 6 & 13, 2023

Estate of: Colton John Drushel

Late of: Franklin Township PA
 Administrator: Neil Drushel
 17 Dusty Lane
 Grove City PA 16127
 Attorney: Krista M. Corabi
 Summers Mcdonnell Hudock Guthrie
 Rauch PC
 707 Grant Street, Suite 2400
 Pittsburgh PA 15219
 BCLJ: Sept 29, October 6 & 13, 2023

Estate of: Naomi J Girdwood

Late of: Saxonburg PA
 Admr. D.B.N. C.T.A.: Jessica R Husarik
 196 Creekside Drive
 Sarver PA 16055
 Admr. D.B.N. C.T.A.: Erin E Williams
 1168 Middle Road Ext
 Gibsonia PA 15044
 Attorney: Margaret C Abersold
 200 Hickory Lane
 Valencia PA 16059
 BCLJ: Sept 29, October 6 & 13, 2023

Estate of: David H Morgan**a/k/a: David Howard Morgan**

Late of: Penn Township PA
 Executor: Kandace E Schultz
 205 Monks Road
 Valencia 16059
 BCLJ: Sept 29, October 6 & 13, 2023

Estate of: Robert C Shay Sr

Late of: Summit Township PA
 Executor: Kristina A Reiser
 134 Beacon Road
 Renfrew PA 16053
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: Sept 29, October 6 & 13, 2023

Estate of: Larry Surrena**a/k/a: Larry L Surrena Sr**

Late of: Marion Township PA
 Administrator: Darlene J Surrena
 103 Pohlman Road
 Harrisville PA 16038
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Sept 29, October 6 & 13, 2023

Estate of: Ellen E Tanski

Late of: Middlesex Township PA
 Executor: Susan E Tanski
 129 Denny Road
 Valencia PA 16059
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Sept 29, October 6 & 13, 2023

Estate of: Janet Mae Warner**a/k/a: Janet M Warner**

Late of: Butler Township PA
 Executor: Joseph J Warner
 102-23 Ableview Drive
 Butler PA 16001
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: Sept 29, October 6 & 13, 2023

Estate of: Carol Marie Zema**a/k/a: Carol M Zema**

Late of: Cranberry Township PA
 Executor: David V Pascarella
 326 Samuel Drive
 Cranberry Twp PA 16066
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: Sept 29, October 6 & 13, 2023

SECOND PUBLICATION

Estate of: Lynn C Chambers

Late of: Mars PA
Administrator: Alexandra M Chambers
8243 Lost Valley Drive
Mars PA 16046
Attorney: Amy D Rees Esquire
Sechler Law Firm LLC
20206 Route 19 Suite 300
Cranberry Twp PA 16066
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Diana J Crawford

Late of: Buffalo Township PA
Executor: Charles A Crawford
125 Park Drive
Sarver PA 16055
Attorney: Lillian Orzechowski
PO Box 77
Springdale PA 15144
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Dominic J DeBacco

Late of: Chicora PA
Executor: Dominic J DeBacco II
222 Kittanning Street
Chicora PA 16025
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Finnn Hwy
Allison Park PA 15101
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Dorreen G Desmond

Late of: Summit Township PA
Executor: Tina Burnett
807 Bonniebrook Road
Butler PA 16002
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Luann Dohar

Late of: Salem, Columbiana Co, Ohio
Ancillary Administrator:
Sharon Wuthrick
29197 Hartley Road
Salem Oh 44460
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Dayne Wesley Herr Sr

Late of: Mercer Township PA
Administrator: Dayne Wesley Herr Jr
4226 William Flynn Highway
Harrisville PA 16038
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St
PO Box 673
Slippery Rock PA 16057
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Ruth G Hess

a/k/a: Ruth Hess
Late of: Cranberry Township PA
Executor: William R Hess
319 Crystal Springs Road
Bradford Woods PA 15015
Attorney: David C Moran
Moran & Moran PC
2500 Brooktree Road Suite 203
Wexford PA 15090
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Frank William Hines

a/k/a: Frank W Hines
Late of: Clinton Township PA
Executor: Lewis Weston
121 Phillips Lane
Leechburg PA 15656
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Tony D Horton

a/k/a: Tony Duane Horton
Late of: Cranberry Township PA
Executor: Jason Z Horton
202 Trail Court W
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Gary L Kohlmeier

a/k/a: Gary Kohlmeier
a/k/a: Gary Lee Kohlmeier
Late of: Venango Township PA
Executor: Irene E Kohlmeier
150 Eau Claire Road
Parker PA 16049
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Verna R Kuhlber

Late of: Mars PA
 Executor: Brad J Kuhlber
 229 Sycamore Drive
 Seven Fields PA 16046
 Attorney: John R Cook
 Cook & Associates
 9380 McKnight Road
 106 Arcadia Court
 Pittsburgh PA 15237
 BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Arthur G Lazar

Late of: Butler Township PA
 Executor: Frances A Lazar
 155 Whitestown Road
 Lyndora PA 16045
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Joseph K Lindsey

Late of: Cranberry Township PA
 Administrator: Carol J Lindsey
 414 Mary Street
 Cranberry Twp PA 16066
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001
 BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Duane Alan Parson**a/k/a: Duane A Parson**

Late of: Slippery Rock Township PA
 Executor: Jane M Parson
 115 Boozel Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd
 PO Box 67
 Slippery Rock PA 16057
 BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Brian Payment

Late of: Summit Township PA
 Administrator: Joan M Payment
 2032 Sonoma Valley Drive
 Renfrew PA 16053
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001
 BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Anna Marie Ruzomberka

Late of: Zelenople PA
 Administrator: R David Ruzomberka

7409 Laurels Place
 Port Saint Lucie FL 34986
 Attorney: John M Hartzell Jr
 Houston Harbaugh PC
 Three Gateway Center
 401 Liberty Ave 22nd Floor
 Pittsburgh PA 15222
 BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Beverly A Sanker

Late of: Cranberry Township PA
 Executor: Kimberly A Ferraro
 2145 Cayuga Drive
 Pittsburgh PA 15239
 Attorney: Molly M Creenan
 Creenan & Baczkowski Pc
 3907 Old William Penn
 Highway Suite 304
 Murrysville PA 15668
 BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: William J Siard Sr
a/k/a: William J Siard**

Late of: Valencia PA Executor:
 Vicki S Rothermel
 161 Pinkerton Road
 Wexford PA 15090
 Attorney: John T Richards III
 Richards & Richards LLP 101
 Bradford Rd Ste 100
 Wexford PA 15090
 BCLJ: September 22, 29 & Oct 6, 2023

Estate of: Thomas G Simons

Late of: Butler Township PA
 Executor: Mary A Knox
 138 Buckingham Drive
 Valencia PA 16059
 Executor: William C Simons
 986 Cheriwood Road
 Pulaski PA 16143
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP 128
 West Cunningham Street
 Butler PA 16001
 BCLJ: September 22, 29 & Oct 6, 2023

THIRD PUBLICATION

Estate of: Carol K Barkley

Late of: Forward Township PA
 Executor: John D Barkley
 107 May Lane
 Evans City PA 16033
 BCLJ: September 15, 22 & 29, 2023

Estate of: Robert N Bauman

Late of: Saxonburg PA
Executor: Jennifer A Devore
290 S Rebecca St
Saxonburg PA 16056
Attorney: Leland C Clark
138 E Jefferson St Suite 4
Butler PA 16001
BCLJ: September 15, 22 & 29, 2023

Estate of: Betty E Giesler

Late of: Winfield Township PA
Executor: Christopher Lauer
290 Spiker Road
Cabot PA 16023
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: September 15, 22 & 29, 2023

Estate of: Omer C Hertweck

a/k/a: Omer Charles Hertweck
Late of: Muddycreek Township PA
Executor: Mary Alice Boston
107 Shannon Lane
Portersville PA 16051
Attorney: Stephen L Barsotti
Barsotti Law
Po Box 356
Ingomar PA 15127
BCLJ: September 15, 22 & 29, 2023

Estate of: Patricia Elaine McNeill

Late of: Franklin Township PA
Executor: Cheryl McNeill
223 Oakvale Blvd
Butler PA 16001
Executor: Gerald Dwayne McNeill
223 Oakvale Blvd
Butler PA 16001
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001
BCLJ: September 15, 22 & 29, 2023

Estate of: Mary Ann Paserba

a/k/a: Mary Paserba
a/k/a: Maryann S Paserba
a/k/a: Maryann Paserba
Late of: Butler Township PA
Executor: Lawrence J Protivnak
208 North Magnolia Drive
Butler PA 16001
Attorney: Alex J Protivnak
310 Grant St Suite 3000
Pittsburgh PA 15219
BCLJ: September 15, 22 & 29, 2023

Estate of: Mary Elizabeth Piatt

a/k/a: Mary E Piatt
Late of: Penn Township PA
Administrator C.t.a.: Jill E Piatt-Kemper
2378 S Milwaukee Street
Denver CO 80210
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002
BCLJ: September 15, 22 & 29, 2023

Estate of: Olive Marie Tiller

a/k/a: Olive M Tiller
Late of: Cranberry Township PA
Executor: Robert W Tiller
3154 Gracefield Road #418
Silver Springs Md 20904
Executor: Jeanne L Peterson
1152 Silver Lake Drive
Sacramento CA 95831
Attorney: Robert J Winters
Goehring Rutter And Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143
BCLJ: September 15, 22 & 29, 2023

Estate of: Phyllis Jean Westerman

Late of: Connoquenessing PA
Administrator DB.N.: Lorie Alexander
1100 Don St
Monaca PA 15061
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: September 15, 22 & 29, 2023

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH September 15, 2023

Recorded September 11, 2023 - September 15, 2023

Acre, Gregory Willis--FREEDOM MTG
CORP--Parker Twp Street:2034 Kittanning
Pike Parcel:260-1F31-8D:\$146,520.00

Altamura, Jeanine D; Altamura, Jeanine
D Co Trs; Altamura, John M; Altamura,
John M Co Trs; Altamura Family Tr By
Co Trs--JPMORGAN CHASE BK NA--
Middlesex Twp Sub/Condo:Hawkins Crest
Plan No 1 Lot:111 Street:2008 Lily Drive
Parcel:230-S19-A111:\$300,000.00

Amigh, Debbie J; Amigh, Richard P--1ST
SUMMIT BK--Connoquenessing Twp
Sub/Condo:Vineyards Of Brandywine
Plan Lot:109 Street:117 Silver Oak Dr
Parcel:120-S10-B109:\$320,000.00

Antonelli, Jennifer L; Antonelli, Marcelo

2023-202300732 Lauren Leila Smith and
Nicolas Anthony Bellisario

2023-202300752 Karen Lynn Spieler and
Rene Charles Hatheway

2023-202300745 Seth Ryan Updegraff and
Sarah Elizabeth Confer

2023-202300736 Joseph Garrett Venazindis
and Tayler Anastasia Alexandra Newman

2023-202300741 Kelly Jean Ward and
Michael Joseph Clougherty

2023-202300761 Tony J Wilson Jr and Tonya
Joy Krchelich

2023-202300758 Christopher James
Zimmerman and Stephanie Lynn Baker

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, OCTOBER 10, 2023, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
SHANOR, Mary Ellen	Judith S. Hall, Executrix	08/28/2023
POWELL, Denton Daniel	Andrew J. Hack, Executor	08/25/2023

NAME	GUARDIAN/TRUSTEE/POA	FILED
VINROE, Jessica	Candee Barnes and Richard Vinroe, Guardians	08/23/2023
PHILLIPS-LARRICK FAMILY TRUST	Eleanore P. Dickey, Gordon C. Phillips, and Mary Jo Dillon, Trustees	08/09/2023

BCLJ: September 29 & October 6, 2023

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 November 2023 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 December 15, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30094

PNC BANK, NATIONAL ASSOCIATION
vs
AJR PROPERTIES LLC

PROPERTY ADDRESS: 311 FREEPORT ROAD, A/K/A 313 FREEPORT ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-2F14-A13C0000

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

Beginning at a point at the intersection of the center line of Legislative Route No. 10030, a/k/a Butler-Freeport Road, a/k/a Route No. 356; of line of lands of now or formerly N. Hinchberger; and the herein described triangular tract; thence, along line of lands of now or formerly N. Hinchberger, South 87° 33' East, a distance of 350 feet, more or less, to line of lands of now or formerly Mabel Heck; thence, along line of lands of now or formerly Mabel Heck, South 31° 15' West, a distance of 375 feet, more or less, to the center line of Legislative Route No. 10030 a/k/a Butler-Freeport Road, a/k/a Route No. 356; thence, along the center line of Legislative Route No. 10030, a/k/a Butler-Freeport Road, a/k/a No. 356, in a Northwesterly direction, a distance of 386

feet, more or less, to a point, at the place of beginning.

Excepting the following:

Parcel 4 on Commonwealth of Pennsylvania Pan recorded February 2, 2022 in Instrument Number 202202020002669, Recorder's Office, Butler County, Pennsylvania. Containing 140 square feet.

BEING known and numbered as 311 Freeport Road, AKA 313 Freeport Road, Butler, PA 16002.

Being the same property conveyed to AJR Properties LLC who acquired title by virtue of a deed from Butler County Tax Claim Bureau, Butler County, Pennsylvania, as Trustee, dated September 13, 2021, recorded December 3, 2021, at Instrument Number 202112030033735, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290 2F14 A13C0000

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30115

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST
vs
ERIC BENOIT

PROPERTY ADDRESS: 244 REIBOLD ROAD, RENFREW, PA 16053

UPI / TAX PARCEL NUMBER: 1160-3F74-9-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN FORWARD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA BEING KNOWN AND DESIGNATED AS LOT 2 REVISED [1 .34 ACRE] AS SET FORTH ON THE FINAL PLAN OF SUBDIVISION #2 FOR THOMAS E AND LOIS K BENOIT RECORDED IN BUTLER COUNTY, PENNSYLVANIA AT PLAN BOOK 289, PAGE 45. BEING PART OF TAX DISTRICT MAP AND PARCEL NO. 3F74-29 IN THE DEED REGISTRY OFFICE OF BUTLER COUNTY, PENNSYLVANIA. BEING THE SAME PREMISES CONVEYED TO ERIC J. BENOIT, MARRIED BY DEED OF THOMAS E. BENOIT AND LOIS K. BENOIT, HUSBAND AND WIFE RECORDED ON

EVEN DATE HEREWITH.

BEING the same premises which THOMAS E. BENOIT AND LOIS K. BENOIT, HUSBAND AND WIFE by Deed dated December 29, 2005 and recorded in the Official Records of Butler County on December 29, 2005 in Deed Book Volume, Page, as Instrument 200512290037146 granted and conveyed unto ERIC J. BENOIT.

244 Riebold Road, Renfrew, PA 16053 Tax Parcel Number: I 160-3F74-9-0000

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30113

CU MEMBER MORTGAGE, A DIVISION OF COLONIAL SAVINGS

vs

KIMBERLY J. BRINK, WAYNE L. BRINK, WILLIAM H. SHOUP AKA WILLIAM H. SHOUP, JR.

PROPERTY ADDRESS: 159 TIMBER LANE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 020-S2-A16.0000

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

BEGINNING at the intersection of the South line of Township Road T-544 and the West line of B.B. Williams, a distance of 2062 feet, more or less, to a point on the South line oflands ofD.B. Williams; thence continuing along the West line oflands of formerly C. Blauser now Kenneth and Richard Blauser, South 0° 45' West, a distance of 1100 feet to a point; the place of beginning of the herein described tract of land, said point being the Northwest corner; thence South 88.5° East, a distance of 687 feet to a point, the Northeast corner; thence South a distance of 440 feet to a point, the Southeast corner; thence North 88.5° West, a distance of 692 feet to a point, the Southwest corner, thence in a Northerly direction a distance of 440.02 feet to a point, the place of beginning.

TOGETHER WITH a right-of-way for ingress and egress to and from Township Road T-544 over and across a 30 foot private right-of-way to the existing 20-foot right-of-way, which runs North and South throughout as

set forth in the Lot Plan.

BEING known as tax parcel number 020-S2-A16 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING Lot 16 on the Lot Plan for Mr. Kenneth Blauser as recorded at Rack File 66, Page 8 in said Office of the Recorder of Deeds of Butler County, Pennsylvania

BEING KNOWN AS: 159 TIMBER LANE, PARKER, PA 16049 PROPERTY ID NUMBER: 020-S2-A16.0000

BEING THE SAME PREMISES WHICH WILLIAM H. SHOUP, JR. BY DEED DATED 5/1/2015 AND RECORDED 5/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201505210010918, GRANTED AND CONVEYED UNTO WILLIAM H. SHOUP, JR. AND KIMBERLY J. BRINK AND WAYNE L. BRINK, HUSBAND AND WIFE, TENANCY BY THE ENTIRETIES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

BCLJ: September 22, 29 & October 6, 2023

No. 2018-30093

MCLP ASSET COMPANY INC

vs

RANDOLPH DANIEL DAHL, SR, MARY KATHERINE DAHL

PROPERTY ADDRESS: 122 ZIEGLER AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-163

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED ON ZIEGLER AVENUE; THENCE SOUTH ALONG LOT 307 IN THE W. S. BOYD PLAN, 100 FEET, THENCE WEST ALONG LOT OF JENNIE W. BARNHART, 30 FEET; THENCE NORTH ALONG LOT OF SAME, 100 FEET TO ZIEGLER AVENUE; THENCE EAST ALONG ZIEGLER AVENUE, 30 FEET TO THE PLACE OF BEGINNING.

Parcel Number: 561-29-163
Prope11y Address: 122 Ziegler Avenue a/k/a
122 Zeigler Avenue, Butler, PA 16001

BEING the same premises, which Katherine V. Dahl by Deed dated June 24, 1987, and recorded in the Office of Recorder of Deeds of Butler County on August 20, 1993, at Book 2349, Page 0524 granted and conveyed unto Randolph Daniel Dahl Sr. and Mary Katherine Dahl, his wife.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30127

CITIZENS BANK NA

vs

JOHN T. DEY, ANNE M. DEY

PROPERTY ADDRESS: 532 CHAPARRAL DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER :
130-S14-A204-0000

TAX I.D. #: 130-S14-A204-0000

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, which parcel is known as Lot 204 in the Timberline Plan of Lots No. 2 as recorded in Plan Book Volume 78, Page 41 in the Recorder's Office of Butler County, Pennsylvania.

The improvements thereon being known as 532 Chaparral Drive, Cranberry Township, Pennsylvania - 16066.

Being known as: 532 CHAPARRAL DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in John T. Dey and Anne M. Dey by deed from VIKING REAL ESTATE MANAGEMENT, INC., BY JOHN R. HOOLAHAN, AUTHORIZED SIGNATORY dated July 30, 2018 and recorded August 6, 2018 in Instrument Number 201808060015758.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30128

FIRST FEDERAL BANK

vs

CHRISTOPHER D. FENNELL, MEGAN A. FENNELL

PROPERTY ADDRESS: 405 WEST DIAMOND STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-173

TAX I.D. #: 563-8-173

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE THIRD WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING A POINT 54 FEET WEST OF THE POINT WHERE THE SOUTH LINE OF WEST DIAMOND STREET INTERSECTS THE WEST LINE OF CHESTNUT STREET; THENCE IN A SOUTHERLY DIRECTION ALONG LOT 1, A DISTANCE OF 50.95 FEET TO THE NORTH LINE OF LOT 2; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 2, 11 FEET TO A POINT; THENCE ALONG THE WEST LINE OF LOT 2 IN A SOUTHERLY DIRECTION 34.65 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 3, 11 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF LOT 3, 25 FEET TO A POINT ON THE NORTH LINE OF A 20-FOOT ALLEY; THENCE ALONG THE NORTH LINE OF THE AFORESAID 20-FOOT ALLEY IN A WESTERLY DIRECTION 16 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 112.3 FEET ALONG THE EAST LINE OF LOT 5 TO A POINT ON THE SOUTH LINE OF WEST DIAMOND STREET, A 60-FOOT STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE AFORESAID WEST DIAMOND STREET, 34 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT 4 IN THE SUBDIVISION OF W. G. MCINTOSH PLAN OF LOTS AS LAID OUT BY L.C.D. GREENOUGH, C.E.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS PER SURVEY OF LAND SURVEYORS, INC. DATED MAY 17, 1996 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST DIAMOND STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND BEING COMMON TO THE NORTHWEST CORNER OF LOT OF NOW OR FORMERLY J. A. TAYLOR, ET AL.; THENCE BY TAYLOR, SOUTH 02 DEGREES 35 MINUTES 09 SECONDS WEST, 50.95 FEET TO A POINT ON THE NORTHERN LINE OF LOT NO. 2, NOW OR FORMERLY D. OSGOOD; THENCE BY SAME, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 87 DEGREES 55 MINUTES 44 SECONDS WEST, 11.00 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 21 SECONDS EAST, 34.65 FEET TO A POINT ON THE NORTHERN LINE OF LOT OF NOW OR FORMERLY IRVIN; THENCE BY IRVIN, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 89 DEGREES 03 MINUTES 59 SECONDS WEST, 11.00 FEET; SOUTH 01 DEGREE 15 MINUTES 10 SECONDS EAST, 24.99 FEET TO A POINT ON THE NORTHERN LINE OF BORTMAS ALLEY; THENCE BY SAME, NORTH 87 DEGREES 18 MINUTES 00 SECONDS WEST, 16 FEET TO A POINT, THE SOUTHEAST CORNER OF LOT OF NOW OR FORMERLY K. L. SMITH; THENCE BY SMITH, NORTH 02 DEGREES 40 MINUTES 39 SECONDS EAST, 112.08 FEET TO A POINT ON THE SOUTHERN LINE OF WEST DIAMOND STREET; THENCE BY SAME, SOUTH 87 DEGREES 18 MINUTES 00 SECONDS EAST, 34 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING.

Being known as: 405 W DIAMOND STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Christopher D. Fennell and Megan A. Fennell, husband and wife, by deed from ERIC JOHN OSGOOD dated June 6, 2014 and recorded June 10, 2014 in Instrument Number 201406100012866.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30122

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL
CITY BANK
vs
MICHAEL S. GRENEK, DIANE L. GRENEK

A/K/A DIANE GRENEK

PROPERTY ADDRESS: 143 GREENHILL DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 053-6-C31-0000

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE BUTLER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT. SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREINAFTER DESCRIBED AND BEING COMMON TO LINE OF LOTS NO'S. 23, 31 AND 32: THENCE ALONG LINE OF LOTS NO'S. 23 AND 24, NORTH 83° 25' EAST. A DISTANCE OF 86.00 FEET TO A POINT ON LINE OF LOT NO. 30; THENCE ALONG LINE OF LOT NO. 30 SOUTH 13° 38' EAST A DISTANCE OF 140 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE: THENCE ALONG THE NORTH SIDE OF GREENHILL DRIVE SOUTH 76° 22' WEST. A DISTANCE OF 18.35 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE; THENCE CONTINUING ALONG THE NORTH SIDE OF GREENHILL DRIVE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 1,679.61 FEET A TANGENT OF 143.99 FEET AND AN ANGLE OF 09° 48', A DISTANCE OF 72. U FEET TO A POINT ON LINE OF LOT NO. 32: THENCE ALONG LINE OF LOT NO. 32. NORTH 11 40' WEST A DISTANCE OF 149.12 FEET TO A POINT ON LINE OF LOT NO. 23. THE PLACE OF BEGINNING. AND BEING LOT NO. 31 IN THE BRANDE HILL PLAN OF LOTS AS LAID OUT BY GREENOUGH, MCMAHON AND GREENOUGH. REGISTERED ENGINEERS, DATED DECEMBER 1954, AND RECORDED IN RACK FILE 14, PAGE 25.
BEING DESIGNATED AS DISTRICT # 053: MAP # 6; PARCEL C 31: IN THE TAX ASSESSMENTT OFFICE OF BUTLER COUNTY, PENNSYLVANIA.
TAX PARCEL I.D. NO. 053-6-C31-0000

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30126

CARRINGTON MORTGAGE SERVICES,
LLC
vs
DAVID H. KERR

PROPERTY ADDRESS: 108 SOUTHVIEW DRIVE, HARMONY, PA 16037

UPI / TAX PARCEL NUMBER: 200-S3-A10A-0000

TAX I.D. #: 200-S3-A10A-0000

PARCEL I

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING PARTS OF LOTS NOS. 9 AND 10 IN THE HILLCREST ACRES PLAN NO. 1, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE 63, PAGE 24, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE BY WILLIAM F. HUMMEL, DATED JANUARY 25, 1974,

AS FOLLOWS:

BEING AT A POINT ON THE WESTERLY LINE OF SOUTH VIEW DRIVE, 50 FEET WIDE, AT THE LINE DIVIDING LOT NO. 10 FROM LOT NO. 11 IN ABOVE MENTIONED PLAN; THENCE ALONG SAID DIVIDING LINE BETWEEN LOTS 10 AND II, SOUTH 82° 40' 21" WEST, A DISTANCE OF 125.52 FEET TO A POINT; THENCE BY A LINE PARTLY THROUGH LOT NO. 10 AND PARTLY THROUGH LOT 9 IN SAID PLAN, NORTH 13° 58' 01" WEST, A DISTANCE OF 178.53 FEET TO A POINT IN LOT NO. 9; THENCE CONTINUING THROUGH SAID PORTION OF LOT NO. 9, NORTH 4° 29' 46" WEST, A DISTANCE OF 81.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SOUTH VIEW DRIVE; THENCE ALONG SAID SOUTH VIEW DRIVE, THE FOLLOWING COURSE AND DISTANCE: NORTH 81° 02' 54" EAST A DISTANCE OF 32.07 FEET TO A POINT; THENCE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 100 FEET AN ARC DISTANCE OF 152.20 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH VIEW DRIVE; THENCE ALONG SAME, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 2600.00 FEET, AN ARC DISTANCE OF 168.00 FEET TO THE POINT AT THE PLACE OF BEGINNING. HAVING ERECTED THEREON A ONE STORY BRICK AND FRAME DWELLING HOUSE.

PARCEL II

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, KNOWN AS A PART OF LOT NO. 9 IN THE HILLCREST ACRES PLAN I, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT ON THE SOUTH LINE OF SOUTH VIEW DRIVE, WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE OF LOTS 9 AND 10 IN THE HILLCREST ACRES PLAN 1; THENCE SOUTH 04° 29' 46" EAST A DISTANCE OF 81.91 FEET TO A POINT; THENCE SOUTH 13° 58' 01" EAST A DISTANCE OF 178.53 FEET TO A POINT ON THE LINE DIVIDING LOT NO. 10 AND LOT NO. 11 IN SAID PLAN; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT NO. 11, SOUTH 82° 40' 21" WEST A DISTANCE OF 77 FEET, MORE OR LESS, TO A POINT ON LAND NOW OR FORMERLY OF JAMES SABATINI, ET. UX.; THENCE ALONG LAND NOW OR FORMERLY OF SABATINI, NORTH 08° 57' 06" WEST A DISTANCE OF 255.65 FEET TO A POINT ON THE SOUTH LINE OF SOUTH VIEW DRIVE; THENCE ALONG THE SOUTH LINE OF SOUTH VIEW DRIVE, NORTH 81° 02' 54" EAST A DISTANCE OF 77 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

BEING KNOWN AS: 108 SOUTHVIEW DRIVE, HARMONY, PENNSYLVANIA 16037.

TITLE TO SAID PREMISES IS VESTED IN R. GEORGIANN KERR F/K/A R. GEORGIANN HOUSEHOLDER AND DAVID H. KERR, HUSBAND AND WIFE BY DEED FROM R. GEORGIANN KERR F/K/A R. GEORGIANN HOUSEHOLDER, DA TED NOVEMBER 20, 2015 AND RECORDED DECEMBER 4, 2015 IN INSTRUMENT NUMBER 201512040026675. THE SAID R. GEORGIANN KERR F/K/A R. GEORGIANN HOUSEHOLDER DIED ON NOVEMBER 24, 2018 THEREBY VESTING TITLE IN HER SURVIVING SPOUSE DAVID H. KERR BY OPERATION OF LAW

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30114

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST F

vs

DARLENE J. KISER, THE UNITED STATES

OF AMERICA C/O U.S. ATTORNEY FOR WESTERN DISTRICT OF PA

PROPERTY ADDRESS: 226 HAVENHILL DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056 20 J950000

ALL THAT CERTAIN PIECE, PARCEL OR LOT LAND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 95 OF THE WOODBURY ESTATES PLAN NO. 4 AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY ON NOVEMBER 12, 1968, IN PLAN BACK FILE 58, PAGE 4.

HAVING ERECTED THEREON A DWELLING HOUSE.

The improvements thereon being commonly known as 226 Havenhill Road, Butler, Pennsylvania. 16001.

Being the same lot or parcel of ground which by Deed Dated May 26. 1988 and Recorded June 1, 1988 among the Land Records of Butler County in Book 1403 Page 0920, was granted and conveyed by Richard F. Hanlon and Tracey Marie Hanlon, His Wife, unto Gary D. Kiser and Darlene J. Kiser, His Wife. On or about January 18, 2022 Gary D. Kiser departed this life, whereby leaving title vested solely in Darlene J. Kiser.

PARCEL NO. 056 20 J950000

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30102

LAKEVIEW LOAN SERVICING, LLC
vs
COE J. LELEUX

PROPERTY ADDRESS: 126 SCOTT RIDGE ROAD, HARMONY, PA 16037

UPI/TAX PARCEL NUMBER: 200-S3-05-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania being Lot No. 5 in the Seneca Farms Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 69, Page 13.

BEING designated as Tax Parcel No. 200-S3-05-0000

Property Address (for informational purposes only): 126 Scott Ridge Rd. Harmony, PA 16037

UNDER AND SUBJECT TO all prior grants and reservation of coal, oil and gas mining rights, oil and gas leases, rights of way, building restrictions and other easements, reservations and restrictions, as the same appear in prior instruments of record and on recorded plan.

BEING the same premises which Jeffrey D. Hoffinan and Rita Beth McGrogan, husband and wife by Deed dated March 4, 2019 and recorded March 13, 2019 in the Recorder's Office of Butler County, Pennsylvania in Instrument No. 201903130004405 conveyed unto Coe J. Leleux in fee.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30108

MCLP ASSET COMPANY, INC.
vs
JEFFREY J. MATTYS, MICHELLE M. MATTYS A/K/A MICHELLE MATTYS

PROPERTY ADDRESS: 104 OAKRIDGE TRAIL, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 130-S11-A11-0000

ALL that certain parcel or tract of land situate in the Township of Cranbeny (erroneously referred to as being situate in the Township of Jackson in prior instruments of record), County of Butler and Commonwealth of Pennsylvania, known as Lot #306 in the Timberview Plan #3. As recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania on April 23, 1990, in Rack Rile 138, Page 4.

UNDER AND SUBJECT to a Declaration of Protective Covenants and Use Restrictions as recorded in the Recorder of Deeds Office of Butler County, on July 5, 1990 in Deed Book Volume 1618, Page 77 and as such Declaration was amended on November 22, 1991 and recorded in the Recorder of Deeds Office in Deed Book Volume 2022, Page 116. UNDER AND SUBJECT to a Declaration of Covenants, Easements, Charges and

Liens affecting Lots 304, 305 and 306 in the Timberview Plan 3 as recorded in the Recorder of Deeds Office of Butler County in Deed Book Volume 2441, Page 0932. FURTHER UNDER AND SUBJECT to the right of ways as contained in the Declaration of Covenants, Easements, Charges and Liens and pursuant to the survey of Richard G. Bach and Associates dated February 9, 1994.

ALSO UNDER AND SUBJECT to any prior easements, rights of ways or any other instruments of public record.

PROPERTY ADDRESS:
104 OAKRIDGE TRAIL EVANS CITY, PA 16033
PARCEL NUMBERS: 130-SI 1-AI-0000

BEING KNOWN AS: 104 OAKRIDGE TRAIL EVANS CITY, PA 16033 PROPERTY ID: 130-SI 1-AI-0000
TITLE TO SAID PREMISES IS VESTED IN JEFFREY J. MATTYS AND MICHELLE MATTYS BY DEED FROM THOMAS R. MURRAY, JR. DATED 12/22/1997 RECORDED 01/05/1998 INSTRUMENT NO. 199801050000250.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30104

PNC BANK, NATIONAL ASSOCIATION vs
SHARON L. MOORE, AS EXECUTRIX OF THE ESTATE OF DONNA S. CICCIO

PROPERTY ADDRESS: 218 SOUTH BLUFF STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-1180000

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

Bounded of the North ninety-four (94) feet by an alley known as Vogeley Way; bounded on the East fifty (50) feet by South Bluff Street; bounded on the South ninety-four (94) feet by Lot now or formerly of J. S. Hilliard; and bounded on the West fifty (50) feet by Lot now or formerly of William Shoup.

BEING known and numbered as 218 South Bluff Street, Butler, PA 16001

Being the same property conveyed to Donna S. Cicco, unmarried who acquired title by virtue of a deed from William J. Cicco and Donna S. Cicco, dated June 3, 1998, recorded August 28, 1998, at Deed Book 2904, Page 387, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 563 8 1180000

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30131

FIRST NATIONAL BANK OF PENNSYLVANIA vs
NICHOLAS J. MORAITIS, AS EXECUTOR OF ESTATE OF NICHOLAS J. MORAITIS, DECEASED, THE UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR WESTERN DISTRICT OF PA

PROPERTY ADDRESS: 446 MONROE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F07-1GAD-0000

ALL THAT certain piece, parcel or tract of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of State Route 2015 at a point in the northeasterly corner of other lands of Grantor herein and the southeasterly corner of land now or formerly of G.E. Johns, Jr; thence proceeding along the center line of said State Route 2015 South 4° 36' 13" West, a distance of 525.50 feet to a point; thence continuing along center line of State Route 2015 South 3° 44' 28" West, 296.08 feet to a point at the true place of beginning; thence proceeding South 3° 44' 28" West, a distance of 50 feet to a point; thence along line of lands now or formerly of Montgomery North 86° 59' 30" West, a distance of 576.20 feet to a pipe; thence South 3° 25' 25" West, a distance of 278.57 feet to point; thence South 8° 7' 20" East, a distance of 621.80 feet to an iron pin; thence along line of lands now or formerly of W. Coe, North 86° 57' 24" West, distance of 822.68 feet to an existing post; thence along line of lands now or formerly of Smith North 3° 21' 1" East, a distance of 1,702.11 feet to an iron pin; thence North 88° 43' 10"

East, a distance of 314.27 feet to an iron pin; thence South 12° 52' 18" East, a distance of 717.38 feet to a point; thence South 64° 48' 14" East, a distance of 227.68 feet to an iron pin; thence South 85° 48' 9" East, a distance of 550.95 feet to a point at the true place of beginning.

BEING THE SAME PROPERTY granted and conveyed by a certain Deed from John T. Lang and Martha A. Lang, his wife, to Nicholas J. Moraitis per dated September 24, 1990, and recorded on July 5, 1991 in the Butler County Register of Deeds Office in Deed Book Volume 1809, Page 19. Nicholas J. Moraitis (hereinafter now "Decedent") died on or about July 30, 2022. The Estate of Nicholas J. Moraitis, Deceased, was filed in the Register of Wills of Allegheny County on or about October 3, 2022 at File #02-22-06438. Matthew H. Moraitis was appointed Administrator of the Estate per Letters of Administration dated October 3, 2022.

HAVING erected thereon a dwelling being commonly known and numbered as 446 Monroe Road, Sarver, PA 16055.

BEING further identified as TAX PARCEL I.D. NO. 040-1F07-1GAD-0000.

This Property is taken at Execution as the Property of Matthew H. Moraitis, as Executor of Estate of Nicholas J. Moraitis, Deceased.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30103

WELLS FARGO BANK, N.A.
vs
CODY T. PYLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMIE T. PYLE, CHRIS PYLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMIE T. PYLE, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JAMIE T. PYLE (IF ANY)

PROPERTY ADDRESS: 127 GROVE AVENUE, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-B45-0000
Parcel One:

All that certain lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, being Lot No. 23, in

the Shakeley Farm Oil Company's Plan or Addition to the Borough of Millerstown, now known as Chicora, recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 49, Page 612, said lot fronting 38 feet on Grove Avenue and running back Northward 120 feet; and bounded and described as follows:

Commencing at the Northeast corner, thence running West 38 feet to lot of John O'Brien thence running South along the East side of the O'Brien lot 120 feet to Grove Avenue, thence running East along the North side of Grove Avenue 38 feet to lot of A.A. Hoch, Sr., and thence running North 120 feet to the place of beginning.

Parcel Two:

All that certain piece of lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, bounded and described as follows:

Bounded on the North, fifty (50) feet by lands of A.A. Hoch, Sr. Estate; on the East, one hundred twenty (120) feet by lands of A.A. Hoch, Sr. Estate; on the South, fifty (50) feet by Grove Avenue; and on the West, one hundred twenty (120) feet by other lands of Ervin W. Fennell and Thelma Jean Fennell, his wife.

BEING known and numbered as I 27 Grove Avenue, Chicora, PA | 6025

Being the same property conveyed to Jamie T. Pyle who acquired title by virtue of a deed from Erica Fennel fin/a Erica McHenry, unmarried, dated November 11, 2010, recorded November 15, 2010, at Instrument Number 20101 1150026896, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 460- S1- B45-0000

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30130

M&T BANK
vs
JOANNE M. ROMAN

PROPERTY ADDRESS: 102 ARTLEE AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-19-

B310000

ALL THAT CERTAIN lot of land situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the west side of a 40-foot street, said point being at the southeastern corner of Lot No. 39;

THENCE along the west side of the 40-foot street, 135 feet to a line of lands of now or formerly Russell Diehl, being Lot No. 29 in the same Plan of Lots;

THENCE in a western direction along line of lands of now or formerly Russell Diehl, 164 feet to the juncture of Lots Nos. 18 and 32;

THENCE North along Lot No. 32, 135 feet to the juncture of Lots Nos. 37 and 38 in the same Plan;

THENCE East along Lots Nos. 38 and 39 164 feet to the place of beginning; BEING KNOWN AS: 102 ARTLEE AVENUE, BUTLER, PA 16001 PROPERTY ID NUMBER: 056 19 B310000

BEING THE SAME PREMISES WHICH BARBARA JEAN EVANS, A SINGLE WOMAN BY DEED DATED 7/26/2017 AND RECORDED 8/9/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201708090016795, GRANTED AND CONVEYED UNTO JOANNE M. ROMAN, A SINGLE WOMAN.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30098

NATIONSTAR MORTGAGE LLC
vs
RYAN J. ROMAN, EXECUTOR OF THE ESTATE OF DAVID ROMAN, DECEASED

PROPERTY ADDRESS: 141 BECKER ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 190-1F98-3B-0000

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 1 IN THE CHARLES KILEY PLAN OF LOTS, AS

RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 83, PAGE 19.

SUBJECT TO THE EXCEPTIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH IN PRIOR INSTRUMENTS OF RECORD AS THEY MAY AFFECT THE SUBJECT PROPERTY.

TAX ID: 190-1F98-3B-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 141 Becker Road, Butler, PA 16002

BEING THE SAME PREMISES which Richard Arden James, Jr. and Susan Greenawalt James, by Deed dated June 1, 1990 and recorded June 4, 1990 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Book 1594 page 109 granted and conveyed unto David Roman and Patricia Flaherty Roman in fee.

AND THE SAID Patricia Flaherty Roman departed this life on or about March 14, 2016 thereby vesting title unto David Roman by operation of law.

AND THE SAID David Roman departed this life on or about August 14, 2016 thereby vesting title unto Ryan J. Roman, known heir of David Roman and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under David Roman, deceased.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30097

NATIONSTAR MORTGAGE LLC
vs
KAYLA SARGESON, KNOWN HEIR OF DORIS J. BRASHEARS, DECEASED, HANNAH SARGESON, KNOWN HEIR OF DORIS J. BRASHEARS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS J. BRASHEARS, DECEASED

PROPERTY ADDRESS: 455 JEFFERSON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400 S2 F100000

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

Beginning at a point on the Northerly side of Jefferson Street, 60 feet wide, where said point is intersected by the dividing line between land herein described and land now or formerly of W. Lotz; thence along said dividing line North 05 degrees 30'00" East a distance of 150.00 feet to a point on the Southerly side of Butler Alley, thence along said side of Butler A.Hey, South 84 degrees 30'00" East, a distance of 50.00 feet to a point; thence from said point South 05 degrees 30'00" West a distance of 150.00 feet to a point on the Northerly side of Jefferson Street; thence along said side of Jefferson Street, North 84 degrees 30'00" West a distance of 50.00 feet to a point at the place of beginning,

FOR INFORMATIONAL PURPOSES ONLY: Being known as 455 Jefferson Street, Evans City, PA 16033

Parcel ID: 400 S2 F1 00000

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30125

FIFTH THIRD BANK NATIONAL ASSOCIATION

vs

JUSTIN J. SCHMEIDER

PROPERTY ADDRESS: 468 EAST JEFFERSON STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-23-2490000-0000

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE SECOND WARD, CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 63 FEET BY LOT OF NOW OR FORMERLY MCKEE; ON THE EAST 100 FEET BY LOT OF THE CATHOLIC CEMETERY; ON THE SOUTH 73 FEET BY EAST JEFFERSON STREET; AND ON THE WEST 96 FEET BY LOT OF EDWARD HARTMAN

Commonly known as 468 East Jefferson Street, Butler, PA 16001 Being Parcel No. 562-23-2490000-0000

BEING THE SAME PREMISES WHICH LARRY J. CYGAN AND DEBBIE D. CYGAN, BY DEED DATED 05/30/2000, AND RECORDED_06/02/2000, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 200006020012438 GRANTED AND CONVEYED UNTO JUSTIN J. SCHMEIDER, IN FEE.

HAVING ERECTED THEREON A SINGLE FAMILY DWELLING KNOWN AS 468 EAST JEFFERSON STREET, BUTLER, PA 16001.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30123

J.P. MORGAN MORTGAGE ACQUISITION CORP.

vs

RANDY SHULER

PROPERTY ADDRESS: 300 CORNETTI ROAD, FENELTON, PA 16034

UPI / TAX PARCEL NUMBER: 90-1F15-20B

PARCEL ONE:

ALL that piece, parcel or lot offand situate in Clearfield Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road T689 at a point where the Western edge of the right of way of T10036 intersects; thence in a Southwesterly direction along the Western edge of a private land a distance of 260 feet to a point; thence North 61 degrees 36' West through lands of the grantor herein a distance of 156 feet to a point; thence in a Northeasterly direction parallel with the Easter line of the lot herein described a distance of 260 feet to a point in the center of the aforementioned Township Road T689; thence South 61 degrees 36' East along the center line of said township road, a distance of 156 feet to a point, the place of beginning.

BEING designated as Tax Parcel 90-1F15-20B in the Tax Assessment Office of Butler County, Pennsylvania.

PARCEL TWO:

ALL that piece, parcel and lot of land situate

in Clearfield Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point which is the Northeast corner of property now or formerly Redick and the Northwest corner of the triangular piece herein conveyed which point is on line of lands now or formerly Osche; thence along line of lands now or formerly Anna M. Wilbert and along line of other lands of the grantee herein, South 61 degrees 36' East 370 feet to a point in the center line of Legislative Route 10036 which is also the Southwest corner of line of lands now or formerly Dunn; thence continuing along the center line of Legislative Route 10036 which is also the Western line of lands now or formerly Dunn North 6 degrees 37' East, 183 feet to a point on line of land now or formerly Osche; thence continuing along line of lands now or formerly of Osche, South 89 degrees 2' West to a point being the Northeast corner of lands now or formerly Redick and the place of beginning, being a triangular piece of land.

BEING designated as Tax Parcel No. 090-1F15-20A/2-0000 in the Tax Assessment Office of Butler County, Pennsylvania.

PARCEL THREE:

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

BEGINNING at an iron pin at the Northwest corner of lands now or formerly of D.J. Bergbigler and on line of lands now or formerly of C. Weichey; thence along line of lands now or formerly of C. Weichey, 260.00 feet, North 11 degrees 33' East through an iron pin set at the Southern edge of Township Road T-689 and crossing said road on the same course to a point at the corner of lands now or formerly of C. J. Miller and on line of other lands of the grantee herein, and being the Northwest corner of the land herein conveyed; thence along line of other lands of grantee herein a distance of 175.06 feet South 61 degrees 36' East through an iron pin set at the Southern edge of Township Road T-689 and continuing the same course to an iron pin, the Northeast corner of the land herein conveyed; thence continuing along line of other lands of grantee herein, South 11 degrees 33' West a distance of 260.00 feet to an iron pin, the Southeast corner of the land herein conveyed; thence

along line of lands now or formerly of D. J. Bergbigler, North 61 degrees 36' West, a distance of 175.06 feet to an iron pin, the place of beginning.

BEING designated as Tax Parcel No. 090-1F15-20E-0000 in the Tax Assessment Office of Butler County, Pennsylvania.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 300 Cornetti Road, Fenelton, PA 16034

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30124

FIRST NATIONAL BANK OF PENNSYLVANIA

vs

DARRELL R. STIEFEL, ADMINISTRATOR OF THE ESTATE OF DON R. STIEFEL, DECEASED

PROPERTY ADDRESS: 153 PETROLIA STREET, KARNS CITY, PA 16041

UPI / TAX PARCEL NUMBER: 440-S1-B37

ALL that certain piece, parcel or lot of land situate in the Borough of Karns City, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the intersection of an alley and Petrolia Street; thence in a southerly direction along said alley, 190 feet to Olive Street; thence in a westerly direction along said Olive Street, a distance of 40 feet to lot owned by now or formerly of Joseph Crawford, formerly John Maubert; thence in a westerly direction along land now owned by Joseph Crawford, formerly John Maubert, 100 feet to Petrolia Street; thence in an easterly direction along Petrolia Street 40 feet to the place of beginning.

BEING the same premises granted and conveyed by Richard L. Steele and Deborah L. Steele, his wife, to Don R. Stiefel by a certain Deed dated September 23, 2014 and recorded in the Recorder of Deeds of Butler County, PA on October 6, 2014 as Instrument No.: 201410060023916. Don R. Stiefel died on or about March 17, 2022. On or about March 28, 2022, the Estate of Don R. Stiefel, Deceased, was filed in the Register of Wills of Butler County at File #10-22-0351. Darrell R. Stiefel was appointed Administrator of the

Estate per Letters of Administration dated March 28, 2022.

Being further identified as Parcel I.D. No.: 440-S1-B37.

Improvements: Single-family residential structure commonly known as 153 Petrolia Street, Kams City, PA 16041.

This Property is taken at Execution as the Property of Darrell R. Stiefel, as Administrator of the Estate of Don R. Stiefel, Deceased.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30134

SPECIALIZED LOAN SERVICING LLC
VS
CHARLES P. THOMPSON

PROPERTY ADDRESS: 311 HEMPFLING STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-23-1610000

ALL CERTAIN LOT, PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE SECOND WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON A 10 FOOT ALLEY, RUNNING EAST AND WEST, ADJOINING LOT NOW OR FORMERLY OF MRS. CATHERINE F. MARX; THENCE WEST ALONG SAID ALLEY, 40 FEET, MORE OR LESS, TO ANOTHER ALLEY; THENCE NORTH 45 FEET, MORE OR LESS, ALONG LAST MENTIONED ALLEY TO LOT NOW OR FORMERLY OF HEMPFLING, THENCE EAST ALONG LINE OF LOT NOW OR FORMERLY OF HEMPFLING, 40 FEET, MORE OR LESS. TO LOT NOW OR FORMERLY OF MRS. CATHERINE F. MARX;
THENCE SOUTH ALONG LINE OF LOT NOW OR FORMERLY OF MARX, 45 FEET MORE OR LESS, TO THE 10 FOOT ALLEY AT THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY THAT NICHOLAS A. SCIALABBA, EXECUTOR OF THE ESTATE OF ANTHONY SCIALABBA, DECEASED BY THEIR DEED DATED DECEMBER 8, 1988 AND RECORDED DECEMBER 9, 1988 IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PA IN

DEED BOOK VOLUME 1438, PAGE 203 GRANTED AND CONVEYED TO BETTY J. STEFFENAUER, UNMARRIED THE GRANTOR HEREIN.

APN: 562 23 1610000
PROPERTY ADDRESS:
311 HEMPFLING ST
BUTLER, PA 16001
PARCEL NUMBERS: 562 23 1610000

BEING KNOWN AS: 311 HEMPFLING ST BUTLER, PA 16001 PROPERTY ID: 562 23 1610000

TITLE TO SAID PREMISES IS VESTED IN CHARLES P. THOMPSON AND MARY JANE THOMPSON, HUSBAND AND WIFE BY DEED FROM BETTY J. STEFFENAUER, UNMARRIED DATED 07/22/1996 RECORDED 07/26/1996 BOOK 2651 PAGE 0810 INSTRUMENT NO. 017547.

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30105

WELLS FARGO BANK, N.A.
vs
DENNIS WILES, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HIER OF THE ESTATE OF CAROL A. WILES, TINA M. MILLER, IN HER CAPACITY AS HEIR OF CAROL A. WILES, DECEASED, DIANA WILES, IN HER CAPACITY AS HEIR OF CAROL A. WILES, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL A. WILES, DECEASED

PROPERTY ADDRESS: 200 THIRD STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-43-58-0000

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

COMMENCING at a point at the intersection of the Westerly line of Third Street with the Northerly line of Carbon Street, said point being the Southeast corner of the premises herein described; thence by the Northerly line of Carbon Street, South 75 degrees 00 minutes 00 seconds West a distance of 75.20

feet to a point; thence North 15 degrees 00 minutes 00 seconds West a distance of 65.0 feet to a point at the Northwest corner of the premises herein described; thence North 75 degrees 00 minutes 00 seconds East a distance of 75.20 feet to a point on the Westerly line of Third Street; thence by line of same, South 15 degrees 00 minutes 00 seconds East a distance of 65.0 feet to a point, the place of beginning.

UNDER AND SUBJECT to a restriction that no beauty shop or hair styling business may be operated from the premises for a period of five (5) years following the delivery of this Deed.

HAVING thereon erected a dwelling house and being known as 200 Third Street, Butler, PA, 16001.

BEING the same premises conveyed to Mortgagors herein by deed of Kevin P. Weser and Nancy J. Weser, husband and wife, dated and recorded on even date herewith.

Being the same premises which, Kevin P. Weser and Nancy J. Weser, husband and wife, by dated 07/20/2000 and recorded 07/20/2000, in the Office of the Recorder Deeds in and for the County of Butler, in Instrument 200007200016615, granted and conveyed unto Dennis E. Wiles and Carol A. Wiles, husband and wife, in fee.

Tax Parcel: 562-43-58-0000
Premises Being: 200 Third Street, Butler, PA 16001

BCLJ: September 22, 29 & October 6, 2023

Sheriff of Butler County, Michael T. Slupe

TRUST NOTICE

The **MURPHY FAMILY TRUST**, dated June 7, 2017, having a situs of the City of Butler, Butler County, Pennsylvania.

The Trustee, Nancy D. Daw, of the Murphy Family Trust, dated June 7, 2017, hereby gives notice that the Trust is in the legal process of dissolving. All persons having claims against the Murphy Family Trust, dated June 7, 2017, are requested to make same known to the Trustee or to the Attorney named below. All persons indebted to the Murphy Family Trust, dated June 7, 2017, are requested to make payment without delay to the Trustee or the Attorney named below.

NANCY D. DAW, TRUSTEE
205 Bartley Avenue
Butler, Pennsylvania 16001

ATTORNEY MICHAEL J. PATER
CHARLTON LAW
101 East Diamond Street, Suite 202
Butler, PA 16001

BCLJ: September 15, 22 & 29, 2023

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN, by **T & M Uncapher**, Incorporated, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

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

BCLJ: September 29, 2023

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

**CIVIL DIVISION
No. AD-2023-10411
Tax Parcel No. 470-S2-B6-0000**

LFG 2022, LLC,
Plaintiff,

vs.

**JORDIS BOLTZ and
THE UNKNOWN HEIRS, DEVISEES, AND
BENEFICIARIES OF JORDIS BOLTZ,
and UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT,**

Defendants.

**PUBLIC NOTICE TO: THE UNKNOWN
HEIRS, DEVISEES, AND BENEFICIARIES
OF JORDIS BOLTZ**

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 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, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary, Butler County
First Floor, Government Center
124 W. Diamond St.
Butler, PA 16001
724-284-5214

Butler County Bar Association
240 South Main Street, Butler, PA 16001
724.841.0130

Meyer, Darragh, Buckler,
Bebenek & Eck, P.L.L.C.
40 North Pennsylvania Avenue,
Suite 410
Greensburg, PA 15601

BCLJ: September, 29, 2023

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

IN THE MATTER OF: Ms.D. 2023-40252
Notice is hereby given that, on September 8, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Emily Jean Bowman** to Ren Jean Corvin.

The Court has fixed the 28th day of November, 2023, at 9:45 A.M., in Courtroom No. 3, of the Butler County Government Center, 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: September 29, 2023
