

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: Phyllis Marie Ansell****a/k/a: Phyllis M Ansell**

Late of: Franklin Township PA
 Administrator: Mark D Ansell
 2058 Prospect Road
 Prospect PA 16052
 Administrator: Keith A Ansell
 183 Grindel Road
 Prospect PA 16052
 Attorney: Thomas R Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: May 8,15 & 22, 2026

Estate of: Suzanne Boucek Berol**a/k/a: Suzanne Marie Boucek Berol**

a/k/a: Suzanne B Berol
 Late of: Adams Township PA
 Executor: Albert J Boucek
 8401 Knollwood Drive
 Allison Park PA 15101
 BCLJ: May 8,15 & 22, 2026

Estate of: Michael A Blair

Late of: North Fort Myers Lee County
 Florida
 Ancillary Ancillary Executor:
 Meagan L Kess
 114 Spring Mist Place
 Spring Tx 77381
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: May 8,15 & 22, 2026

Estate of: Stephan Brasic

Late of: Middlesex Township PA
 Administrator: Margaret Ciufi
 230 Steiner Bridge Rd
 Valencia PA 16059
 Attorney: Dennis R Paluso
 Dennis R Paluso Attorney At Law
 230 Fallowfield Ave

Charleroi PA 15022

BCLJ: May 8,15 & 22, 2026

**Estate of: M Chris Christensen
a/k/a: Mary Elizabeth Christensen
a/k/a: Chris M Christensen**

Late of: Renfrew PA
 Executor: Sharon C Anderson
 140 Valencia Road
 Renfrew PA 16053
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: May 8,15 & 22, 2026

Estate of: Larry Clarence Cypher**a/k/a: Larry C Cypher****a/k/a: Larry Cypher**

Late of: Winfield Township PA
 Executor: Todd Robert Cypher
 211 Morneweck Road
 Greenville PA 16125
 Attorney: James H Limbaugh
 Abernethy Hagerman & Miller PC
 3960 William Flynn Hwy
 Allison Park PA 15101
 BCLJ: May 8,15 & 22, 2026

Estate of: Gertrude B Henretty**a/k/a: Trudy B Henretty**

Late of: Zelenople PA
 Executor: Cheryl Ann Henretty
 3400 Delaware Street
 Pittsburgh PA 15214
 Attorney: Emily N Masotto Esq
 Sechler Law Firm LLC
 500 Commonwealth Drive
 Warrendale PA 15086
 BCLJ: May 8,15 & 22, 2026

Estate of: Walter David Hilles

Late of: Butler PA
 Executor: Paul Daniel Hilles
 113 Birch Drive
 Kittanning PA 16201
 BCLJ: May 8,15 & 22, 2026

Estate of: Muriel M Ivancik

Late of: Center Township PA
 Executor: Paul E Ivancik
 111 Mar Vel Drive
 Butler PA 16001
 BCLJ: May 8,15 & 22, 2026

Estate of: Mark Alan Kastelic

Late of: Slippery Rock PA
 Administrator: Kristy Soler
 100 East Patterson Avenue
 Butler PA 16001

Attorney: Edward F Twomey
Lynch Law Group
501 Smith Drive Suite 3
Cranberry Twp PA 16066
BCLJ: May 8,15 & 22, 2026

Estate of: Mark W Lewis
a/k/a: Mark William Lewis
Late of: Cranberry Township PA
Administrator: James F Lewis
424 Mark Dr
Lady Lake Fl 32159
BCLJ: May 8,15 & 22, 2026

Estate of: William R. Matthews
Late of: Cranberry Township PA
Executor: James W. Matthews
505 Portsmouth Court
Doylstown PA 18901
Attorney: Richard L Osberg III
Law Offices Of Richard L. Osberg, III,
PLLC
1900 Main Street, Suite 225
Canonsburg PA 15317
BCLJ: May 8,15 & 22, 2026

Estate of: Joyce McCandless
a/k/a: Joyce A McCandless
Late of: Butler Township PA
Administrator: Carol A McCandless
136 Dutchtown Road
Butler PA 16002
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: May 8,15 & 22, 2026

Estate of: Randall Miller
Late of: Butler PA
Executor: Ryan Miller
168 Bear Creek Road
Prospect PA 16052
Attorney: John A Daller Esquire
Daller Law Firm
312 N Jefferson Street
New Castle PA 16101
BCLJ: May 8,15 & 22, 2026

Estate of: Patty Jo Pherson
Late of: Franklin Township PA
Executor: Amy J Barnhart
261 Pflugh Road
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: May 8,15 & 22, 2026

Estate of: Helen L Ritter
a/k/a: Helen Lucille Ritter
Late of: Jackson Township PA
Executor: Amie J Feeney
157 Jo Deener Drive
Zelienople PA 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: May 8,15 & 22, 2026

Estate of: Joan A Schnur
Late of: Butler Township PA
Executor: Lloyd P Schnur
525 South Eberhart Road
Butler PA 16001
Attorney: David M Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

Estate of: Eric J Wheeler
a/k/a: Eric Wheeler
a/k/a: Eric Justin Wheeler
a/k/a: Ej Wheeler
Late of: Adams Township PA
Administrator: Kimberly A Rovnan
161 Glade Run Road
Mars PA 16046
Attorney: John T Richards III
Richards & Richards LLP
101 Bradford Rd Ste 100
Wexford PA 15090
BCLJ: May 8,15 & 22, 2026

Estate of: Eleanor G Wise
Late of: Butler Township PA
Executor: John L Wise III
180 Colgett Drive
Oakland Ca 94619
Attorney: Stephen J Pieklik Jr
420 Fort Duquesne Blvd 16th Fl
Pittsburgh PA 15222
BCLJ: May 8,15 & 22, 2026

Estate of: Charles R Woods
a/k/a: Rick Woods
a/k/a: Charles Richard Woods
Late of: Butler PA
Executor: Michael R Woods
9052 Audubon Drive
Gibsonia PA 15044
Attorney: Carolyn A W Whitworth
Eckert Seamans Cherin &
Mellott, LLC
600 Grant Street, 44th Floor
Pittsburgh PA 15219
BCLJ: May 8,15 & 22, 2026

SECOND PUBLICATION

Estate of: Thomas C Augustine Sr

Late of: Valencia PA
Executor: Rebecca Macioce
6918 Royal Drive
Verona PA 15147
Attorney: Joseph A Nese Jr
7883 Saltsburg Road
Pittsburgh PA 15239
BCLJ: May 1, 8 & 15, 2026

Estate of: Marya Bednerik

Late of: Cranberry Township PA
Executor: Sarah G Hancher
101 N Green Ln
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: May 1, 8 & 15, 2026

Estate of: Donald P Biddle Sr

a/k/a: Donald P Biddle
Late of: Winfield Township PA
Executor: Paula Duke
122 Terrace Drive
Sarver PA 16055
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: May 1, 8 & 15, 2026

Estate of: Joseph T Cunningham

Late of: Jefferson Township PA
Executor: Emily M Lucas
153 Sheridan Avenue
Pittsburgh PA 15202
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: May 1, 8 & 15, 2026

Estate of: Diane D Francis

a/k/a: Diane Daily Francis
Late of: Winfield Township PA
Executor: Whitney A Amoroso
110 Briarwood
Cranberry Twp PA 16066
Executor: Stephen M Francis
22724 Munoz Street
Queen Creek AZ 85142
Attorney: Joseph B Pisano
Charlton Law
101 East Diamond St Suite 202

Butler PA 16001
BCLJ: May 1, 8 & 15, 2026

Estate of: William E Garrison

Late of: Center Township PA
Executor: Becky L Kriess
1006 Sunset Drive
Butler PA 16001
Executor: Joni M Nocera
190 Bingham Circle
Delaware OH 43015
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001
BCLJ: May 1, 8 & 15, 2026

Estate of: Betty G Kreutz

a/k/a: Betty Grace Kreutz
Late of: West Liberty PA
Executor: Jamie A Kreutz
119 West Park Road
Portersville PA 16051
Executor: Scott A Kreutz
307 Studebaker Road
Slippery Rock PA 16057
Executor: Todd A Kreutz
150 Church Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 1, 8 & 15, 2026

Estate of: Virginia L Lokovich

Late of: Cabot PA
Executor: Elizabeth Ann Muti
5880 Se Skyhigh Court
Milwaukie OR 97267
Attorney: John J Morgan
300 North McKean St
Butler PA 16001
BCLJ: May 1, 8 & 15, 2026

Estate of: Raymond W Moore

Late of: Fairview Township PA
Executor: Jeffrey R Moore
410 Rattigan Road
Chicora PA 16025
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: May 1, 8 & 15, 2026

Estate of: Renee S. Previty

Late of: Cranberry Township PA
Administrator: Barbara Lavecchia
117 Jennie Drive

Harmony PA 16037
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 1, 8 & 15, 2026

Estate of: Eugenio Romano
a/k/a: Gino Romano
Late of: Cranberry Township PA
Executor: Eugene W Romano
104 Ontario Court
Gibsonia PA 15044
BCLJ: May 1, 8 & 15, 2026

Estate Of: Charles Junior Stahl
a/k/a: Charles Stahl Jr
a/k/a: Charles J Stahl
a/k/a: Charles Stahl
Late of: Butler PA
Executor: Barth Brown
618 Belmont Road
Butler PA 16001
Attorney: Richard L Osberg III
Law Offices Of Richard L. Osberg, III,
PLLC
1900 Main Street, Suite 225
Canonsburg PA 15317
BCLJ: May 1, 8 & 15, 2026

Estate of: Colleen B Yarsky
Late of: Zelienople PA
Executor: Suzanne M Fornataro
157 Pine Run Road
Fombell PA 16123
Attorney: Gregory S Fox
Fox & Fox PC
323 Sixth Street
Ellwood City PA 16117
BCLJ: May 1, 8 & 15, 2026

THIRD PUBLICATION

Estate of: Nicholas J Bagnato Sr
Late of: Clinton Township PA
Executor: Nicholas J Bagnato Jr
925 Jefferson Road
Pittsburgh PA 15235
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: April 24, May 1 & 8, 2026

Estate of: Flora Black
Late of: Butler PA
Executor: Christine Ann Easley
427 North Bluff Street
Butler PA 16001

Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: April 24, May 1 & 8, 2026

Estate of: John H. Ehrhart
Late of: Butler Township PA
Administrator: Trudy Scarborough
306 Lindsay Road
Zelienople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063
BCLJ: April 24, May 1 & 8, 2026

Estate of: Paul Joseph Klems
a/k/a: Paul Klems
Late of: Cabot PA
Executor: Patricia A Hughes
1012 Sandy Ridge Drive
Sarver PA 16055
BCLJ: April 24, May 1 & 8, 2026

Estate of: Amanda Nicole McManigle
Late of: Mars PA
Administrator: Emily Elisabeth Heim
1238 Firwood Drive
Pittsburgh PA 15243
Attorney: Ashley E Sharek
Entrusted Legacy Law
Box 130
Bradford Woods PA 15015
BCLJ: April 24, May 1 & 8, 2026

Estate of: Faye A Murrman
Late of: Butler Township PA
Executor: Linda L Murrman
231 Oakvale Blvd
Butler PA 16001
Executor: Janice F Ohl
21000 Spartansburg Highway
Corry PA 16407
Attorney: Joseph B Pisano
Charlton Law
101 East Diamond St Suite 202
Butler PA 16001
BCLJ: April 24, May 1 & 8, 2026

Estate of: Nancy J Neal
a/k/a: Nancy Jean Neal
Late of: Center Township PA
Executor: Dylan L Beachem
448 Mahood Road
Butler PA 16001
Attorney: Bradley S Kriley
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: April 24, May 1 & 8, 2026

Estate of: Jane Elizabeth Prokopchak

a/k/a: Jane E Prokopchak

Late of: Butler PA
 Executor: Rachel Faulk
 104 E Sunrise Circle
 Butler PA 16001
 Attorney: Maegan M Susa
 801 Freeport Road
 New Kensington PA 15068
 BCLJ: April 24, May 1 & 8, 2026

Estate of: Paula J Riggs

a/k/a: Paula Riggs

Late of: Butler PA
 Executor: Dana J Muth
 220 W Jefferson Rd
 Butler PA 16002
 Attorney: Gregory D Gerlach
 Gerlach Law Center P.c.
 3612 McKnight East Drive
 Pittsburgh PA 15237
 BCLJ: April 24, May 1 & 8, 2026

Estate of: Frank Theodore Smith III

Late of: Washington Township PA
 Executor: Kenneth F Smith
 618 Center Dr
 Chicora PA 16025
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: April 24, May 1 & 8, 2026

Estate of: Marcia Thompson

a/k/a: Marcia Lynn Thompson

a/k/a: Marcia L Thompson

Late of: Butler Township PA
 Executor: Colin Bradley Thompson
 202 Westview Drive
 Butler PA 16001
 Attorney: Bradley S Kriley
 S.r. Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: April 24, May 1 & 8, 2026

Estate of: Leanna Dawn Wilson

a/k/a: Leanna D Wilson

Late of: Center Township PA
 Executor: Carol A Wilson
 207 Ridge Road
 Butler PA 16001
 Attorney: Susan B Lope
 PO Box 517
 Lyndora PA 16045
 BCLJ: April 24, May 1 & 8, 2026

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH
 March 21 - March 31, 2026**

270 Cranberry LLC--NEEDHAM BK--
 -Cranberry Twp Parcel:130-4F108-
 26Af:\$195,000,000.00

Albertini, Joseph W; Albertini, Theresa--
 ROCKET MTG LLC--Cranberry Twp Sub/
 Condo:Meeder Unit:278 Street:214 Main
 Street Parcel:130-S45-A278:\$327,512.00

Anderson, Kyle; Dittmer, Kiersten--
 MORTGAGE RESEARCH CTR LLC DBA--
 -Clearfield Twp Street:623 Clearfield Rd
 Parcel:090-1F69-13G:\$176,739.00

Arduini, Andy J; Arduini, Elizabeth I--
 CITIZENS BK NA--Cranberry Twp Sub/
 Condo:Bayberry Chase Plan Lot:116
 Street:105 Bayberry Lane Parcel:130-
 S24-A116:\$290,000.00

Asencio, Diana Yesica Garciafigueroa;
Garciafigueroaasencio, Diana Yesica;
Olivares, Raymundo Ordonez--DHI MTG
 COLTD--Jackson Twp Sub/Condo:Seneca
 Hills Plan Rev No 1 Lot:108B-R Street:147
 Scotland Lane:\$281,250.00

Averygreer, Raven Duboyce; Greer,
Raven Duboyce Avery; Greer, Russell T
 IV--STOCKTON MTG CORP--Cranberry
 Twp Sub/Condo:Crossings Ph II Lot:245
 Street:220 Hunting Ridge Trl Parcel:130-
 S19-C245:\$400,000.00

Bachman, Jill S; Bachman, Timothy
**O--CITIZENS BK NA--Center Twp Sub/
 Condo:Willow Run Plan Ph II Lot:27**
 Street:134 Willow Run Dr Parcel:060-
 S16-E27 Acre:0.441:\$200,000.00

Baldinger, Keri A; Baldinger, Steven
C--UNLOCK PARTNERSHIP
 SOLUTIONS AOI INC--Jackson Twp
 Sub/Condo:Jackson Manor Ph 2 Lot:220
 Parcel:180-S2-A220:\$87,090.00

Baldis, Sean R a/k/a; Baldis, Sean Robert
a/k/a; Baldis, Sheri a/k/a; Baldis, Sheri
**L a/k/a--PSECU--Adams Twp Sub/
 Condo:Whitetail Meadows Amend No 1 P**
 Lot:40-D Street:470 Whitetail Meadows Trl
 Parcel:010-S25-Ae40D:\$73,000.00

Baptiste, Jacquelyn R--PNC BK NATL ASSN--
 -Butler City Ward:5 Sub/Condo:Morris
 Plan Lot:10 (Pt Of) Street:111 Cleveland
 Street Parcel:565-22-227:\$28,607.00

Beattie, Clifford a/k/a; Beattie, Clifford
G III a/k/a--FIRST COMMONWEALTH
 BK--Summit Twp Sub/Condo:Kemar
 Plan Lot:16 Street:305 Saxonbourg Rd
 Parcel:290-S6-A160000F:\$100,000.00

Becker, Pamela L; Becker, Thomas

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **THE MARY R. SHRAMOWICK REVOCABLE TRUST**. All persons having claims against the Trust are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust are requested to make payment without delay to the trustee or attorney named below:

JOHN G. SHRAM, Trustee
12921 Cantrell Rd, Suite 309
Little Rock, AR 72223
OR
c/o Lynn M. Patterson, Esq.
1202 Oakridge Drive
Butler, PA 16001

BCLJ: April 24, May 1-8, 2026

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 04/16/2026, for:

Soam Consultants, Inc.

The corporation has been incorporated under the provisions of the Pennsylvania Corporation Law of 1988, as amended.

RASI #928529

BCLJ: May 8, 2026

**Notice of Voluntary
Dissolution
Business Corporation**

Notice is hereby given by **LDF Holdings, Inc.**, a Pennsylvania business corporation (formerly known as Precision Abrasives, Inc.), that said corporation is winding up its affairs in the manner prescribed by §1975 of the Business Corporation Law, so that its corporate existence shall cease upon filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Mark O Scioscia, Esq
Sherrard German & Kelly PC

BCLJ: May 8, 2026

**NOTICE OF DISSOLUTION/
TERMINATION**

NOTICE IS HEREBY GIVEN that **Miller Maintenance HVAC, LLC**, with its registered address at 592 Keister Road, Slippery Rock, Butler County, Pennsylvania 16057, a Pennsylvania Limited Liability Company has been authorized by its Members to dissolve and terminate voluntarily and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward any claim, in writing to the Company at the above referenced address. The claim shall set forth the claimant, claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

Raymond H. Bogaty, Esquire
Bogaty Law Office, P.C.
101 S. Center Street
Post Office Box 825
Grove City, PA 16127

BCLJ: May 8, 2026

NOTICE IS HEREBY GIVEN THAT the shareholder and director of **Concrete Coring Company, Inc.**, a Pennsylvania corporation, with an address at 286 Bonniebrook Road, Butler, Pennsylvania, 16002, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Michael G. Nicolella
Strassburger McKenna Gutnick & Gefsky
444 Liberty Avenue, Suite 2200
Pittsburgh, PA 15222
(412) 281-5423

BCLJ: May 8, 2026

IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NOTICE OF FILING OF PETITION
FOR CHANGE OF NAME

In the Matter of MsD. No. 2026-40128

Notice is hereby given that, on the 27th day of APRIL, 2026, the Petition for Change of Name was filed in the above-named Court, requesting an order to change the Petitioner's name:

**ELIZABETH KAY JEDRZEJEWSKI to
ELIZABETH KAY SPARROW**

The Court has scheduled the hearing for the 21st day of JULY, 2026, at 9:45 AM in Courtroom 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: May 8, 2026

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 July, 2026** 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 August 14, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30029

**STATE FINANCIAL NETWORK LLC vs
ABIGAIL CAMPBELL, RYAN CAMPBELL**

PROPERTY ADDRESS: 4003 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER:

220-3F94-27B

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

BEGINNING at a point in center of a concrete highway known as Highway Route 8, said point being the Southwest corner of land formerly of S.H. and Paul Bovard, now of V.L. Bovard; thence in an Easterly direction along the South line of land formerly of S.H. and Paul Bovard, now V.L. Bovard, 278 feet to a corner, thence South and parallel with public road along land formerly of S.H. Osborne, now Kenneth L. Bell, 148 feet to an iron post; thence in a westerly direction along lands formerly of S.H. Osborne, now Kenneth L. Bell, 236 feet to a point in the center of concrete highway; thence North along center of concrete Highway Route 8, 188 feet to the place of beginning.

UNDER AND SUBJECT to the right of Belle Osborne and S.H. Osborne to use the driveway extending from the public highway and along the South side of the above described lot.

District/Map/Parcel No.: 220-3F94-27B
Said premises being known as 4003 William Flynn Highway, Slippery Rock, PA 16057. BEING the same premises which Lutie M. Clausen by Deed dated June 10, 2016 and recorded in the Official Records of

Butler County on June 15, 2016 in Deed Book Volume N/A, Page N/A, as Instrument 201606150011630 granted and conveyed unto Ryan Campbell and Abigail Campbell. 4003 William Flynn Highway, Slippery Rock, PA 16057 Tax Parcel Number: 220 3F94 27B0000

BCLJ: May 8, 15 & 22, 2026

**No. ED-2024-30003
US BANK TRUST NATIONAL
ASSOCIATION vs
DOUGLAS A. CIHONSKI, TERESA
WILSON**

PROPERTY ADDRESS: 265 EAST WASHINGTON STREET AKA, 270 EAST WASHINGTON STREET, HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 43OS2-A23W0000

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 11 the Plan of Subdivision, Phase 2, for Mershimer Sale, Inc. as recorded in the Office of Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

BEGINNING at a point, said point being Northeast corner 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 arc distance of 75.00 feet to a point; thence South 67 degrees 17' 48" East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less.

BEING THE SAME PREMISES which Andrew P. Ottoviani and Lester S. Bevcker, as copartners trading as O & B Real Estate Development, by Deed dated January 25, 2002 and recorded on January 29, 2002, in the Butler County Recorder of Deeds Office as Instrument No. 200201290003431, granted and conveyed unto Douglas A. Cihonski and Teresa Wilson, as Joint Tenants with a Right of Survivorship. Being Known as 265 East Washington Street, Harrisville, PA 16038 Parcel I.D. No. 430S2 A23W0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30071

ARMCO CREDIT UNION vs PERRY CONSTANTINO, ANGELA CONSTANTINO

PROPERTY ADDRESS: 109 DAKOTAH DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 60-SI9-A66

ALL the right, title interest and claim of Defendants, Perry Constantino and Angela Constantino, in and to the following described property:

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

BEGINNING at a point on the general Southerly right-of-way line of Dakotah Drive and the Northwest corner of Lot 65 in Timberidge Plan of Lots, Phase VI, being the Northeast corner of the tract herein conveyed; thence South 80 degrees 33' 27" West along the general Southerly right-of-way line of Dakotah Drive a distance of 117.00 feet to a point, thence Northwest corner of the tract herein conveyed; thence South 16 degrees 56' 33" East along line of Lot 67 in the Timberidge Plan of Lots, Phase VI, a distance of 191.94 feet to a point, the Southwest corner of the tract herein conveyed; thence North 80 degrees 33' 27" East along line of Lot 47 in the Timberidge Plan of Lots, Phase V, a distance of 91.95 feet to a point, the Southeast corner of the tract herein conveyed; thence North 09 degrees 26' 33" West along line of Lot 65 in the Timberidge Plan of Lot, Phase VI, a distance of 190.27 feet to a point, the place of beginning.

BEING Lot 66 in the Timberidge Plan of Lots, Phase VI, as recorded in Butler County Plan Book 155, page 7.

BEING known and designated as Tax Parcel No. 60-SI9-A66 in the Deed Registry Office of Butler County, Pennsylvania.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30037

CITIZENS BANK, N.A. vs WILLIAM ROBERT DINGEL, III

PROPERTY ADDRESS: 542 VIRGINIA AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-28-11-0000

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

ON the North 25 feet by Lot No. 54 of the same plan; on the East 74.18 feet by Lot No. 112 in the same plan; South 25 feet by Virginia Avenue; West 74.28 feet by Lot No. 114 of the same plan.

BEING Lot No. 113 in the Cavanaugh Plan of Lots in the Third Ward, City of Butler. BEING KNOWN AS: 542 Virginia Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Benjamin Smith and Emily D. Smith, by Deed dated 2/21/2023 and recorded 2/28/2023 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 202302280002654, granted and conveyed unto William Robert Dingel, III.

PARCEL NO.: 563-28-11-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30040

WILMINGTON SAVINGS FUND SOCIETY, FSB vs DAVID R EKEY, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 196 BAYBERRY LANE, CRANBERRY TOWNSHIP, PA 16066-7710 UPI / TAX PARCEL NUMBER: 130-S15-A122-0000

ALL that certain lot or piece of ground situate in the Township of Cranberry, * being known and described as Lot No. 122 in the Kingsbrook P.R.D. Phase I Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 182, pages 29-31. County of Butler and Commonwealth of Pennsylvania,

NDER AND SUBJECT to building lines and other restrictions as appear on the plan of record, to restrictive covenants, easements, rights of way, and all other matters of record appearing prior hereto.

UNDER AND SUBJECT to exceptions, reservation, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the record of chain of title, or as may be visible, or in place, on the premises.

BEING the same property conveyed from Maronda Homes, Inc., to David R. Ekey and Jackie M. Ekey (married), by Deed dated December 29, 1995 and recorded January 3, 1996 in the Butler County Recorder of Deeds as Book 2589, Page 474. Jackie Ekey passed away on December 12, 2012, leaving title vested solely in David R. Ekey by virtue of law.

BCLJ: May 8, 15 & 22, 2026

No. ED-2024-30112

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE TO THE LB-IGLOO SERIES VI TRUST vs JAMES FREED

PROPERTY ADDRESS: 116 MOHAWK DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-SI 3-A30-0000

ALL that certain piece, parcel or lot of land situated in Center Township, Butler County, Pennsylvania being known and designated as Lot No. 30 in the Timberly Heights Plan of Lots recorded in Butler County, Pennsylvania in Rack File Section 22 Page 17 and being more particularly described as follows:

BEGINNING at a point, said point being the southeast corner of the tract herein described, said point being on the North line of Mohawk Drive and common to line of Lot Nos. 29 and 30; thence along the North line of Mohawk Drive, North 87 degrees 45 minutes West 106 feet to a point on line of Lot No. 31 in the same plan; thence along same North 2 degrees 15 minutes East 200 feet to a point on Hine of lands of now or formerly Mack, thence along same South 87 degrees 46 minutes East 106 feet to a point on lien of Lot No. 29 in the same plan; thence along same, South 2 degrees 15 minutes West a distance of 200 feet to a point on the North line of Mohawk Drive, the place of beginning. For information purposes only: Parcel Number 060-S 13-A30-0000

For Informational Purposes Only: Property Address: 116 Mohawk Dr., Butler, PA 16001

BEING the same premises which James M. Grecco and Barbara J. Grecco, Trustees of the Grecco Family Trust dated July 28, 2000 by Deed dated August 10, 2021 and recorded in the Official Records of Butler County on September 22, 2021 in Deed Book Volume N/A, Page N/A, as Instrument 202109220026871 granted and conveyed unto James Freed

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30024

CARRINGTON MORTGAGE SERVICES, LLC vs AUSTIN HAID

PROPERTY ADDRESS: 2036 WILLIAM FLYNN HIGHWAY, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S5-AB0000

All that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 101 R in the Gray/Cimino lot line revision as recorded in the office of the recorder of deeds of Butler County, Pennsylvania in Plan Book Volume 272, Page 39.

Property Address: 2036 William Flynn Highway, Butler, PA 16001

Parcel ID: 060 S5 AB0000

Title is vested in Austin M. Haid by deed from Treestone Cimino, an unmarried man, and Sandra Miller, an unmarried woman, dated June 14, 2021 and recorded on July 1, 2021 in the Butler County Clerk's/Register's Office as Instrument No.: 202107010018859.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30068

FREEDOM MORTGAGE CORPORATION vs AMANDA ELIZABETH KOPP, CORINNE E MERRIMAN, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 148 CASPER LANE, WEST SUNBURY, PA 16061 UPI/TAX PARCEL NUMBER: 080-2F112-4A-0000

All that certain piece, parcel or tract of land situate in Clay Township, Butler County, Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point on line of lands now or formerly Ferguson, in a presently existing twenty-foot right-of-way and being the Southeast comer of lot herein conveyed; thence from said point of beginning North 84 degrees 57' 16" West, 16.24 feet to a point on line of lands now or formerly Ferguson; thence along lands of now or formerly Ferguson, North 2 degrees 53 1 44" East, 477.79 feet to a point; thence through other lands now or formerly of Casper, South 87 degrees 06' 16" East, 231.90 feet to a point; thence through other lands now or formerly Casper and a twenty-foot existing right-of-way, South 27 degrees 09' 42" West, 524.76 feet to a point, the place of beginning.

Containing 1.36 acres, more or less, as per survey of William J. McGarvey, dated October 28,1991 and recorded at Rack File 151, Page 7.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)

The improvements thereon being known as 148 Casper Lane, West Sunbury, PA 16061. BEING all and the same lot of ground which by Special Warranty Deed dated October 12, 2017, and recorded October 16, 2017 among the Land Records of Butler County, Pennsylvania, as Instrument No. 201710160022408, was granted and conveyed by Deanna M. Panza and Michael Panza, Wife and Husband unto Sara A. Rippey.

Tax Account No. 080-2F112-4A-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30039

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOL vs DALE WAYNE LEE A/K/A DALE W. LEE, ROSE ANN LEE A/K/A ROSE A. LEE

PROPERTY ADDRESS: 332 SUNSET DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S4-DBOOOO

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

BEGINNING at a point in the center line of Township Route T-442, known as Sunset Drive and in common with the line of lands of Parcel "A" of now or formerly M. McCormick; thence along line of lands of Parcel "A" now or formerly M. McCormick North 18 degrees 33' 00" East a distance of 79.44 feet to a point; thence continuing along the same North 11 degrees 27' 00" East a distance of 160.65 feet to an iron pin set at line of lands of now or formerly Parcel B-1; thence continuing along Parcel B-1 South 88 degrees 04' 40" East a distance of 71.95 feet to an iron pin set at line of lands of now or formerly V.A. Litz; thence continuing along line of lands of Litz South 01 degrees 55' 20" West a distance of 88.42 feet to a point at line of lands of Parcel C; thence continuing along line of lands of Parcel C North 88 degrees

04' 40" West a distance of 32.17 feet to a point; thence continuing along the same, the following courses and distances South 01 degrees 55' 20" West a distance of 2557 feet to an existing iron pin; thence South 22 degrees 33' 40" West a distance of 17.50 feet to an existing pipe; thence South 54 degrees 13' 20" West a distance of 17,97 feet to an iron pin set; thence South 21 degrees 38' 40" West a distance of 115.00 feet to a point in the center line of Township Route T-442, Sunset Drive; thence continuing along said center line North 61 degrees 20' 00" West a distance of 33.49 feet to a point, the place of beginning. Said parcel being designated as Parcel B of the property subdivision Sylvester S. Dittmer as recorded at Plan Book 87, Page 26. Containing 0.32 acres and having erected thereon a 1 1/2 story tile dwelling.

BEING the same premises which Vincent A. Litz and Georgia L. Litz, by Deed dated September 7, 1993 and recorded September 8, 1993, in the Recorder's Office of Butler County, Pennsylvania, as Instrument Book 2335, Page 592, granted and conveyed unto Dale Wayne Lee and Rose Ann Lee, his wife. HAVING erected thereon a dwelling being known and numbered as 332 Sunset Drive, Butler, PA 16001.

PARCEL NUMBER 060 S4 DB0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30023

FREEDOM MORTGAGE CORPORATION vs WILLIAM JOEY NOVAK, AKA WILLIAM J. NOVAK, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WILLIAM J NOVAK AKA WILLIAM JOSEPH NOVAK

PROPERTY ADDRESS: 7524 FRANKLIN ROAD, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-4F48-29B-0000

ALL that certain piece or parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the herein described tract, at a stake on the Southeasterly edge of the Old Franklin Road,

said point being also the Northeast corner of lands now or late of Lewis Bauman, formerly Thornley Cookson; thence along lands of said Lewis Bauman, formerly Thomley Cookson, South 0 degrees 45' East, 693 feet to a point on the Northerly line of lands now or late of C.E. Gibson; thence along the Northerly line of land now or late of C.E. Gibson, South 86 degrees 48' East, 189.05 feet to a point on the Westerly line of land now or late of Wm. A. Twentier; thence along said line of said land, North 0 degrees 45' West, 706 feet to the Southerly line of a lane, now known as Vandevort Lane, South 89 degrees 15' West, 188.6 feet to a point at the place of beginning.

HAVING erected thereon a two and one-half story frame dwelling.

Being the same premises which William J. Novak and Nancy K. Novak, by Deed dated 11/25/1996 and recorded 12/03/1996, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2691, Page 483, granted and conveyed unto William J. Novak, in fee.

AND the said William Joseph Novak, has departed this life on or about 02/21/2025, thereby vesting title of the mortgaged premises unto William Joey Novak A/K/A William J. Novak, in his capacity as Administrator of the Estate of William J. Novak A/K/A William Joseph Novak. Tax Parcel: 130 4F48 29B0000 AKA 130-4F48-29B 000

Premises Being: 7524 Franklin Rd, Cranberry Township, PA 16066

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30021

NEWREZ, LLC vs BLAKE A. POKORNY

PROPERTY ADDRESS: 350 STANFORD ROAD, PROSPECT, PA 16052 UPI / TAX PARCEL NUMBER: 240-4F94-48J-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows: BEGINNING at a point, said point being the Northeastern corner of the tract herein conveyed and in common with the centerline of State Route T-340 a/k/a Stanford Road

and Lot 8 of the with named Subdivision; thence South 17 degrees 15' 20" East a distance of 155.36 feet to a point on Lot 6 of the within named Subdivision; thence by the same South 27 degrees 30' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 400.00 feet to a point; thence by the same North 85 degrees 31' 00" West a distance of 1258.16 feet to a point, said point being in common with the Northwestern boundary of Lot 6 of the within named Subdivision; thence North 82 degrees 09' 30" West a distance of 60.00 feet to a point; thence North 07 degrees 50' 30" West a distance of 300.00 feet to a point; thence South 82 degrees 09' 30" East a distance of 70.00 feet to a point; thence North 07 degrees 50' 30" East a distance of 114.88 feet to a point; thence by a curve to the left with a radius of 2160.00 feet an arc distance of 425.72 feet to a point; thence South 86 degrees 32' 57" West a distance of 90.00 feet to a point; thence by a curve to the left with a radius of 2070.00 feet, an arc distance of 428.78 feet to a point on lands now or formerly of P. DiCesare; thence by the same South 46 degrees 58' 00" East a distance of 633.52 feet to a point in common with the Westernmost boundary of Lot 10 of the within named Subdivision; thence by the same South 63 degrees 54' 40" East a distance of 370.19 feet to a point in common with the Westernmost boundary of Lot 9 of the within named Subdivision; thence by the same South 36 degrees 10' 00" East a distance of 359.23 feet to a point in common with the Westernmost boundary of Lot 8 of the within named Subdivision; thence by the same South 29 degrees 39' 00" East a distance of 373.97 feet to a point; thence by the same South 86 degrees 11' 10" East a distance of 150.33 feet to a point; thence by the same North 38 degrees 59' 00" East a distance of 270.19 feet to a point; thence by the same North 21 degrees 04' 00" East a distance of 302.33 feet to a point, the place of beginning.

CONTAINING 20.03 acres and being designated as Lot 7 in the Green Havens Subdivision as recorded in the Office of the Recorder of Deeds of Butler County at Plan Book 134, page 45.

PARCEL ID: 240-4F94-48J-0000

For information purpose only, property also known as:

350 Stanford Road Prospect, PA 16052

TITLE TO SAID PREMISES IS VESTED IN Blake A. Pokomy, single man, by deed Matthew Denoyer and Kristina Helen Schmidt, husband and wife, dated 1/14/2020 and recorded on 1/30/2020, by the Butler County Recorder of Deeds Office, as Instrument # 202001300002045.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30027

**PENNYMAC LOAN SERVICES, LLC vs
MICHAEL RICHARD, JR., JESSICA
CHANDLER**

PROPERTY ADDRESS: 114 ANGEL AVENUE, PETROLIA, PA 16050
UPI / TAX PARCEL NUMBER : 410-S1-F60000

All that certain piece, parcel or tract of land situate in the Borough of Fairview, County of Butler and Commonwealth of Pennsylvania, being known as Parcel Nos. 1 and 2 on the Plan of Survey for John W. Davis dated December 4, 1996, being bounded and described as follows:

Beginning at a point in the center line of Angel Avenue, a 33 foot right-of-way, said point being the Northeasterly corner of the within described tract and the Northwesterly corner of lands now or formerly of D. Morrow; thence along Morrow, South 10 degrees 20' 48" West, a distance of 182.33 feet to a point on the lands now or formerly of C. Lopinski; thence along Lopinski the following four courses and distances: North 88 degrees 55' 12" West, a distance of 79.22 feet; thence South 10 degrees 20' 48" West, a distance of 175.91 feet to a point; thence North 79 degrees 39' 12" West, a distance of 10 feet to a point; thence North (erroneously typed "South" in prior deed) 37 degrees 17' 06" West, a distance of 104.29 feet to a point on lands now or formerly of C. Martle; thence along Martle and Lowers, North 4 degrees 48' 52" East, a distance of 155.08 feet to a point; thence along lands now or formerly of Lowers and Lehner, North 02 degrees 48' 49" East, a distance of 147.64 feet to a point on the Southerly right-of-way line of Angel Avenue; thence extending into Angel Avenue a distance of 17 feet from the corner of lands now or formerly of Lehner; thence along said center line, South 79 degrees 39' 12" East, a distance of 199.54 feet to a point, the place of beginning.

BEING THE SAME PREMISES which Wayne Christy and Jennifer Christy, husband and wife, by Deed dated 12/23/2022 and recorded in the Office of the Recorder of Deeds of Butler County on 12/29/2022 in Deed Instrument No. 202212290026109, granted and conveyed unto Michael Richard, Jr., unmarried and Jessica Chandler, unmarried.

PARCEL NO.: 410 SI F60000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30034

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION vs PATRICK ROGERS, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, MICHELLE HART, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, JONATHAN DICKEY, KNOWN HEIR OF DOROTHY A. DICKEY AND LARRY E. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY A. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY E. DICKEY, DECEASED

ROPERTY ADDRESS: 519 EAST BRADY STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 562-23-89-0000

All that certain piece, parcel or lot of land situate in the Second Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, known as 519 East Brady Street, bounded and described as follows:

BEGINNING at a point on the Southern line of East Brady Street at the Northeast corner of the parcel herein described, said point being common to the Western line of St. Marys Street: thence by St. Marys Street, South 1 degrees 57' 36" West, 140.97 feet to an iron pin at the Northeast corner of land of now or formerly J. W. O'Brien and others: thence by O'Brien, South 86 degrees 20' 30" west, 33.86 feet to an iron pin at the Southeast corner of land of now or formerly D. R. Snyders; thence by Snyder, North 1 degree 34' 30" East, 119.73 feet to an

iron pin on the Southern line of East Brady Street; thence by East Brady Street, North 56 degrees 31'22" East, 42.35 feet to a point, the place of beginning. Containing 4,451 square feet or 0.102 acre and having thereon erected a dwelling house.

THIS description is prepared in accordance with the survey of R. B. Shannon and Associates, Inc. dated April 24,1991.

BEING the same property conveyed unto Charles A, Henning and Ruth D. Hennings, his wife, by deed dated May 4, 1945 and recorded in Deed Book 533, Page 270. Charles A. Henning died March 19, 1954, thereby vesting title in Ruth D. Hennings, his wife, buy operation of law.

PARCEL is designated in the Assessment Record for Butler County as being in the City of Butler, Ward 2 found on Map 23, Parcel 89.

BEING the same premises which Larry E. Dickey and Dorothy A. Dickey, his Wife by Deed dated September 14, 2011, and recorded in the Official Records of Butler County on September 26, 2011, as Instrument 201109260023077 granted and conveyed unto Dorothy A. Dickey, Married. Upoh information and belief, Dorothy A. Dickey is deceased having passed on May 8,2020.

519 East Brady street, Butler, PA 16001 Tax Parcel Number: 562-23-89-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30038

PENNYMAC LOAN SERVICES, LLC vs KENNETH ROOLF, MISTY ANN ROOLF

ROPERTY ADDRESS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049 UPI / TAX PARCEL NUMBER: 310-S3-A25-0000

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Washington, County of Butler, Commonwealth of Pennsylvania, being known and designated as Parcel No. 2A (1.00 acre) as set forth on the Property Subdivision for Susan E. Campbell and Braden K. Campbell, recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book Volume 220, Page 28.

TOGETHER with a right-of-way for ingress, egress and regress to and from the aforesaid property over and across a thirty (30) foot unopened right-of-way the said parcel of land to Pennsylvania Route 38, the location of which is as set forth on the aforesaid plan of subdivision.

BEING KNOWN AS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049 PROPERTY ID NUMBER: 310-S3-A25-0000

BEING THE SAME PREMISES WHICH CATHRYN A. BLAUSER, A/K/A KATHRYN BLAUSER, BY CATHY J. ARBLASTER, HER AGENT BY DEED DATED 6/17/2021 AND RECORDED 6/17/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT 202106170017288, GRANTED AND CONVEYED UNTO KENNETH ROOLF AND MISTY ANN ROOLF, HUSBAND AND WIFE.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30036

DEUTSCHE BANK NATIONAL TRUST COMPANY vs KATHLEEN WRIGHT, MICHAEL KRCHELICH

PROPERTY ADDRESS: 158 WATER STREET EXT, SAXONBURG, PA 16056 UPI / TAX PARCEL NUMBER: 190-S4-J20000

ALL that certain piece, parcel or tract of land situate in Jefferson Township, Butler County, and Commonwealth of Pennsylvania, being Lot no. 3 in the Howard F. Harvey Plan of Lots No. 1 as recorded in the Butler County Recorder's Office in Rack File 65, Page 4, bounded and described as follows:

BEGINNING at a point in the centerline of Legislative Route 387, (also known as Saxonburg-Winfield Road), said point being common to the Southwest corner of lands now or formerly of William Warthen, and said point being the Southeast corner of the tract herein described; thence South 47 degrees 10' West, along the centerline of Legislative Route 387, a distance of 105.00 feet to a point, said point being common to the Southeast corner of lands now or formerly of Jean Wetzel, and said point being the Southwest corner of the tract herein described; thence leaving the centerline of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or

formerly of Jean of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or formerly of Jean Wetzel, a distance of 230.30 feet to a point, said point being common to line of lands now or formerly of Gary Reitler, and said point being the Northwest corner of the tract herein described; thence North 34 degrees 36' East along line of lands now or formerly of Gary Reitler, a distance of 82.27 feet to a point, said point being common to the Northwest corner of lands now or formerly of William Warthen, and said point being the Northeast corner of the tract herein described; thence South 45 degrees 43' 50" East along line of lands now or formerly of William Warthen, a distance of 248.20 feet to a point at the place of beginning.

SUBJECT however to the following:

- (1) A public utility right-of-way, 15 feet in width and extending along the Southwestwardly boundary of the property being conveyed; the southerly boundary of the said right-of-way abutting upon the paved portion of Legislative Route 387.
- (2) Coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed or reserved by prior instruments of record.

BEING known 158 Water Street Extension, Saxonburg, Pennsylvania.

BEING further designated as Tax Map Parcel No. 190-S4-J2.

Together with all the Buildings, Improvements and Appurtenances.

BEING KNOWN AS: 158 WATER ST EXT, SAXONBURG, PA 16056 PROPERTY ID: 190 S4 J20000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL KRCHELICH AND KATHLEEN WRIGHT, HUSBAND AND WIFE BY DEED FROM THOMAS W MONTGOMERY AND BERNADETTE L MONTGOMERY, HIS WIFE, DATED May 11, 2007 RECORDED May 17, 2007 AT INSTRUMENT NO. 200705170012424

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30019

**CMG MORTGAGE, INC. vs
REBECCA MARIE ZAHNISER**

PROPERTY ADDRESS: 715 CELIA WAY,
HARMONY, PA 16037 UPI / TAX PARCEL
NUMBER: 200-S7-B704

All that certain lot or parcel of ground situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania, being shown as Unit No. 704A in the "Arden Wood Amendment No. 17" Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 398, page 42. And Being the same property conveyed to NVR, Inc., a Virginia Corporation by Deed recorded as Instrument Number 202108060022534 in the Office of the Recorder of Deeds Butler County, Pennsylvania.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

BEING KNOWN AS: 715 CELIA WAY,
HARMONY, PA 16037
PROPERTY ID: 200-S7-B704

TITLE TO SAID PREMISES IS VESTED IN REBECCA MARIE ZAHNISER, UNMARRIED BY DEED FROM NVR INC, DATED NOVEMBER 19, 2021 RECORDED NOVEMBER 24, 2021 AT INSTRUMENT NO. 202111240032908

BCLJ: May 8, 15 & 22, 2026

Sheriff of Butler County, Michael T. Slupe



"A black rose stands for beauty, even in a time of darkness,"

Kelleigh Boland,
Our Black Rose
Co-Founder

Butler County has entered a partnership with Our Black Rose, an Allegheny County nonprofit founded in 2023, to provide care packages and post-suicide support for families who have encountered the death of a family member by suicide.

"We hope no one needs this," said Our Black Rose co-founder Kelleigh Boland. "But if they do, we're grateful that they have the resource." the organization was formed after a difficult period in her own life — the death of her brother, Pat, by suicide in June 2020.

"There's very limited resources available ... A lot of the focus is on prevention, and rightfully so," Boland said. "But for people who lose someone, there is a huge hole in our service delivery system.

The partnership was introduced at an event held at the Butler County coroner's office on Friday, May 1, and was made possible by Michael Weleski, a Cranberry Township police patrol officer.

A typical Our Black Rose care package — as was shown to Butler County stakeholders on Friday — contains items such as a directory of local mental health resources, a journal and pen for surviving loved ones to write their thoughts, a bracelet for suicide awareness and a packet of forget-me-not seeds.

Butler County families who receive one of the care packages will also be directed to local resources, such as the Butler County Bar Association, the Butler County Crisis Intervention Team and the Butler County Suicide Coalition. The Butler County coroner's office will serve as the distribution hub for care packages.

Our Black Rose also has partnerships in place with several police departments in Allegheny County, as well as the Suicide Task Force of Indiana County and numerous funeral homes in Western Pennsylvania.

The Butler County Bar Association is proud to be included as a partner and as a community resource for Our Black Rose.

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 **on MONDAY, MAY 11, 2026, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
VERSAW, Forrest F., Jr.	Wendy V. Johnston, Executrix	3/10/2026
SALLADE, Richard David	Amy Brozich, Executrix	3/12/2026
SEGRAVES, Marcia L.	Jill Segraves, Executrix	3/30/2026

NAME	GUARDIAN/TRUSTEE/POA	FILED
WHITE, Judith S.	Wayne R. White, Agent Pursuant to Durable Financial Power of Attorney Dated 4/21/2023, Revoked 11/6/2025	3/6/2026
ANNANDALE CEMETERY ASSOCIATION TRUST FOR THE PERPETUAL CARE AND PRESERVATION OF BURIAL LOTS	PNC Bank, National Association, Trustee	3/12/2026
DEVINE, Dorothy Marie	Deborah Lynn Ference, a/k/a Deborah Lynn Devine, Agent Pursuant to Durable Power of Attorney Dated August 26, 2022	3/18/2026

BCLJ: May 1 & 8, 2026
