

**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: Jack Bollinger Jr**

Late of: Slippery Rock PA  
Executor: Melissa Lynn Kelsch  
218 Home Avenue  
Butler PA 16001  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: John W Bowser Jr  
a/k/a: John W Bowser**

Late of: Cabot PA  
Executor: Kathryn L Bowser  
526 McEvoy Rd  
Cabot PA 16023  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Gregory John Brichacek  
a/k/a: Greg J Brichacek**

Late of: Cranberry Township PA  
Administrator: Hannah C Brichacek  
1129 Stratford Court  
Cranberry Twp PA 16066  
Attorney: Justin Ellis Esq  
Zacharia Brown PC  
111 W McMurray Road  
McMurray PA 15317

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Carol J Caporali  
a/k/a: Carol Caporali**

Late of: West Sunbury PA  
Executor: Leslie Ann Gorham  
103 Caporali Lane  
West Sunbury PA 16061  
Attorney: Ronald W Coyer  
SR Law LLC

631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Olga Cochran**

Late of: Butler PA  
Executor: Debra Cochran  
100 Bellefield Drive  
Butler PA 16001  
Attorney: William J Schenck  
Schenck & Long  
297 Pittsburgh Rd Suite 2B  
Butler PA 16002

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Jody A Dunmyre  
a/k/a: Jody Ann Dunmyre**

Late of: Donegal Township PA  
Administrator: Christopher S Dunmyre  
415 E Slippery Rock Road  
Chicora PA 16025  
Attorney: Thomas W King III  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Leslie F Edinboro  
a/k/a: Leslie Frederick Edinboro**

Late of: Concord Township PA  
Executor: Barbara M Davis  
10091 Eureka Road  
Edinboro PA 16412  
Attorney: S Craig Shamburg  
Macdonald Illig Jones & Britton LLP  
100 State St Suite 700  
Erie PA 16507

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Delberta Marie Grossman  
a/k/a: Delberta Grossman  
a/k/a: Delberta M Grossman**

Late of: Washington Township PA  
Administrator: Christopher L Grossman  
2434 Oneida Valley Road  
Petroia PA 16050  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Doris Jane Grossman  
a/k/a: Dorris B Grossman  
a/k/a: Doris B Grossman**

Late of: Jefferson Township PA

Administrator: Melissa D Grossman  
682 Saxonburg Road  
Butler PA 16002  
Attorney: Ross M Thompson  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Chester Aaron Hart**

Late of: Cranberry Township PA  
Administrator: Brett K Hart  
4695 Route 151 Lot 93  
Aliquippa PA 15001  
Attorney: George W Jacoby Esq  
564 Forbes Avenue  
Suite 1008  
Pittsburgh PA 15219

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Jerome Edward Heinz  
a/k/a: Jerome E Heinz**

Late of: Center Township PA  
Executor: Christine W Heinz  
311 Glen Eagles Dr  
Butler PA 16001  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Susan Marie Horner  
a/k/a: Susan H Horner**

Late of: Parker Township PA  
Executor: Christopher A Horner  
776 Fourth Street  
Beaver PA 15009  
Attorney: Sean M Gallagher  
Gallagher Law Group  
110 E Diamond Street Suite 101  
Butler PA 16001

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Margaret S Little  
a/k/a: Margaret Schultz Little**

Late of: Valencia PA  
Executor: Richard A Schultz  
1797 Renee Drive  
South Park PA 15129  
Executor: Catherine G Schultz  
806 Villa Ridge Road  
Falls Church VA 22046  
Attorney: William F Winschel  
1653 McFarland Road  
Pittsburgh PA 15216

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Carol Joyce Mcllvain**

Late of: Butler PA  
Executor: John C Mcllvain  
131 Bellwood Court  
Cranberry Twp PA 16066

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Darlene R Miller  
a/k/a: Darlene Martin Miller**

Late of: Slippery Rock PA  
Administrator: Kenneth R Harris Jr  
PO Box 401  
Butler PA 16003  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Jane M Palmer**

Late of: Butler Township PA  
Executor: Ronald Palmer  
120 Charlaine Drive  
Chicora PA 16025  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001

**Estate of: Brian Victor Podolec  
a/k/a: Brian Podolec**

Late of: Cranberry Township PA  
Executor: Eileen M Podolec  
216 St Leonards Lane  
Cranberry Twp PA 16066  
Attorney: Matthew F Marshall  
Dillon McCandless King  
Coulter & Graham LLP  
600 Cranberry Woods Drive Suite 175  
Cranberry Twp PA 16066

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Albert Polaski**

Late of: Jackson Township PA  
Administrator: Lea Polaski-Rios  
17 Rock Lake Court W  
Zelienople PA 16063

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Russell R Rycheck  
a/k/a: Russell Rule Rycheck**

Late of: Cranberry Township PA  
Executor: Joan W Rycheck  
193 Norman Drive  
Cranberry Twp PA 16066  
Attorney: David C Moran  
Moran & Moran PC  
3000 Stonewood Drive Suite 315  
Wexford PA 15090

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Ronald A Seezox**

Late of: Butler PA  
Administrator: Timothy Seezox  
114 Summer Street  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Bernadette M Smith**

Late of: Butler Township PA  
Executor: Jessica A McCurdy  
437 Arthur Drive  
Volant PA 16156  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Carol A Stoner**

**a/k/a: Carol Stoner**

Late of: Winfield Township PA  
Executor: Kathy Johnson  
117 Huston Lane  
Cabot PA 16023  
Attorney: Scott P Magnuson  
Attorney At Law  
2651 Monroeville Boulevard  
Suite 101  
Monroeville PA 15146

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: John J Vogel Sr**

**a/k/a: John Joseph Vogel Sr**

Late of: Jackson Township PA  
Executor: James R Vogel  
108 Hite Avenue  
Industry PA 15052  
Executor: John J Vogel Jr  
302 Baron Court  
Zelienople PA 16063  
Attorney: W John Rackley  
345 Commerce St  
Beaver PA 15009

BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Robert M Wolf**

Late of: Jefferson Township PA  
Executor: Robert M Wolf II  
117 Rancindin Road  
Butler PA 16002

Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Patricia A Wright**

Late of: Forward Township PA  
Executor: Richard M Wright  
PO Box 55  
Clune PA 15727  
Attorney: Thomas A Kauffman  
Kauffman & Billimoria, PLLC  
52 South Ninth Street  
Indiana PA 15701

**Estate of: Diana Yobbi**

**a/k/a: Diana M Yobbi**

Late of: Cranberry Township PA  
Executor: Thomas Varner  
508 Pittsburgh Street #101  
Mars PA 16046  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

---

**SECOND PUBLICATION**

**Estate of: William Heber Ashbaugh**

Late of: Center Township PA  
Executor: Patricia A Ashbaugh  
210 Central Drive  
Butler PA 16001  
Attorney: Ronald Scott Jones  
309 Smithfield Street  
6th Floor  
Pittsburgh PA 15222

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Michael Basta Jr**

**a/k/a: Michael Basta**

Late of: Cranberry Township PA  
Admr. D.B.N. C.T.A.: Kevin W Kohl  
115 Bingham Lane  
Callery PA 16024  
Attorney: Slade R Miller  
Miller & Miller PLLC  
4767 William Flynn Highway  
Allison Park PA 15101

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Joyce Mae Bonar**

Late of: Concord Township PA  
Executor: Christopher J Bonar  
98 Summer St  
North Easton MA 02356

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Thomas Allen Cunningham**

Late of: Mars PA  
 Administrator: Shawn J Cunningham  
 1046 Blackhawk Drive  
 Valencia PA 16059  
 Attorney: McKenna Adams  
 The Elder Law Offices of  
 Shields And Boris  
 1150 Old Pond Road  
 Bridgeville PA 15017

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Alan Keith Daley**

**a/k/a: Alan K Daley**

Late of: Buffalo Township PA  
 Executor: Pamela E Novak  
 177 Hinchberger Road  
 Butler PA 16002  
 Attorney: A Robert Shott  
 125 Mountain Laurel Dr  
 Butler PA 16002

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Alan L Edwards**

Late of: Monroe County  
 Sweetwater Tennessee  
 Ancillary Ancillary Executor:  
 Elizabeth L Cypher  
 413 Branchton Road  
 Slippery Rock 16057  
 Attorney: Joseph John Nash  
 The Nash Law Office  
 164 S Main St Po Box 673  
 Slippery Rock PA 16057

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Lois M Fedele**

Late of: Cranberry Township PA  
 Executor: Jeffrey A Fedele  
 337 Deemers Drive  
 Cranberry Twp PA 16066  
 Attorney: Louis M Vitti  
 Vitti Law Group Inc  
 663 Fifth Street  
 Oakmont PA 15139

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Caroline Green**

**a/k/a: Caroline C Cobane**

Late of: Oakland Township PA  
 Administrator: Jeffrey S Green  
 108 Oakwood Lane  
 Butler PA 16002  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP

128 West Cunningham Street  
 Butler PA 16001

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Gale A Hoak**

**a/k/a: Gale Adele Hoak**

**a/k/a: Gale Hoak**

Late of: Jefferson Township PA  
 Executor: Mark E Anderson  
 6110 Orchard Lane  
 Butler PA 16002  
 Attorney: Beata I Gray  
 Miller & Miller Attorneys PLLC  
 4767 William Flynn Hwy  
 Allison Park PA 15101

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: George Lee Kuhns**

Late of: Summit Township PA  
 Executor: Joel M Kuhns  
 1579 Grape Street  
 Denver Co 80220

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Matthew T Onyshko**

Late of: Cranberry Township PA  
 Administrator: Jessica Onyshko  
 520 Paddington Lane  
 Cranberry Twp PA 16066  
 Attorney: Ashley E Sharek  
 Sharek Law Office LLC  
 Box 130  
 Bradford Woods PA 15015

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Lewis R Palka**

Late of: Cranberry Township PA  
 Executor: Jacqueline Kight  
 45668 Larchmont Drive  
 Canton MI 48187  
 Attorney: David C Moran  
 Moran & Moran PC  
 3000 Stonewood Drive  
 Wexford PA 15090

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Mary Ann Rudzki**

Late of: Center Township PA  
 Executor: John Michael Rudzki  
 106 Pheasant Ridge Drive  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Van A Smith  
a/k/a: Van Andrew Smith**

Late of: Center Township PA  
Executor: Sally Smith Hanglitter  
246 Cumberland Drive  
Seven Fields PA 16046  
Executor: Debra Lynn Loughry  
790 Enterprise Rd  
Grove City PA 16127  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Geraldine A Tyson**

Late of: Cranberry Township PA  
Executor: Debra A Weiher  
112 Shady River Blvd  
Baden PA 15005  
Attorney: Robert J Winters  
Goehring Rutter and Boehm  
2100 Georgetowne Drive Suite 300  
Sewickley PA 15143  
BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**Estate of: Anna Victain**

Late of: Middlesex Township PA  
Administrator: Barbara A Ostrowski  
138 Old Rt 8 South  
Valencia PA 16059  
Attorney: Joseph D Silvaggio  
Willman & Silvaggio LLP  
5500 Corporate Dr Suite 150  
Pittsburgh PA 15237  
BCLJ: Jan. 26 & Feb. 2 & 9, 2024

**THIRD PUBLICATION**

**Estate of: Daniel Patrick Daugherty**

Late of: Center Township PA  
Administrator: Rachel M McConnell  
6937 Crider Rd  
Mars PA 16046  
Attorney: Nicole L Thurner  
Bench Law Limited  
8050 Rowan Road Suite 403  
Cranberry Twp PA 16066  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Charles William Donovan**

Late of: Cranberry Township PA  
Executor: Judith T Donovan  
653 Water View Drive  
Cranberry Twp PA 16066  
Attorney: Branden A Fulcini

Jones Gregg Creehan & Gerace LLP  
20 Stanwix Street Suite 1100  
Pittsburgh PA 15222

BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Brett N Ellis**

Late of: Jackson Township PA  
Executor: Susette M Ellis  
463 Lindsay Road  
Zelienople PA 16063  
Attorney: Philip D Luciano II  
Abernethy & Hagerman LLC  
4927 William Flinn Hwy  
Allison Park PA 15101  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: William Thomas Falkner**

Late of: Sarver PA  
Executor: Crystal T Thrower  
238 Tower Road  
Saxonburg PA 16056  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Joseph W Homolek**

Late of: Buffalo Township PA  
Executor: Joseph J Homolek  
305 Glencove Drive  
New Kensington PA 15068  
Executor: Jeannine L Homolek  
779 Country Club Drive  
Pittsburgh PA 15228  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: David Kello**

**a/k/a: David G Kello**  
Late of: Cranberry Township PA  
Administrator: Ronald Schubert  
9104 Timberglen Drive  
Imperial PA 15126  
Attorney: John R Kardos Jr  
710 Fifth Avenue  
Suite 2400  
Pittsburgh PA 15219  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Milton G Kello**

**a/k/a: Milton Kello**  
Late of: Cranberry Township PA  
Administrator: Ronald Schubert  
9104 Timberglen Drive  
Imperial PA 15126  
Attorney: John R Kardos Jr  
710 Fifth Avenue

Suite 2400  
Pittsburgh PA 15219  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Linda C Ledonne**

Late of: Cranberry Township PA  
Administrator: Bettie Lou Bartolick  
324 W Arch St  
Pob 135  
Mars PA 16046  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Helen Luteran  
a/k/a: Helen D Luteran**

Late of: Cranberry Township PA  
Executor: Cynthia Lynn Johnson  
133 Southridge Drive  
Cranberry Twp PA 16066  
Attorney: Orlando R Sodini  
Sutterwilliams LLC  
850 Ridge Avenue Suite 300  
Pittsburgh PA 15212  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Marylee Medve**

Late of: Brady Township PA  
Executor: Steven R Medve  
7977 Oakmont Court  
Columbus Ga 31909  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Wendy J Pepper**

Late of: Zelienople PA  
Executor: Gregg B Pepper  
43 Marion Drive  
Zelienople PA 16063  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Elizabeth A Petrozza**

Late of: Cranberry Township PA  
Administrator: Allison L Petrozza  
403 B Market Street  
Zelienople PA 16063  
Attorney: Betty A Dillon  
Betty A Dillon Attorney At Law

1725 Washington Road #503  
Pittsburgh PA 15241  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: James H Prager Sr**

Late of: Summit Township PA  
Executor: Thomas G Prager  
115 McClelland Drive  
Pittsburgh PA 15238  
Attorney: Philip D Luciano II  
Abernethy & Hagerman LLC  
4927 William Flinn Hwy  
Allison Park PA 15101  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Bernice M Purvis  
a/k/a: Bernice Margaret Purvis**

Late of: Saxonburg PA  
Executor: Kenneth James Purvis  
1156 W Portersville Road  
Portersville PA 16051  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Edward F Rieger**

**a/k/a: Edward F Rieger Sr**  
Late of: Lancaster Township PA  
Executor: Norma J Huerbin  
677 Little Creek Road  
Evans City PA 16033  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

**Estate of: Theresa Smith**

Late of: Adams Township PA  
Executor: Richard J Kremer  
304 Orchard Drive  
Cranberry Twp PA 16066  
Attorney: Jennifer Gilliland Vanasdale  
Gilliland Vanasdale  
Sinatra Law Office LLC  
1667 Route 228 Suite 300  
Cranberry Twp PA 16066  
BCLJ: Jan. 19, 26 & Feb. 2, 2024

Discover Bank vs. **Stiefel, Don R:** District Justice Transcript Judgment: \$1980.74: 24-20073

Portfolio Recovery Associates, LLC vs. **Strayer, Jamie:** District Justice Transcript Judgment: \$4235.19: 24-20074

The Cadle Company vs. **Suvoy, Lori A:** Judgment: \$9929.18: 24-20079

Portfolio Recovery Associates LLC vs. **Swartzlander, Gabrielle:** District Justice Transcript Judgment: \$2002.70: 24-20078

Portfolio Recovery Associates, LLC vs. **Weber, Angela M:** District Justice Transcript Judgment: \$2938.60: 24-20075

**EXECUTIONS**

Week ending January 26, 2024  
1st Name-Plaintiff

**2nd Name-Defendant**

Chelmis, Ellen Rubenstein vs. **Kingdome, Inc; Freed, James:** Writ of Execution: \$104751.10: 24-30006

**DIVORCES**

Week ending January 26, 2024  
1st Name-Plaintiff

**2nd Name-Defendant**

Eckert, Crystal vs. **Eckert, Dustin:** Atty: None: 24-90038

Funfer, Chad William vs. **Funfer, Carla Lorraine:** Atty: None: 24-90044

Halle, Deborah Lynn vs. **Halle, William Marshall:** Atty: Gilliland Vanasdale Law Office, LLC: 24-90043

Varela Quintero, Yulieth A vs. **King, Christopher E:** Atty: Kenneth Harris, Jr (A): 23-90675

Kovach Jr, Glenn vs. **Kovach, Amanda L:** Atty: Joe Pometto Law: 23-90651

Librich, Kiley vs. **Librich, Frank:** Atty: Hallett Snyder Law: 24-90018

McKinney, Troy vs. **McKinney, Adrienne:** Atty: Myers Law Group, LLC: 24-90039

Stevenson, Heidi L vs. **Stevenson, David A:** Atty: Boyer, Paulisick, Eberle & Biss: 24-90042

**MARRIAGE LICENSE FILINGS**

**Application Date:**

**January 21- January 27, 2024**

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

James Richard Thompson and Valerie Ann Adamosky :202400023

Hunter Franz Koller and Fawn Kristi Brubach :202400022

Tami Sue Grossman and Jeffrey Lane Cook :202400025

Kayla Jean Turnbull and Antonio Dylan Guerriero :202400024

Ram Naresh Parikh and Kimberly Ann McClellan :202400027

Jennie Lee Spohn and Gregory Joseph Rousseau :202400021

Brian Edward Elsesser and Raeleen Nicole Tomsik :202400028

Nancy Rose Huntington and Robert Francis Woods Sr :202400026

**LEGAL NOTICE**

If you are a former client of S. Michael Yeager, Attorney at Law, and would like your file returned to you, please call 724-284-1391, on or before April 5, 2024, to retrieve your file. All files not claimed by April 5, 2024, will be destroyed.

BCLJ: Jan 26 & February 2 & 9, 2024

**LEGAL NOTICE**

**APPOINTMENT OF CONSTABLE**

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
CRIMINAL DIVISION  
**No. 32 MsD 2024**

Yeager, P. J.  
January 10, 2024

IN RE: **APPOINTMENT OF:  
JEFFREY A. SMITH, AS CONSTABLE**

**ORDER OF COURT**

AND NOW, This 10th day of January, 2024, in light of the filing of the *Petition* by the qualified electors of Fairview Township, Butler County.

Pennsylvania, to appoint Jeffrey A. Smith to fill the vacancy in the Office of Constable for Fairview Township, Butler County, Pennsylvania, on or about January 8, 2024, a hearing is scheduled thereon for the 26th day of March, 2024, at 9:30 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center.

Notice of the above scheduled hearing is to be published one time in the Butler County Legal Journal and in the Butler Eagle newspaper at least thirty (30) dates prior to the hereinabove scheduled hearing date.

The Office of the Clerk of Courts of Butler County, Pennsylvania, is to forthwith serve a copy of the *Petition* and this *Order of Court* on the Office of the District Attorney of Butler County, Pennsylvania.

BY THE COURT,  
S. MICHAEL YEAGER  
PRESIDENT JUDGE

BCLJ: February 2, 2024

---

**LEGAL NOTICE  
APPOINTMENT OF  
DEPUTY CONSTABLE**

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CRIMINAL DIVISION  
M.D. 308 of 2023**

Yeager, P. J.  
December 27, 2023

IN RE: **APPOINTMENT OF:  
CORY R. GEAGAN, DEPUTY CONSTABLE**

**ORDER OF COURT**

AND NOW, this 27th day of December, 2023, following review of the Petitioner's, Robert E. Geagan, *Petition*, as filed on or about December 22, 2023, to appoint Cory R. Geagan as Deputy Constable for the City of Butler, Ward I, a hearing thereon is scheduled for the 20th day of February, 2024, at 10:00 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center.

The Petitioner, Robert E. Geagan, shall publish notice of the filing of the *Petition* and of the date and time of the hearing, one (1) time in the Butler Eagle and one (1) time in the Butler County Legal Journal. The actual

publication dates shall **not be less than twenty (20) days** before the scheduled hearing date. The Petitioner, Robert E. Geagan, is to further serve a copy of the *Petition* and this *Order of Court* on Richard A. Goldinger, Esquire, Butler County District Attorney, at 124 West Diamond Street, Butler, Pennsylvania 16001, and is to file an Affidavit of Service relative to same.

BY THE COURT,  
S. Michael Yeager  
President Judge

BCLJ: February 2, 2024

---

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

IN THE MATTER OF: Ms.D. 2023-40368

Notice is hereby given that, on November 29, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

**Corrine Elise Pierce to  
Erin Eliza Lloyd.**

The Court has fixed the 27th day of February, 2024, at 9:45 AM, in Court Room number 3, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: February 2, 2024

---

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

IN THE MATTER OF: Ms.D. 2023-40395

Notice is hereby given that, on December 22, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

**Madison Paige Mann to  
Madison Paige Gaggini**

The Court has fixed the 5th day of March, 2024, at 9:45 AM, in Court Room number 3, Court House, Butler, Pennsylvania as

the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: February 2, 2024

**LEGAL NOTICE**

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2023-40309

Debbie A. Davenport (her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her) (property of Debbie A. Davenport); Parcel No. 060-S11-C16-0000; Property located in Center Township; Description – 0.50 AC DBL TRLR/ADDT SHED; Property address: 831 Sunset Dr.; Date of Previous Sale: September 11, 2017; Price at Upset Sale: \$12,188.63.

You are hereby notified that on November 28, 2023, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on February 16, 2024 at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

**NOTICE**

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

OFFICE OF PROTHONOTARY,  
BUTLER COUNTY BUTLER COUNTY  
GOVERNMENT CENTER  
24 WEST DIAMOND STREET  
BUTLER, PA 16001  
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION 240  
SOUTH MAIN STREET  
BUTLER, PA 16001  
(724) 841-0130

BCLJ: February 2, 2024

**LEGAL NOTICE**

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2023-40309

James F. McQuiston (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Debbie A. Davenport); Parcel No. 060-S11-C16-0000; Property located in Center Township; Description – 0.50 AC DBL TRLR/ADDT SHED; Property address: 831 Sunset Dr.; Date of Previous Sale: September 11, 2017; Price at Upset Sale: \$12,188.63.

You are hereby notified that on November 28, 2023, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed

that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on February 16, 2024 at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

**NOTICE**

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

OFFICE OF PROTHONOTARY,  
BUTLER COUNTY BUTLER COUNTY  
GOVERNMENT CENTER  
24 WEST DIAMOND STREET  
BUTLER, PA 16001  
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION 240  
SOUTH MAIN STREET  
BUTLER, PA 16001  
(724) 841-0130

BCLJ: February 2, 2024  
-----

**LEGAL NOTICE**

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

**MSD No. 2023-40314**

John McCurry (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of John & Lorie McCurry); Parcel No. 250-2F2210L-0000; Property located in Oakland Township; Description – 0.53 AC Hse; Property address: 148 Hohn Farm Road; Date of Previous Sale: September 10, 2012; Price at Upset Sale: \$3509.26.

You are hereby notified that on November 28, 2023, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on February 16, 2024 at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

**NOTICE**

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. Failure to respond

will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

OFFICE OF PROTHONOTARY,  
BUTLER COUNTY BUTLER COUNTY  
GOVERNMENT CENTER  
24 WEST DIAMOND STREET  
BUTLER, PA 16001  
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION 240  
SOUTH MAIN STREET  
BUTLER, PA 16001  
(724) 841-0130

BCLJ: February 2, 2024

-----  
**LEGAL NOTICE**

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2023-40317

Jo-De Enterprises, Inc. (its unknown representatives, successors, assigns, and all entities claiming under it) (Property of Jo-De Enterprises, Inc.); Parcel No. 290-1F98-A1D-0001; Property located in Summit Township; Description – Lot 2 Com Bldg; Property address: 117 Schnur Road; Date of Previous Sale: September 12, 2016; Price at Upset Sale: \$12,405.46.

Domenic DeMatteis, aka Domenic P. Dematteis, aka Domenic Pete DeMatteis, aka Domenic B. DeMatteis (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Jo-De Enterprises, Inc.); Parcel No. 290-1F98A1D-0001; Property located in Summit Township; Description – Lot 2 Com Bldg; Property address: 117 Schnur Road; Date of Previous Sale: September 12, 2016; Price at Upset Sale: \$12,405.46.

Antonio P. Bucciarelli (his heirs, unknown

heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Jo-De Enterprises, Inc.); Parcel No. 290-1F98-A1D-0001; Property located in Summit Township; Description – Lot 2 Com Bldg; Property address: 117 Schnur Road; Date of Previous Sale: September 12, 2016; Price at Upset Sale: \$12,405.46.

You are hereby notified that on November 28, 2023, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. **THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.**

Said Rule is returnable and to be heard on February 16, 2024 at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

**NOTICE**

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

OFFICE OF PROTHONOTARY,

BUTLER COUNTY BUTLER COUNTY  
GOVERNMENT CENTER  
24 WEST DIAMOND STREET  
BUTLER, PA 16001  
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION  
240 SOUTH MAIN STREET  
BUTLER, PA 16001  
(724) 841-0130

BCLJ: February 2, 2024  
-----

**FICTITIOUS NAME REGISTRATION**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on December 18, 2023 an application for registration of fictitious name for **SpruceWood Commons Apartments**, with its principal place of business at 104 Spruce Drive, Slippery Rock, PA 16057. The name of the person owning or interested in said business is Slippery Rock Presbyterian Senior Housing, Inc., 1215 Hulton Road, Oakmont, PA 15139.

Jacqueline McBride, Esquire  
Yukevich, Marchetti, Fischer & Zangrilli, P.C.  
200 First Avenue, Suite 100  
Pittsburgh, PA 15222

BCLJ: February 2, 2024  
-----

**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, FEBRUARY 12, 2024 at 1:30 PM of said day.**

| <b>ESTATE OF:</b>       | <b>PERSONAL REPRESENTATIVE</b>                                   | <b>FILED</b> |
|-------------------------|--|--------------|
| <b>HAZLET, Betty L.</b> | Nancy J. Wick, Executrix   | 12/14/2023   |
| <b>SOLOBAY, Helen</b>   | Margaret E. Solobay and First Commonwealth Bank Trust, Executors | 12/28/2023   |

| <b>NAME</b>  | <b>GUARDIAN/TRUSTEE/POA</b>   | <b>FILED</b> |
|--|---|--------------|
| <b>Trust Fund B Established Under Will of Richard Mashuda For Carol Ann Mashuda and Ralph V. Mashuda</b> | PNC Bank, Trustee   | 11/13/2023   |
| <b>Helen Solobay Revocable (now Irrevocable) Under Agreement Dated October 18, 2017</b>                  | Margaret E. Solobay and First Trust Commonwealth Bank Trust, Trustees | 12/28/2023   |

BCLJ:February 2 & 9, 2024  
-----

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of March, 2024** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution April 12, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: February 2, 9 & 16, 2024

**No. 2023-30190**

**GITSIT SOLUTIONS LLC  
vs**

**CHRISTINA BEERS SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, DECEASED, BARBARA WIDENHODER SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, ANITA BURNETT SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, JANICE CHALFANT SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, JAMES DUNMYRE AKA JIM DUNMYER, SOLELY IN HIS CAPACITY AS HEIR OF VERA D. DUNMYRE, THE UNKNOWN HEIRS OF VERA DUNMYRE, DECEASED, DAVID DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, JOHN DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, RUTH DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, RYAN DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, TODD DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, KAREN LISTISEN SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED**

PROPERTY ADDRESS: 325 PATTISON STREET AKA 251 PATTISON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-SI-66A-0000

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

BEGINNING at the northeast corner at line of land now or formerly of Nicholas Ifft on Patterson Avenue; thence along Patterson Avenue, South 55 degrees 58 minutes west, a distance of 176 feet to a point; thence along other lands of Howard C. Hartung, et ux., south 34 degrees 02 minutes East, a distance of 176.8 feet to a point; thence along line of lands now or formerly of Nicholas Ifft, North 2 degrees 41 minutes East, a distance of 126.2 feet to a point; thence along same, North 19 degrees 02 minutes East a distance of 126.82 feet to the place of beginning.

BEING KNOWN AS: 325 PATTISON STREET AKA 251 PATTISON ST, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400-SI-663A-0000

BEING THE SAME PREMISES WHICH MARCELLUS C. DUNMYRE AND VERA D. DUNMYRE, HIS WIFE BY DEED DATED 6/23/1975 AND RECORDED 6/24/1975 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1008 AT PAGE 199, GRANTED AND CONVEYED UNTO VERA D. DUNMYRE, NOW DECEASED.

BCLJ: February 2, 9 & 16, 2024

**No. 2023-30176**

**OCWEN LOAN ACQUISITION TRUST  
2023-HB1**

**vs**

**RICHARD A. BENKO, KNOWN SURVIVING HEIR OF EMILY BENKO, JOHN BENKO, KNOWN SURVIVING HEIR OF EMILY BENKO, UNKNOWN SURVIVING HEIR OF EMILY BENKO**

PROPERTY ADDRESS: 324 YOUNG AVENUE, BUTLER, PA 16001

TAX I.D. #: 055-28-A140-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BUTLER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH 290 FEET BY LOT NO. 141 IN THE PLAN OF LOTS HEREINAFTER MENTIONED; BOUNDED ON THE EAST 75 FEET BY YOUNG AVENUE; BOUNDED ON THE SOUTH 290 FEET BY LOT NO. 139 IN THE PLAN OF LOTS HEREINAFTER MENTIONED; AND BOUNDED ON THE WEST 75 FEET BY AN ALLEY. BEING LOT NO. 140 IN THE YOUNG PLAN OF LOTS IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND HAVING THEREON ERECTED A ONE AND ONE-HALF STORY FRAME DWELLING HOUSE AND GARAGE.

Being known as: 324 YOUNG AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Estate of Edward A. Benko by deed from STEVE A. DANIELS AND GOLDIE E. DANIELS, HIS WIFE dated July 14, 1959 and recorded July 14, 1959 in Deed Book 730, Page 87. The said Estate of Edward A. Benko died on August 25, 2017 without a will or appointment of an Administrator, thereby vesting title in Richard A Benko, Known Surviving Heir of Emily Benko, John Benko, Known Surviving Heir of Emily Benko, and Unknown Surviving Heir of Emily Benko by operation of law The said Estate of Emily J. Benko died on April 21, 2022 without a will or appointment of an Administrator, thereby vesting title in Richard A Benko, Known Surviving Heir of Emily Benko, John Benko, Known Surviving Heir of Emily Benko, and Unknown Surviving Heir of Emily Benko by operation of law.

BCLJ: February 2, 9 & 16, 2024

**No. 2023-30192**

**LHOME MORTGAGE TRUST 2022-RTL2 vs KDI REALITY SOLUTIONS INC**

PROPERTY ADDRESS: 1248 EAST BRADY STREET EXTENSION, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 053-16-A20000

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Butler, Third Ward, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 2 and 17 feet of the Northernmost part of Lot No. 1 in the Mcjunkin & Stover Plan of lots as recorded in the Recorder's Office of

Butler County, Pennsylvania in Plan Book Volume 5, Page 12, and being bounded and described as follows:

BEGINNING at a point, being the Northeast corner of the lot herein conveyed: thence South 35° 00' 00" West a distance of 79.36 feet to a point; thence North 87° 00' 00" West along lands of now or formerly R.A. Mahaffey a distance of 74.13 feet to a point: thence North 2° 48' 00" East along Harrison Avenue a distance of 67.30 feet; thence South 87° 00' 00" East along Wilkes Avenue a distance of 116.42 feet, being the place of beginning.

CONTAINING 0.14 of an acre, more or less.

PARCEL ID: 053 16 A20000

Property Address: 1248 East Brady Street Extension, Butler, PA 16001

Title vested in KOI Realty Solutions, Inc. by deed from Russell Belles dated May 23, 2022 and recorded on May 26, 2022 with the Butler County Recorder of Deeds as Instrument Number 202205260011589.

BCLJ: February 2, 9 & 16, 2024

**No. 2022-30067**

**MCLP ASSET COMPANY, INC. vs BRAD T. LABARBERA, COLLEEN A. LABARBERA**

PROPERTY ADDRESS: 125 SHADY OAK DRIVE, CRANBERRY TOWNSHIP, PA 16066

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 218 in the BRISTOL CREEK P.R.D. PLAN OF SUBDNISION PHASE - II & III, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 185, pages 26-28, inclusive.

UNDER AND SUBJECT TO Declaration of Covenants, Conditions and Restrictions Governing Bristol Creek Homeowners Association and Open Space, dated January 9, 1995 and recorded in Record Book 2497, page 292; First Amendment dated October 10, 2000 and recorded at Instrument No. 200010120024136; Second Amendment dated January 11, 2005 and recorded at Instrument No. 200502070003128 and any

other Amendments thereto.

BEING THE SAME PREMISES which Anthony A. Poleit and Jeanine C. Poleti, husband and wife, by Dee dated 08/09/2016 and recorded 08/11/2016 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201608110016364, granted and conveyed unto Brad T. Labarbera and Colleen A. Labarbera, husband and wife.

Identified as Lot and Block/ Parcel ID #130-S28-B218 in the Deed Registry Office of Butler County, Pennsylvania.

Having erected thereon a dwelling known as 125 Shady Oak Drive, Cranberry Township, PA, 16066.

Tax Parcel: 130-S28-B2180000

Premises Being: 125 Shady Oak Drive, Cranberry Township, PA 16066

BCLJ: February 2, 9 & 16, 2024

**No. 2023-30174**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs KIMBERLY A. SLAVIN**

PROPERTY ADDRESS: 536 PERRY HIGHWAY, HARMONY, PA 16037

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

BEGINNING AT AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF ROUTE 19, A 60-FOOT RIGHT OF WAY, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED WHERE THE SAME INTERSECTS THE SOUTHERLY LINE OF A 20-FOOT RIGHT OF WAY; THENCE SOUTH 9°14'00" WEST ALONG THE WESTERLY RIGHT OF WAY OF ROUTE 19, A DISTANCE OF 126.45 FEET TO A POINT; THENCE NORTH 79°07' 00" WEST ALONG THE NORTHERLY LINE OF PROPERTY NOW OR FORMERLY OF GEORGE MEASEL, A DISTANCE OF 224.81 FEET TO AN IRON PIN; THENCE NORTH 9°14'00" EAST ALONG THE EASTERLY

LINE OF LANDS NOW OR FORMERLY OF RALPH LYON, A DISTANCE OF 108.66 FEET TO AN IRON PIN; THENCE SOUTH 83°39'00" EAST ALONG THE SOUTHERLY LINE OF A 20-FOOT RIGHT OF WAY, A DISTANCE OF 225.00 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

ADDRESS: 536 PERRY HWY; HARMONY. PA 16037

TAX MAP OR PARCEL ID NO.: 200 SI A15A10000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 536 Perry Highway, Butler, PA 16037

BEING THE SAME PREMISES which GRANTORS Federal National Mortgage Association A/KIA Fanniemae, by Deed dated May 17, 2006 and recorded May 30, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, PA in Instrument No. 200605300012886 granted and conveyed unto Michael J. Slavin and Kimberly A. Slavin in fee.

AND THE SAID Michael J. Slavin passed away on or about March 16, 2020, thereby vesting title of the premises solely unto Kimberly A. Slavin.

BCLJ: February 2, 9 & 16, 2024

**No. 2023-30194**

**FREEDOM MORTGAGE CORPORATION vs TANYA SPURK**

PROPERTY ADDRESS: 623 PATTISON STREET EXTENSION, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 180-4F50-23A1-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Jackson, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point in the center line of a public road known as Legislative Route T-326 (also known as LRI 0141) at a point on line of lands of Omar Marburger, being the Southwest comer of the tract herein conveyed; thence along the center line of said

public road, North 19° 06' East, a distance of 371.38 feet to a point; thence along line of other lands now or formerly of Norman H. Hartzel (now or late S. Frishkom) South 61° 37' 20" East, a distance of 896.10 feet to a pin where lands of Morgan and Ramsey corner, thence along lines now or late of Ramsey, South 86° 34' West, a distance of 739.37 feet to a point on line of lands now or late of Omar Marburger; thence along said Marburger line, North 23° 27' East, a distance of 145 feet to a point; thence along same, South 86° 34' West, a distance of 230 feet to the point in the center Line of the public road known as Legislative Route 10141.

This description is made in accordance with a survey made by James Anders, Registered Surveyor, dated November 13, 1958.

CONTAINING 4.526 acres more or less according to said survey. PROPERTY ADDRESS: 623 Pattison Street, Ext, Evans City, PA 16033 PARCEL# I 80-4F50-23AI-0000

TITLE TO SAID PREMISES VESTED IN Tanya Spurk by Deed from Thomas W. Robinson, Administrator of the Estate of Ruby Robinson, deceased, dated, July 30, 2018, recorded, September 19, 2018, Instrument Number 201809190019196.

Tax Parcel No: 180-4F50-23AI-0000

Premises known as: 623 Pattison Street Extension, Evans City, PA 16033

BCLJ: February 2, 9 & 16, 2024

**No. 2023-30175**

**NORTH DISTRICTS COMMUNITY CREDIT UNION**

**vs**  
**BERNADETTE M. SWIERKOWSKI,**  
**JOSEPH SWIERKOWSKI, JR.**

PROPERTY ADDRESS: 208 CRITCHLOW SCHOOL ROAD, RENFREW, PA 16053

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

BEGINNING AT A POINT IN THE CENTER OF A TOWNSHIP ROAD KNOWN AS

THE HARTZELL-CRITCHLOW ROAD, ON THE DIVIDING LINE BETWEEN LANDS HEREIN CONVEYED AND LAND NOW OR FORMERLY OF CHARLES N. MAHARG, ET UX.;

THENCE IN A WESTERLY DIRECTION, ALONG LINE OF LAND OF SAID MAHARG, BY A LINE LOCATED TWENTY-FIVE (25) FEET NORTH OF THE EXISTING MILKHOUSE WHICH LINE RUNS BETWEEN THE HOUSE AND BARN LOCATED ON THE PREMISES. FIVE HUNDRED (500) FEET TO AN IRON PIPE OR PIN ON OTHER LAND OF SAID CHARLES N. MAHARG, ET UX. AT THE TRUE PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PROPERTY; THENCE FROM SAID TRUE POINT OF BEGINNING IN THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PROPERTY AND ALONG LINE OF LAND NOW OR FORMERLY OF CHARLES N. MAHARG, ET UX., NORTH 4 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF TWO HUNDRED SIXTY-SEVEN AND 9/100 (267.09) FEET TO A POINT

IN THE CENTER LINE OF SAID HARTZELL-CRITCHLOW ROAD; THENCE ALONG SAID CENTER LINE OF SAID HARTZELL-CRITCHLOW ROAD, SOUTH 85 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF TWENTY-SIX AND 19/100 (26.19) FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE OF SAID ROAD, SOUTH 84 DEGREES 49 MINUTES EAST, A DISTANCE OF ONE HUNDRED THIRTY-SIX AND 81/100 (136.81) FEET TO A POINT; THENCE BY A LINE THROUGH THE LAND OF WHICH THE HEREIN DESCRIBED PROPERTY WAS FORMERLY A PART, SOUTH 4 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF TWO HUNDRED SIXTY-SEVEN (267) FEET, MORE OR LESS, TO A STAKE ON THE CENTER LINE OF A FIFTY FOOT LANE; THENCE ALONG SAID CENTER LINE OF SAID FIFTY FOOT LANE, NORTH 85

DEGREES 43 MINUTES 30 SECONDS WEST, DISTANCE OF ONE HUNDRED SIXTY- THREE AND NO/100 (163.00) FEET TO THE IRON PIN AT THE PLACE OF BEGINNING.

THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH A SURVEY

PREPARED BY ROBERT SCOTT KIFT, REGISTERED ENGINEER, DATED MARCH, 1962

COMMONLY KNOWN AS 208 CRITCHLOW ROAD, RENFREW, PA 16053 BEING PARCEL NO. 160 3F53 AIBA0000 BEING THE SAME PREMISES WHICH ELAINE K. SWIERKOWSKI, BY DEED DATED 10/13/1995, AND RECORDED 10/17/1995, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED BOOK 2568, PAGE 118, INSTRUMENT NO. 20720 GRANTED AND CONVEYED UNTO JOSEPH SWIERKOWSKI, JR., AND BERNADETTE M. SWIERKOWSKI, HIS WIFE, JOSEPH SWIERKOWSKI IS DECEASED. DATE OF DEATH WAS AUGUST 2, 1987, IN FEE.

BCLJ: February 2, 9 & 16, 2024

**No. 2023-30178**

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CHALET SERIES 111 TRUST  
vs  
MARK E WEYAND, LINDA BELCH, ADMINISTRATRIX OF THE ESTATE OF GINGER WEYAND**

**PROPERTY ADDRESS: 131 BAYTREE LANE, BUTLER, PA 16002**

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

BEGINNING at an iron pin on the Northeastern comer of the lot hereby conveyed, said point being South 88 degrees 00 minutes 00 seconds West a distance of 700.00 feet from the center line of a road referenced to as the Old Road, said iron pin being on the Southwestern comer of lands now or formerly of Lackey; thence South 00 degrees 21 minutes 00 seconds East a distance of 471.84 feet to a point on lands of now or formerly Kapp; thence South 88 degrees 06 minutes 00 seconds West a distance of 200.00 feet to a point on lands of now or formerly Kapp; thence North 00 degrees 21 minutes 00 seconds West a distance of 471.49 feet to a point on lands of now or formerly Kapp; thence North 88 degrees 00 minutes 00 seconds East a distance of 200.00 feet to an iron pin, the place of beginning.

CONTAINING 2.16 acres and having thereon erected a dwelling house, garage and shed and being known as 131 Baytree Lane, Butler, PA, 16002.

BEING the same premises conveyed to Mortgagors herein by deed of Nonna Bartman, widow, dated and recorded on even date herewith.

BEING the same premises which Norma Bartman by Deed dated April 6, 2001 and recorded in the Official Records of Butler County on April 6, 2001 as Instrument 200104060007779 granted and conveyed unto Mark E. Weywand and Ginger L. Weyand.

131 Bay Tree Lane, Butler, PA 16002  
Tax Parcel Number - 290-2F16-23E

BCLJ: February 2, 9 & 16, 2024

Sheriff of Butler County, Michael T. Slupe