

**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: Margaret J Cucciardo  
a/k/a: Margaret Cucciardo**

Late of: Buffalo Township PA  
Executor: Nina B Swager  
228 Franklin Street  
Butler PA 16001  
Attorney: William T Woncheck Jr  
Sikov & Woncheck PC  
1625 Union Ave Suite 5  
Natrona Heights PA 15065

BCLJ: September 24 & October 1, 8, 2021

**Estate of: Scott Michael Canary  
a/k/a: Scott M Canary**

Late of: Buffalo Township PA  
Administrator: Randy J Canary  
312 Sarver Road  
Sarver PA 16055  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

BCLJ: September 24 & October 1, 8, 2021

**Estate of: Jill Ann Petty**

Late of: Forward Township PA  
Administrator: Jeffrey L Petty  
208 Ledge Rock Lane  
Mars PA 16046  
Attorney: Brendan B Lupetin  
Lupetin & Unatin LLC  
707 Grant St Suite 3200 Gulf Tower  
Pittsburgh PA 15219

BCLJ: September 24 & October 1, 8, 2021

**Estate of: Dorothy L Sasse**

Late of: Saxonburg PA  
Executor: Victor H Sasse  
314 Fisher Road  
Cabot PA 16023  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

BCLJ: September 24 & October 1, 8, 2021

**Estate of: Patti L Schaffer  
a/k/a: Patti Schaffer**

Late of: Prospect PA  
Executor: Deborah L Ulewicz  
373 Kennedy Road  
Prospect PA 16052  
Attorney: Lloyd A Welling  
American Wills & Estates  
2100 Wharton St Suite 302  
Pittsburgh PA 15203

BCLJ: September 24 & October 1, 8, 2021

**SECOND PUBLICATION**

**Estate of: Harry L Benson III  
a/k/a: Harry Benson  
a/k/a: Harry Benson III  
a/k/a: Harry L Benson  
a/k/a: Harry Louis Benson III**

Late of: Slippery Rock Township PA  
Executor: Lori Ann Morrison  
126 Shields Road  
PO Box 1  
Forestville PA 16035  
Executor: Harry L Benson IV  
341 Barron Road  
Slippery Rock PA 16057  
Attorney: Thomas R Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: September 17, 24 & October 1, 2021

**Estate of: Concetta P Boyer  
a/k/a: Tina Boyer**

Late of: Saxonburg PA  
Executor: Angela M Stonkus  
15 Meadow Wood Lane  
Landenberg PA 19350

BCLJ: September 17, 24 & October 1, 2021

**Estate of: James M Faust Jr**

Late of: Jefferson Township PA  
 Administrator: Celeste Cypher Faust  
 180 Bullcreek Rd  
 Butler PA 16002  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: September 17, 24 & October 1, 2021

**Estate of: John T Kane Sr  
a/k/a: John T Kane**

Late of: Valencia PA  
 Executor: John T Kane Jr  
 110 Kinvara Court  
 Pittsburgh PA 15237  
 Executor: Joan K Vican  
 188 Hunter Farm Road  
 Henryville PA 18332  
 Attorney: Jay R Hagerman  
 Abernethy & Hagerman, LLC  
 4499 Mount Royal Blvd  
 Allison Park PA 15101

BCLJ: September 17, 24 & October 1, 2021

**Estate of: Joseph F Klein III**

Late of: Clearfield Township PA  
 Executor: Susan J Ambrose  
 129 Marwood Road  
 Cabot PA 16023  
 Attorney: James H Limbaugh  
 Miller & Miller Attorneys at Law  
 4767 William Flynn Highway  
 Allison Park PA 15101

BCLJ: September 17, 24 & October 1, 2021

**Estate of: Patricia Joanne Miklavic**

Late of: Butler Township PA  
 Executor: Donald E McMonagle  
 201 Clark Avenue  
 Butler PA 16002  
 Attorney: Katrine M Erie  
 Erie Law Offices PC  
 316 West Jefferson Street  
 Butler PA 16001

BCLJ: September 17, 24 & October 1, 2021

**Estate of: Lois M Panei  
a/k/a: Lois Panei**

Late of: Butler PA  
 Executor: Francine P Keefer  
 111 Shawnee Drive  
 Butler PA 16001  
 Attorney: A Robert Shott  
 125 Mountain Laurel Dr  
 Butler PA 16002

BCLJ: September 17, 24 & October 1, 2021

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

Late of: Winfield Township PA  
 Executor: Judith K Peters  
 1225 Freeport Rd  
 Natrona Heights PA 15065  
 Attorney: Charles J Jacques III  
 Jacques & Jacques PC  
 2125 Freeport Road  
 Natrona Heights PA 15065

BCLJ: September 17, 24 & October 1, 2021

**Estate of: Franklin L Ramsey  
a/k/a: Franklin Lewis Ramsey**

Late of: Jackson Township PA  
 Executor: Melanie Beth Ramsey  
 135 Railroad Street  
 Evans City PA 16033  
 Attorney: Charles R Reis  
 Reis Law Firm  
 5700 Corporate Dr Suite 510  
 Pittsburgh PA 15237

BCLJ: September 17, 24 & October 1, 2021

**Estate of: William Conrad Reiser  
a/k/a: William C Reiser Jr**

Late of: Chicora PA  
 Administrator: Donald Paul  
 120 Stein Rd  
 Chicora PA 16025  
 Administrator: Sherrie Paul  
 120 Stein Rd  
 Chicora PA 16025  
 Attorney: Jennifer Gilliland Vanasdale  
 Gilliland Vanasdale Law Office, LLC  
 257 S Main St  
 Butler PA 16001

BCLJ: September 17, 24 & October 1, 2021

**Estate of: William D Renick  
a/k/a: Bill Renick**

Late of: Summit Township PA  
 Executor: David C Renick  
 6408 Scandia Lake Pl  
 Sandston VA 23150

BCLJ: September 17, 24 & October 1, 2021

**Estate of: John W Shuler**

Late of: Summit Township PA  
 Executor: Kelli Jo Lovich  
 762 Herman Rd  
 Butler PA 16002  
 Attorney: Mark R Morrow  
 Attorney at Law  
 204 East Brady Street  
 Butler PA 16001

BCLJ: September 17, 24 & October 1, 2021

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**THIRD PUBLICATION**

**Estate of: Dorothy K Buechler**

Late of: Adams Township PA  
 Executor: Karyl L Vislay  
 100 Arbor Trail  
 Cranberry Twp PA 16066  
 Executor: Michael J Vislay  
 100 Arbor Trail  
 Cranberry Twp PA 16066  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

BCLJ: September 10, 17, 24, 2021

**Estate of: Gabriel Joseph DeSalvo**

Late of: Seven Fields PA  
 Executor: Nancy M Cullen  
 503 Fox Drive  
 Pittsburgh PA 15237  
 Attorney: Ronald S Jones  
 309 Smithfield Street  
 6th Floor  
 Pittsburgh PA 15222

BCLJ: September 10, 17, 24, 2021

**Estate of: Mary Ann Geagan**

Late of: Center Township PA  
 Executor: Robert E Geagan  
 221 West Boyd Avenue  
 Butler PA 16001  
 Executor: Kathleen G Ellwood  
 126 Randy Drive  
 Butler PA 16002  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchuk LLP  
 222 South Main St  
 Butler PA 16001

BCLJ: September 10, 17, 24, 2021

**Estate of: Jenny Lind Ghering**

Late of: Butler Township PA  
 Admr. D.B.N. C.T.A.: John Flynn  
 PO Box 13305  
 Newport Beach CA 92658  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: September 10, 17, 24, 2021

**Estate of: June C Gregg****a/k/a: June Clara Gregg**

Late of: Butler PA  
 Executor: Kenneth L Gregg  
 108 Layton Drive  
 Butler PA 16001  
 Executor: Ronald C Gregg  
 300 Cedar Road  
 Butler PA 16001  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: September 10, 17, 24, 2021

**Estate of: Burdette W Kelly****a/k/a: Burdette William Kelly**

Late of: Mercer Township PA  
 Executor: Kirk W Kelly  
 5245 Elliot Road  
 Butler PA 16001  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: September 10, 17, 24, 2021

**Estate of: Naomi E Meckley  
a/k/a: Naomi Meckley**

Late of: Jefferson Township PA  
Executor: Orlanda L Hahn  
498 Lardintown Road  
Tarentum PA 15084  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: September 10, 17, 24, 2021

**Estate of: Frances D Meyer**

Late of: Petrolia PA  
Executor: Margaret Bassett  
226 Church St  
Petrolia PA 16050  
Attorney: Joseph John Nash  
The Nash Law Office  
164 S Main St PO Box 673  
Slippery Rock PA 16057

BCLJ: September 10, 17, 24, 2021

**Estate of: Joan M Newell  
a/k/a: Joan Newell**

Late of: Center Township PA  
Executor: Bank Of America NA  
Christopher J Meninno, Vice President  
CTFA Settlement Officer  
100 Federal Street  
Boston MA 02110  
Attorney: Stephen F Ban  
Metz Lewis Brodman Must O'Keefe LLC  
535 Smithfield Street Suite 800  
Pittsburgh PA 15222

BCLJ: September 10, 17, 24, 2021

**Estate of: Mary Lou Oswald  
a/k/a: Mary Louise Oswald**

Late of: Saxonburg PA  
Executor: Gerald J Oswald  
171 Knoch Road  
Saxonburg PA 16056  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066

BCLJ: September 10, 17, 24, 2021

**Estate of: Darold R Reckhart Jr  
a/k/a: Darold Reckhart  
a/k/a: Darold Reckhart Jr**

Late of: Buffalo Township PA  
Executor: Sheila Cassol  
105 Heather Lane  
Sarver PA 16055  
Attorney: Richard James Bosco  
512 Market Street  
PO Box 309  
Freeport PA 16229

BCLJ: September 10, 17, 24, 2021

**Estate of: Rachel Helen Reges**

Late of: Washington Township PA  
Administrator: William J Reges III  
2527 Oneida Valley Road  
Petrolia PA 16050  
Attorney: David M Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: September 10, 17, 24, 2021

**Estate of: Joan M White  
a/k/a: Joan White**

Late of: Adams Township PA  
Executor: John W White  
247 Grandview Blvd  
Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

BCLJ: September 10, 17, 24, 2021

**NOTICE**

NOTICE IS HEREBY GIVEN that the Court of Common Pleas of Butler County, Pennsylvania, will hold a hearing on the Petition of the Board of School Directors of the Butler Area School District regarding the sale of the vacant athletic field situate in the City of Butler on November 16, 2021, at 9:30 o'clock a.m., in Courtroom No. 3, before the Honorable Judge Dr. S. Michael Yeager, located at the Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania.

Said Petition of the Board of School Directors of the Butler Area School District concerns the vacant athletic field, with an approximate size of 6.937 Acres, along with walking path, score board, walking bridges, signage, restrooms, and storage building, located on South Monroe Street in the City of Butler, Butler County, Pennsylvania.

Grace Youth and Family Foundation, or its assigns, has submitted the highest Purchase Price Offer in the amount of Fifty Thousand Dollars (\$50,000.00) for the purchase of said vacant land and appurtenances thereto.

AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, MAY ENTERTAIN HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE VACANT LAND AND APPURTENANCES THERETO BEING KNOWN AS THE BUTLER AREA SCHOOL DISTRICT ATHLETIC FIELD, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF SAME AT ITS PURCHASE PRICE OFFER OF \$50,000.00. INTERESTED CITIZENS MAY APPEAR AND BE HEARD.

BUTLER AREA SCHOOL DISTRICT  
Thomas W. King, III, Solicitor  
Dillon McCandless King  
Coulter & Graham L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: September 10, 17, 24, 2021

**TRUSTEE NOTICE**

**Trust of: Alice J Schultz Revocable Trust dated January 6, 2004**

Late of: Valencia Borough, Butler County, Pennsylvania, died August 4, 2021.

All persons having claims against the trust will present them for payment; duly authenticated; and those indebted to the trust, will please make immediate payment to: the Trustee or the attorney named below

Stephen T. Schultz, Trustee  
202 Lakevue Drive  
Cranberry Twp, PA 16066

Philip P. Casker, Esq.  
Lope, Casker & Casker  
207 E. Grandview Avenue  
Zelienople, PA 16063

BCLJ: September 24 & October 1, 8, 2021

**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 25, 2021 for **Salon L I O** at 2045 Mackenzie Way, Cranberry Twp, PA 16066. The name and address of each individual interested in the business is Leanne O'Donoghue at 2045 Mackenzie Way, Cranberry Twp, PA 16066. This was filed in accordance with 54 PaC.S. 311.417

Penncorp Servicegroup, Inc.  
600 North Second Street  
Harrisburg, PA 17101

BCLJ: September 24, 2021

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 19th day of November 2021** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution December 17, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 10, 17, 24, 2021

**E.D. 2020-30028  
C.P. 2020-20206**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **DEBBIE DUNKLE HEIR ADMR, ELLIE SULLIVAN EST BY ADMR, EDWARD PAGO JR HEIR ADMR, UNKNOWN HEIRS AND UNKNOWN ADMRS** at the suit of WELLS FARGO BANK NA, Being:-

All that certain piece, parcel or tract of land situate partially in Washington and Venango Township bounded and described as follows, to-wit:

Being the same property described as Lot No. 4A containing 1.61 acres in the W.J. McGarvey P.E. of The Sullivan Subdivision as recorded in the Butler County Office of the Recorder of Deeds at Plan Book Volume 278, pages 8.

BEING known and numbered as 2257 Branchton Road, Hilliards, PA 16040.

Being the same property conveyed to Richard D. Sullivan and Ellie Sullivan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Richard D. Sullivan and Ellie Sullivan, husband and wife, dated March 29, 2005, recorded March 30, 2005, at Instrument Number 200503300007511, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Richard D. Sullivan died August 3, 2010, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Ellie Sullivan.

Parcel No.: 310-1F118-AIG

BCLJ: September 10, 17, 24, 2021

**E.D. 2021-30091  
C.P. 2021-21101**

**ATTY WILLIAM BUCHANAN**

Seized and taken in Execution as the property of **CWH1 ASSOCIATES LP** at the suit of WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2016-C35, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C35, ACTING BY AND THROUGH ITS SPECIAL SERVICER CWCAPITAL ASSET MANAGEMENT LLC, Being:-

ALL the right, title, interest and claim of CWH1 ASSOCIATES LP, formerly known as CWH2 ASSOCIATES LP, of, in and to:

ALL THAT CERTAIN lot or parcel of ground located in Cranberry Township, Butler County, Commonwealth of Pennsylvania, described as Lot Number 1 in the FRA Plan of Lots No. 1, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 301, Page 6. Instrument Number 200706280016750.

UNDER AND SUBJECT TO all coal, mining, mineral, oil and gas rights, and any covenants, agreements, restrictions, reservations, easements and rights of way, and such other rights as heretofore conveyed, excepted or reserved in prior instruments of record.

FURTHER UNDER AND SUBJECT TO all building and use restrictions, easements, prior grants, reservations or leases of minerals, or other conditions, if any, of record or apparent upon inspection of said property.

BEING the same premises which Donald B. Rodgers, Trustee, under The Rogers Trust Irrevocable Trust Agreement dated February 5, 2004, by Special Warranty Deed dated March 22, 2013 and recorded March 26, 2013 in the Office of Recorder

of Deeds of Butler County at Instrument No. 201303260008646, granted and conveyed unto CWH2 Associates LP, a Pennsylvania limited partnership (now known by change of name as CWH1 Associates LP, a Pennsylvania limited partnership), in fee.

BEING part of the same premises which FRA Development Group, LP, a Pennsylvania limited partnership, granted and conveyed to Donald B. Rodgers, Trustee under The Rodgers Trust Irrevocable Trust Agreement dated February 5,2004, Grantor herein, by deed dated July 24,2007, and recorded on July 27, 2007, in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument Number 200707270019689.

BEING ALSO the same premises which Mine Safety Appliances Company, a Pennsylvania corporation, granted and conveyed to Donald B. Rodgers, Trustee under The Rodgers Trust Irrevocable Trust Agreement dated February 5,2004, Grantor herein, by deed dated July 26,2007, and recorded on July 31, 2007, in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument Number 200707310019979.

TOGETHER with all rights and appurtenances thereto.

THIS property is designated as being Tax Map No. 130-4F44-36L in the Tax Assessment Office of Butler County, Pennsylvania.

BCLJ: September 10, 17, 24, 2021

**E.D. 2021-30090**  
**C.P. 2021-21077**  
**ATTY SHANEY MYERS**

Seized and taken in Execution as the property of **GERRY FORSTER, GERRY P. FOSTER AND DENISE FOSTER** at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R10, Being:-

All that certain piece, parcel or lot of land situate in prospect Borough, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of the lot herein described on line of land of Price Brothers; thence South 88 degrees 50' West

along the Southern line of lot number 2 of the Rose E. Schantz Plan of lots, a distance of 217.5 feet to a point on line of lands of now Junior Lipscomb; thence South 1 degree 10' East along line of lands of now Junior Lipscomb, a distance of one hundred (100) feet to a point; thence North 88 degrees 50' East along the North line of lot number 4 of the same plan of lots a distance of two hundred seventeen and five tenths (217.5) feet to a point on line of lands of now or formerly Price Brothers; thence North 1 degree 10' West along line of lands of Price Brothers a distance of one hundred (100) feet to a point at the place of beginning. Containing .50 acre per survey of J. Howard Forbes, Registered Surveyor, dated August 27, 1958, and being Lot Number 3 of the Rose E. Schwantz Plan of Lots.

EXCEPTING AND RESERVING a twenty (20) foot right of way for private road extending along the extreme eastern boundary line of the within described lot and a fifteen (15) foot road or right of way extending from the twenty (20) foot right of way located at the east side of the above described lot; thence along the extreme northern side of the within described lot to other lands now or formerly of Junior Lipscomb situate on the west, so that there may be access from the lands now or formerly of Junior Lipscomb Situate on the west to the aforesaid twenty (20) foot right of way.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said part fee of the first part, of, in to or out of the said premises, and every part and parcel thereof.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper rise and behoof of the said party of the second part, his heirs and assigns forever.

BEING KNOWN AS: 120 SCHANTZ ROAD PROSPECT, PA 16052

PROPERTY ID: 490-S2-27D-0000

TITLE TO SAID PREMISES IS VESTED IN GERRY P. FOSTER AND DENISE FOSTER, HUSBAND AND WIFE BY DEED FROM GERRY P. FOSTER AND DENISE FOSTER, HUSBAND AND WIFE DATED 05/26/1998 RECORDED 06/02/1998 IN BOOK NO. 2869 PAGE 0845.

BCLJ: September 10, 17, 24, 2021

**E.D. 2021-30081  
C.P. 2021-20665  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **EDA COLLEEN GILLETT DEC AND UNKNOWN HEIRS** at the suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018-G-CTT, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 513-A in Lot 513, Glen Eden V recorded in the Office of the Recorder of Deeds for Butler County, Pennsylvania at Plan Book Volume 194, Pages 7 and 8, more particularly described as follows:

BEGINNING at a point of the easterly right-of-way line of Sunset Circle, 50 feet wide, at the Northwesterly corner of Lot 513, said point being at the westerly end of the line dividing Lot 513 and Lot 512; thence along said Lot line, South 60 degrees 04 minutes 45 seconds East, a distance of 104.49 feet to the line of Open Space 5B; thence South 06 degrees 47 minutes 01 seconds West, a distance of 31.52 feet, to the easterly end of the line dividing Units 513-A and 513-B; thence along said dividing line and partly through a party wall, North 83 degrees 36 minutes 46 seconds West, a distance of 116.02 feet, to the easterly right-of-way line of Sunset Circle, aforementioned; thence northwardly along said Sunset Circle, by a curve to the right having a radius of 275.00 feet, an arc distance of 76.28 feet, to the line of Lot 512, aforementioned, the place of beginning

BEING KNOWN AS: 819 SUNSET CIRCLE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S23-D513A

BEING THE SAME PREMISES WHICH VUAY

S. MENON AND COURTNEY A. MENON, HUSBAND AND WIFE BY DEED DATED 1/15/2018 AND RECORDED 1/24/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201801240001514, GRANTED AND CONVEYED UNTO EDA COLLEEN GILLETT, UNMARRIED, NOW DECEASED.

BCLJ: September 10, 17, 24, 2021

**E.D. 2021-30083  
C.P. 2021-20893  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **JOHN S. KUJAWA** at the suit of TOWD POINT MORTGAGE TRUST 2017-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Being:-

All That Certain Lot Or Piece Of Ground Situate in The Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, Being Lot No. 201 in the Fernway Plan, As Recorded In The Recorder's Office Of Butler County, In Rack File Section 10, Page 29A And 29B.

Subject To A 50 Foot Building Line Along The Front Of The Subject Property As Set Forth On The Recorded Plan.

Under And Subject To Reservations, Restrictions, Easements, And Rights Of Way, As Recorded In Prior Instruments Of Record and/or Conveyances Which Are Apparent From A Physical Inspection Of Said Property.

BEING KNOWN AS: 105 CHADBORNE COURT, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S3-A201

BEING THE SAME PREMISES WHICH JOHN S. KUJAWA BY DEED DATED 5/8/1999 AND RECORDED 6/2/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3010 AT PAGE 387, GRANTED AND CONVEYED UNTO JOHN S. KUJAWA AND SUE A. KUJAWA, NOW DECEASED.

BCLJ: September 10, 17, 24, 2021



**E.D. 2021-30072  
C.P. 2021-20812  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **JOSEPH LEOPARDI AND MARTINA MARIE LEOPARDI** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL that certain piece or parcel of land situate in the Borough of Zelenople (formerly Jackson Township), Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Bounded on the North by Hazel Street; on the West by Lot No. 449; on the South by Alley "F"; and on the East by Lot No. 446; and being Lots No. 447 and 448 in the Zelenople Extension Company's Plan of Lots, as recorded in Plan Book A68, pages 3-5, now Plan Book 4, page 8, said lots having a frontage of 80 feet on Hazel Street and preserving an equal width back 120 feet to said Alley "F".

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 313 HAZEL STREET ZELIENOPLE, PA 16063

PARCEL NO: 550-S4-A447-0000

BEING THE SAME PREMISES WHICH the Estate of Donald C. Sutch, by deed dated January 2, 2018 and recorded January 18, 2018, and recorded in Butler County Instrument No. 2018-01160000924, granted and conveyed unto Joseph Leopardi and Martina Marie Leopardi.

TO BE SOLD AS THE PROPERTY OF JOSEPH LEOPARDI AND MARTINA MARIE LEOPARDI ON JUDGMENT NO. 19-10809

**E.D. 2021-30069  
C.P. 2021-20565  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **ROBERT H. LOSSER AND COURTNEY M. LOSSER** at the suit of FREEDOM MORTGAGE CORPORATION, Being:-

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

COMMENCING at a point on the Northeasterly line of West Jefferson Street at a point in common to lands of now or formerly S.B. Martincourt, said point being the Northwesterly corner of the premises herein described; thence by line of lands of now or formerly S.B. Martincourt North 60 degrees East, a distance of 95.0 feet to an unimproved alley; thence by line of same South 30 degrees East, a distance of 46.20 feet to a point on line of lands of now or formerly McBride; thence along line \* of lands of now or formerly McBride through the center of a partition wall dividing a block garage and through a shared asphalt driveway South 60 degrees West, a distance of 95.0 feet to a point on the Northeasterly line of West Jefferson Street; thence by line of same North 30 degrees West, a distance of 46.20 feet to a point on lands of now or formerly Martincourt, the place of beginning.

SAID description is in accordance with the survey of Timothy Robert Miller dated May 15, 2002.

BEING KNOWN AS: 318 WEST JEFFERSON STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 563-10-327

BEING THE SAME PREMISES WHICH DANIEL R. SULLIVAN, EXECUTOR OF THE ESTATE OF CHRIS D. KERRY BY DEED DATED 12/9/2014 AND RECORDED 12/10/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201412100029313, GRANTED AND CONVEYED UNTO ROBERT H. LOSSER AND COURTNEY M. LOSSER, HUSBAND AND WIFE.

BCLJ: September 10, 17, 24, 2021

**E.D. 2021-30087  
C.P. 2021-21072  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **KELLY A. MACDONALD AND THOMAS R. PATTERSON** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL that certain lot or tract of land situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 3 as shown on a certain plan entitled Gerald L. and Shirley Garing Subdivision, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 241, page 10.

UNDER AND SUBJECT to Memorandum of Oil & Gas Lease between XTO Energy, Inc. and Kelly A. MacDonald, recorded December 3,2012, Butler County, PA Instrument No. 2012-12030034602.

SUBJECT to a 40-foot building line.

SUBJECT to right-of-way Agreement between Garings and Livermores, at Instrument No. 2002-04190013686.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 115 LEES WAY BUTLER, PA 16002

PARCEL NO: 090-1F102-B7KD-000

BEING THE SAME PREMISES WHICH Northwest Consumer Discount Company, by deed dated September 28,2010 and recorded October 4,2010, Butler County Instrument No. 2010-10040022509, granted

and conveyed unto Kelly A. MacDonald and Thomas R. Patterson.

BCLJ: September 10, 17, 24, 2021

**E.D. 2021-30079  
C.P. 2021-20825  
ATTY GARY DARR**

Seized and taken in Execution as the property of **PAUL MALONEY AND UNITED STATES OF AMERICA** at the suit of FIRST COMMONWEALTH BANK, Being:

ALL that certain lot situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 12 in the Meredith Glen Estates Plan as recorded in the Recorder's Office of Butler County in Plan Book Volume 281, Page 5.

BEING designated as Tax Parcel No. 10-S19-B12 in the Butler County Deed Registry Office.

HAVING erected thereon a dwelling known as 400 Chelsea Court, Mars, PA 16046.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan as may appear in prior instruments of record

BEING the same property which Daniel A. Marks d/b/a Daniel A. Marks Builder by Deed dated May 24, 2006 and recorded in the Recorder's Office of Butler County, Pennsylvania on May 30,2006 at Instrument No. 200605300012949, granted and conveyed unto Paul Maloney, unmarried.

BCLJ: September 10, 17, 24, 2021

**E.D. 2021-30080  
C.P. 2021-20799  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **COREY D. ROCHE ADMR, COREY D. ROCHE, HEIR, JANE E. DOUTHETT HEIR, RYAN HENRY ROCHE, HEIR, RYAN HENRY ROCHE, HEIR, THOMAS M. ROCHE, THOMAS M. ROCHE, DENNIS L. ROCHE, EST, DENNIS LEE ROCHE EST, AND UNKNOWN HEIRS OF DENNIS ROCHE** at the suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTE FOR CVI LCF MORTGAGE LOAN TRUST I, Being:-

All That Certain Property Situated in the City of Butler, Ward 4, in the County of Butler and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 07/12/1986 and Recorded 08/11/1986, Among The Land Records of the County and State Set Forth Above, in Deed Volume 1295 and Page 406.

ALSO DESCRIBED AS:

All that certain piece, parcel and lot of ground situate in the Fourth Ward of the City of Butler, Butler County and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning on the Eastern Side of Franklin Street at the dividing line between the property now or formerly of S.M. Sheptak and the herein conveyed parcel; thence 88°56' E, 110.00 feet to a point on the western side of an Alley; thence along the side of said alley, S 3° 12' 10" W, a distance of 37.07 feet to a point; thence continuing along side of said alley, S 49° 57' 30" W, a distance of 15.09 feet to a point; thence continuing along side of said alley, N 88° 56' W, a distance of 99 feet to the Eastern side of Franklin Street; thence along side of said Street, N 3° 12' 40" E, a distance of 47.00 feet to a point at the place of beginning

BEING KNOWN AS: 307 FRANKLIN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 564-23-4-0000

BEING THE SAME PREMISES WHICH PHYLIS M. GILLIS BY DEED DATED 7/12/1986 AND RECORDED 8/11/1986 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1295 AT PAGE 406, GRANTED AND CONVEYED UNTO DENNIS L. ROCHE, NOW DECEASED AND LETTY M. ROCHE, HIS WIFE. NOW DECEASED.

BCLJ: September 10, 17, 24, 2021

**E.D. 2019-30309  
C.P. 2019-22362  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **GLENDAJ. SEYBERT AND GARY JOHN SEYBERT, SR.** at the suit of HOME INVESTMENT FUND V LP, Being:-

All That Certain Parcel Of Land In Borough of Harrisville, Butler County, Commonwealth

of Pa, As More Fully Described In Book 2685 Page 0801 E)# 430-52-C24, Being Known And Described As A Metes And Bounds Property.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL that certain piece, parcel, or tract of land situate in the Borough of Harrisville, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:  
On the South by an alley (said alley being between this lot and land formerly of R. E. Elrick):

On the West by land now or formerly of James Paraham, et ux;  
On the North by Washington Street;  
On the East by lot now or formerly of Fred Hall, et ux. Said lot fronting ninety (90) feet on said Washington Street and extending back between parallel lines a distance of one hundred twenty (120) feet to said alley on the South

BEING KNOWN AS: 208 WEST WASHINGTON STREET, HARRISVILLE, PA 16038

PROPERTY ID NUMBER: 430-S2-C24

BEING THE SAME PREMISES WHICH ELOUISE B. WOODWARD BY DEED DATED 11/14/1996 AND RECORDED 11/14/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2685 AT PAGE 0801, GRANTED AND CONVEYED UNTO GARY JOHN SEYBERT, SR. AND GLENDAJ. SEYBERT, HIS WIFE.

BCLJ: September 10, 17, 24, 2021

**E.D. 2019-30296  
C.P. 2019-22103  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **LINDA L. WELCH AND LINDA L. BLACKWELL** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:-

All that Certain piece, parcel or tract of land situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows, to-wit:

Bounded on the North 25 feet by Lot No. 125 in the plan of Lots as hereinafter mentioned; bounded on the East 68.7 feet by Lot No. 190 in the same plan; bounded on the South 25

feet by Negley Avenue; and on the West 68.8 feet to Lot No. 192 in the same plan. Said Lot Being No. 191 in the John R. Cavanaugh plan of Lots.

Having thereon erected a two story frame dwelling house.

BEING known and numbered as 312 Negley Avenue, Butler, PA 16001

Being the same property conveyed to Linda L. Welch, a single woman and Walter L. Snyder, a single man who acquired title, with rights of survivorship, by virtue of a deed from Donald F. Summerville and Terri L. Summerville, his wife, dated February 17, 2000, recorded February 17, 2000, at Instrument Number 200002170003495, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Walter L. Snyder died on February 5, 2012, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Linda L. Welch.

Parcel No.: 563-6-214

BCLJ: September 10, 17, 24, 2021

Sheriff of Butler County, Michael T. Slupe

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