

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: Barbara L Brown
Late of: Parker Township PA
Executor: Sharon Lee Brown
2040 Kittanning Pike
Parker PA 16049
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: June 25 & July 2, 9, 2021

Estate of: Albert M DeLenne
Late of: Middlesex Township PA
Executor: Renee DeLenne
481 Sandy Hill Road
Valencia PA 16059
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

BCLJ: June 25 & July 2, 9, 2021

Estate of: William L Hammerschmidt
Late of: Harrisville PA
Administrator: Karen M Rott
206 Unity Road
Harrisville PA 16038
Attorney: James A Stranahan IV
Stranahan Stranahan & Cline
101 South Pitt Street, P O Box 206
Mercer PA 16137

BCLJ: June 25 & July 2, 9, 2021

Estate of: Jacob Loyal Herrit
Late of: Penn Township PA
Administrator: Melissa Craig Herrit
1110 Litman Grove Lane
Butler PA 16002
Administrator: Joshua Herrit
318 Dutchtown Road
Butler PA 16002
Attorney: Lawrence M Kelly
Luxenberg Garbett Kelly & George PC
315 N Mercer Street
New Castle PA 16101

BCLJ: June 25 & July 2, 9, 2021

Estate of: Sylvia F Lepczyk
a/k/a: Sylvia Lepczyk
a/k/a: Sylvia Florence Lepczyk
Late of: Zelenople PA
Executor: Pam Scholz
3260 Fadette Street
Pittsburgh PA 15204
Attorney: Robert K. Schweitzer
Julian Gray Associates
954 Greentree Road
Pittsburgh PA 15220

BCLJ: June 25 & July 2, 9, 2021

Estate of: Edward S Mikolas
Late of: Winfield Township PA
Executor: Kathleen E Goldscheitter
1240 Cornplanter Road
Cabot PA 16023
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 25 & July 2, 9, 2021

Estate of: Steven H Monks
Late of: Butler Township PA
Executor: Karin E Bright
216 Laray Drive
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: June 25 & July 2, 9, 2021

Estate of: Weltha G Myers

Late of: Adams Township PA
Executor: Darla J Hancher
101 N Green Ln
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: June 25 & July 2, 9, 2021

Estate of: Harold Wendell Myers II

a/k/a: Harold Wendell Myers

a/k/a: Harold W Myers

a/k/a: Harold W Myers II

Late of: Jefferson Township PA
Executor: Dawn L Dagan
314 Butler Road
Saxonburg PA 16056
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: June 25 & July 2, 9, 2021

Estate of: Susanne Podobensky

Late of: Butler Township PA
Executor: Harriet Jurysta
221 Linhurst Avenue
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

BCLJ: June 25 & July 2, 9, 2021

Estate of: Gerald L Roudybush

Late of: Penn Township PA
Administrator C.T.A.: Sheryle L Long
610 North Main Street
Butler PA 16001
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

BCLJ: June 25 & July 2, 9, 2021

Estate of: Thomas Bell Sweeney III

a/k/a: Thomas Bell Sweeney

Late of: Adams Township PA
Executor: Gayle K Sweeney
4604 Senate Court
Valencia PA 16059
Attorney: Ted Tishman
Leech Tishman Fuscaldto & Lampl, LLC
525 William Penn Place, 28th Floor
Pittsburgh PA 15219

BCLJ: June 25 & July 2, 9, 2021

Estate of: Clyde Leon Wyant III

Late of: Penn Township PA
Administrator: Linda C Wyant
171 Royal Oak Drive
Butler PA 16002
Attorney: Michele P Conti
Conti Law
986 Brodhead Road
Coraopolis PA 15108

BCLJ: June 25 & July 2, 9, 2021

SECOND PUBLICATION

Estate of: Bonnie A Cobb

a/k/a: Bonnie Angle Cobb

Late of: Cranberry Township PA
Executor: Lori J Orr
3512 Marge Street
Pittsburgh PA 15234
Attorney: James P Shields
Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: June 18, 25 & July 2, 2021

Estate of: Joan Elaine Fritz

a/k/a: Joan Elaine Stamerra

a/k/a: Joan Elaine Mullen

Late of: Adams Township PA
Executor: Jeanine M Wise
500 Palmate Drive
Cranberry Twp PA 16066

BCLJ: June 18, 25 & July 2, 2021

Estate of: Kathryn L Jones
 Late of: Winfield Township PA
 Executor: Jerald L Smathers
 135 Thornwood Drive
 Butler PA 16001
 Executor: William A Jones
 256 Keasey Road
 Cabot PA 16023

BCLJ: June 18, 25 & July 2, 2021

Estate of: Bernard J Lease
 Late of: Zelenople PA
 Executor: Jodi Betts Lease
 707 Sprng Valley Drive
 Zelenople PA 16063
 Attorney: Raymond M Roberts
 Rothman Gordon PC
 310 Grant St Grant Bldg Third Floor
 Pittsburgh PA 15219

BCLJ: June 18, 25 & July 2, 2021

Estate of: Dolores Y McCue
 Late of: Butler PA
 Executor: Scott B McCue
 211 Reiber Road
 Renfrew PA 16053
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: June 18, 25 & July 2, 2021

Estate of: John T McKenna
 Late of: Butler PA
 Executor: William M Halle
 100 Center Avenue
 Butler PA 16001

BCLJ: June 18, 25 & July 2, 2021

Estate of: William Mentecky
 Late of: Winfield Township PA
 Executor: Matthew Mentecky
 12 Braemoor Court
 Cheswick PA 15024
 Attorney: Lillian Orzechowski
 PO Box 77
 Springdale PA 15144

BCLJ: June 18, 25 & July 2, 2021

Estate of: Louis Nagy
a/k/a: Louis Donald Nagy
 Late of: Franklin Township PA
 Executor: Donald G Nagy
 240 Rieger Road
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: June 18, 25 & July 2, 2021

Estate of: Richard A Stokoski
 Late of: Adams Township PA
 Executor: Michele T Stokoski
 4304 Senate Court
 Valencia PA 16059
 Attorney: Glenn A Smith Esq
 Shields & Boris
 1150 Old Pond Road
 Bridgeville PA 15017

BCLJ: June 18, 25 & July 2, 2021

THIRD PUBLICATION

Estate of: Ellen E Anderson
 Late of: Jefferson Township PA
 Executor: Patty Colella
 3660 North Montana Avenue
 Helena MT 59602
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: June 11, 18, 25, 2021

Estate of: Diana Lynn Gosnell
 Late of: Fairview Township PA
 Executor: Crystal M Turner
 137 Petrolia Street
 Karns City PA 16041
 Attorney: Mark R Morrow
 Attorney at Law
 204 East Brady Street
 Butler PA 16001

BCLJ: June 11, 18, 25, 2021

Estate of: Ruth M McElroy
Late of: Donegal Township PA
Executor: Pamela H Barlett
275 Bruin Road
Petrolia PA 16050
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 11, 18, 25, 2021

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH MAY 28, 2021**

Recorded May 24, 2021 - May 28, 2021

135 N Main St LLC--WASHINGTON FIN BK--Butler City Ward:2 Sub/Condo:Abranovic Plan Lot:1 Parcel:562-9-190:\$369,300.00
Adams, Brittany Anne; Adams, Jack Leonard--NVR MTG FIN INC--Adams Twp Sub/Condo:Hespenheide Sub Plan Final Lot:37 Street:418 Whitetail Meadows Trail Parcel:010-S25-Ae37:\$413,720.00
Adams, Sheila L; Adams, Stephen R--CONTOUR MTG CORP--Jefferson Twp Lot:78 Street:106 Neupert Rd Parcel:190-S1-A15:\$247,500.00
Arendosh, Brian S; Italiano, Carrie L--ARMCO CRED UN--Fairview Twp Street:386 Cherry Rd Parcel:150-1F110-16B:\$50,000.00
Baker, Nancy--PLAZA HOME MTG INC--Slippery Rock Boro Street:357 Franklin Street Parcel:510-S2-36:\$140,000.00
Baker, Sydney M aka; Rolfe, John A; Rolfe, Sydney M aka--PNC BK NATL ASSN AKA--Adams Twp Street:126 Wright Rd Parcel:010-S6-A2 Acre:.9:\$373,600.00
Balazentis, Robert; Balazentis, Veronica--S&T BK--Adams Twp Street:411 Hill Top Ct Parcel:10-S24-A220:\$300,000.00
Balk, Daniel T; Balk, Leah D--PNC BK NA--Fairview Twp Sub/Condo:Scherder Plan Lot:1 Street:271 Hazelnut Rd Parcel:150-1F59-11Da Acre:1.336:\$245,900.00
Barber, Faith S; Barber, Milford A Jr--HUNTINGTON NATL BK--Center Twp Parcel:060-3F41-40A:\$91,089.00
Barnett, Bruce C; Barnett, Heidi--KEYBANK NATL ASSN--Center Twp Sub/Condo:Shady Lane Farms Ph II Lot:20 Street:110 Pheasant Ridge Dr Parcel:060-S20-A20 Acre:.67:\$219,295.00
Basehore, Gary J; Basehore, Sharon--DOLLAR BK FED SAV BK--Forward Twp

Street:131 Nursery Rd Parcel:160-3F74-5A1:\$260,000.00
Bauer, Richard P--NEWREZ LLC--Butler Twp Sub/Condo:Young Plan Lot:180 Street:5335 Colonial Ave Parcel:055-28-A180:\$137,600.00
Bazemore, Jacquette Leslie Iahya--GUARANTEED RATE AFFINITY LLC--Butler Twp Sub/Condo:Dickey Plan Lot:31 Street:120 Freeport Rd Parcel:051-40-26/31:\$225,735.00
Beahm, Joyce J; Beahm, Richard G--NEXTIER BK NA--Evans City Boro Street:360 W Main St Parcel:400-S1-H39:\$450,000.00
Bedford, Dawn Marie; Bedford, Kenneth P--ARMCO CRED UN--Butler City Ward:2 Street:418 Carbon St Parcel:562-43-57:\$54,000.00
Beichner, Christopher--RECK JEREMY T--Zelienople Boro Sub/Condo:Fairview Heights Plan No 2 Lot:76 Street:202 Emerson Dr:\$115,000.00
Benko, John R; Benko, Michelle L--FREEDOM MTG CORP--Butler Twp Sub/Condo:Homewood Plan Lot:34 Street:105 Bellefield Dr Parcel:053-6-A34:\$96,059.00
Berger, Kelly M; Berger, Sandra Marie--MILLENNIAL HOME LENDING INC--Lancaster Twp Sub/Condo:Strutt Plan No 1 Lot:1 Street:267 Camp Run Rd Parcel:200-4F127-A7A:\$353,500.00
Berger, Mary P--NORTHWEST BK--Cranberry Twp Sub/Condo:Creekwood Plan No 2 Lot:318 Street:222 Woodridge Dr Parcel:130-S12-A318:\$50,000.00
Bicehouse, Steven R; Caruso, Dina P--GUARANTEED RATE AFFINITY LLC--Evans City Boro Street:448 Jefferson St Parcel:400-S2-F17:\$114,000.00
Bildhauer, Chelsey E; Firkins, William B--FIRST COMMONWEALTH BK--Butler Twp Sub/Condo:Sugar Creek Plan Lot:115 Street:115 Sugar Creek Dr Parcel:051-62-5A115:\$446,180.00
Blacksmith, Joseph E--JLB CORP DBA--Adams Twp Street:483 Mars Valencia Rd Parcel:010-3F66-69:\$112,000.00
Blankenship, Donald L III; Blankenship, Kelly A--PNC BK NATL ASSN AKA--Butler City Ward:5 Street:521 McKinley Ave Parcel:565-12-104:\$83,200.00
Boehm, Janet E; Boehmroscher, Bridget Lynn; Roscher, Bridget Lynn Boehm--USX FED CRED UN--Buffalo Twp Street:122 Howes Run Rd Parcel:040-S10-C6:\$31,000.00
Bohin, Amber Noel; Bohin, Erik James--ARMCO CRED UN--Center Twp Street:108 Belleshire Dr Parcel:060-

TRUST NOTICE

Trust of: **The Bonnie A. Cobb Revocable Living Trust** dated 07/27/2017

Late of: Cranberry Township, Butler County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Lori J. Orr
3512 Marge Street
Pittsburgh, PA 15234
Or to:
James P. Shields, Esq.
Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville, PA 15017

BCLJ: June 25 & July 2, 9, 2021

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

IN THE MATTER OF: Ms.D. 21-40112
Notice is hereby given that, on April 30th, 2021, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Emma Riley Gault** to Emma Riley Chapman.

The Court has fixed the 27th day of July, 2021, at 12:00 PM, 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: June 25, 2021

NOTICE

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **RM Enterprises of the Tri State Area Inc.**

Articles of Incorporation have been filed on: June 16, 2021

Inklynk LLC
2300 Bethelview Rd Ste 110-302
Cumming GA, 30040

BCLJ: June 25, 2021

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law, Act of December 21, 1988 (P.L. 1444, No. 177) as amended, by the following Corporation:

The name of the corporation is: **BALMAGHIE BEVERAGE GROUP, INC.** with a registered office address of 2988 Mercer Butler Pike, Butler County, Slippery Rock, Pennsylvania 16057.

NORRIS McLAUGHLIN P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101

BCLJ: June 25, 2021

NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Names Act, approved the 24th day of May, 1945, Section 311 of Act 1982-294, as amended, (54 Pa. C.S. §311), Amber Star McKivigan of Butler County, Pennsylvania, has filed an application in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 17th day of June, 2021, to conduct business under the assumed or fictitious name of **No Rest Skincare**, with its principal place of business at 8 Pittsburgh Road, Butler, Pennsylvania 16001

BCLJ: June 25, 2021

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: SAMANTHA JO LINDEWIRTH

MsD. No. 2021 - 40078

NOTICE OF FILING OF PETITION FOR NAME CHANGE AND DATE OF HEARING

Notice is hereby given that on March 24, 2021, the Petition of Samantha Jo Lindewirth was filed in the above-named Court requesting an Order to change the name of **Samantha Jo Lindewirth** to Samantha Lindewirth Croft.

The Court has fixed July 2, 2021, at 1:00 o'clock P.M., in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania, as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Elizabeth A. Gribik, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: June 25, 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 23rd day of July 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 August 20, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30015
C.P. 2021-20195
ATTY ROBERT FLACCO**

Seized and taken in Execution as the property of **GUY M. BLACK, LISA J. BLACK, AND LISA J. WOODWARD** at the suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-KS7, Being:-

ALL that certain lot of land situate in the Horseshoe Manor Plan of Lots in the Township of Adams, County of Butler and Commonwealth of Pennsylvania bounded and described as follows:

Beginning at point where the west line of Lot No. 9 in the Horseshoe Manor Plan of Lots intersects the North side of Horseshoe Drive; thence along the North side of Horseshoe Drive, North 62° 23' West, 150 feet to a point, the place of beginning of the description of the within conveyed tract; thence continuing along the North side of Horseshoe Drive, North 62° 23' West, 150 feet to a point on other lands of the within grantors; thence North 20° 33' 20" East, 280.68 feet to a point on line of other lands of the within grantors; thence South 62° 23' East, 150 feet to a point; thence South 20° 33' 20" West, 280.68 feet to a point, the place of beginning.

BEING known and designated as Parcel S4-A24A.

Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING the same premises conveyed to Guy M. Black by deed of Daniel R. Black and Jerry L. Black, husband and wife, and Guy M. Black, their son, dated February 26, 2002, and recorded in the Recorder's Office of Butler County, Pennsylvania, on March 5, 2002, as Instrument No. 200203050007715.

BEING KNOWN AS: 235 HORSESHOE DRIVE MARS, PA 16046

PROPERTY ID: 010-S4-A24A

TITLE TO SAID PREMISES IS VESTED IN GUY M. BLACK AND LISA J. WOODWARD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM GUY M. BLACK, SINGLE DATED 03/07/2002 RECORDED 03/21/2002 INSTRUMENT NO. 200203210009874.

BCLJ: June 11, 18, 25, 2021

**E.D. 2019-30162
C.P. 2019-21219
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M CYPHER** at the suit of BANK OF AMERICA NA, Being:-

TAX I.D.#: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2, (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14, 1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE. BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Sheila M. Cypher by deed from Brenda M Wyant dated December 16, 2005 and recorded December 19, 2005 in Instrument Number 200521190035991.

BCLJ: June 11, 18, 25, 2021

**E.D. 2019-30291
C.P. 2019-22141
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **JOHN ESSENWEIN AND JESSICA M. ESSENWEIN** at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:-

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No.

Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever 'thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, ofj in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN AND JOHN ESSENWEIN AND JESSICA ESSENWEIN, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JOHN ESSENWEIN AND JESSICA M. ESSENWEIN, WIFE AND HUSBAND.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30037
C.P. 2021-20349
ATTY DAVID RAPHAEL**

Seized and taken in Execution as the property of **DIANE L. FAJOHN, RICK J. FAJOHN, NATHAN A. FAJOHN, ALICE F. FAJOHN** DECD AND **UNKNOWN HEIRS** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, Being:-

BEGINNING at a post at the Northwest corner in the middle of the public road; thence in an Eastern direction along said public road by lands of W.J. Boyd, sixteen and forty one hundredths (16.41) rods to a post in the middle of said public road; thence South by lands of Henry Miller and W.F. McDeavitt, thirty nine (39) rods to a post; thence West by lands of said W.F. McDeavitt, sixteen and forty one hundredths (16.41)

rods to a post; thence North by lands of W.F. McDeavitt, thirty nine (39) rods to a post, the place of beginning. Containing four (4) acres, strict measure. Having thereon erected a dwelling house.

BEING the same premises granted and conveyed by Henry W. Arblaster and Alice Arblaster, his wife, to Henry W. Arblaster and Alice A. Arblaster, his wife and Alice F. FaJohn, as joint tenants with right of survivorship, and not as tenants in common, by Deed dated October 24,1967, and recorded on November 10,1967, in the Recorder of Deeds of Butler County at Deed Book Volume 884, Page 340.

ASSESSMENT NO.: 530-S1-7A.

Improvements: Residential Structure commonly known as 196 Church Road, Slippery Rock, PA 16057.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30033
C.P. 2020-21420
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **DONALD HOFFMANN, DONALD P. HOFFMAN, AND DONALD F. HOFFMANN** at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:-

ALL THAT CERTAIN lot of ground being Lot No. 5 in the Thomas Robinson, Plan of Lots situate in the First ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Northwest corner, on the South side of Morton Avenue and the Northeast corner of Lot No. 4 in said plan;

THENCE Eastwardly along the Southern line of Morton Avenue; forty-nine and six hundredths (49.06) feet to a stake;

THENCE Southwardly along the West line of Lot No. 6 in said plan one hundred twenty (120) feet to a stake at Euclid Alley;

THENCE Westwardly along said Euclid Alley forty-eight (48) feet to a stake;

THENCE Northwardly along the East line of Lot No. 4 in said plan one hundred thirty and six hundredths (130.06) feet to the place of beginning

SAID plan recorded in Rack File 5, pages 8 and 9.

BEING KNOWN AS: 129 MORTON AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 561-3-75-0000

BEING THE SAME PREMISES WHICH PATRICIA A. RIVERS, NOW KNOWN AS PATRICIA A. FELSING AND GLENN D. FELSING, HER HUSBAND BY DEED DATED 1/6/2005 AND RECORDED 1/11/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 20050111000938, GRANTED AND CONVEYED UNTO DONALD P. HOFFMANN, A MARRIED MAN, AND DONALD F. HOFFMANN, A SINGLE MAN,.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30050
C.P. 2021-20388
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **MICHELE L NOLAN AND SHAWN P NOLAN** at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:-

ALL THAT CERTAIN Parcel of Land in Township of Butler, Butler County, Commonwealth of PA, As More Fully Described In Instrument No. 200509010024471 ID# 051-54-35A54, Being Known And Designated As Lot 54 Dutchtown Acres Plan of Lots, Prepared By Greenough McMahan and Greenough, Inc., In April 1960, Approved By The Commissioners of Butler Township on May 2, 1960, and Recorded at Rack File 29, Page 38, and Being More Particularly Described as a Metes and Bounds Property.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot or piece of ground in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 54 in the Dutchtown Acres Plan of Lots, as prepared by Greenough McMahan & Greenough, Inc., in April 1960, approved by the Commissioners of Butler Township on May 2, 1960, and recorded in Butler County Recorder at Rack File 29, page 38.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING KNOWN AS: 137 DUTCHTOWN ROAD, BUTLER, PA 16002

PROPERTY ID NUMBER: 051-54-35A54

BEING THE SAME PREMISES WHICH MICHAEL CECCONI AND JULIE CHAMPION, UNMARRIED BY DEED DATED 8/30/2005 AND RECORDED 9/1/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 200509010024471, GRANTED AND CONVEYED UNTO SHAWN P. NOLAN AND MICHELE L. NOLAN, HUSBAND AND WIFE.

BCLJ: June 11, 18, 25, 2021

**E.D. 2018-30143
C.P. 2018-21041**

ATTY JILL MANUEL-COUGHALIN

Seized and taken in Execution as the property of **RONALD L. PETRIKOVIC AND KIMBERLY L. PETRIKOVIC** at the suit of **WELLS FARGO BANK NA**, Being:-

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

BEGINNING at a point in the center line of Legislative Route 10024 on line of other lands of George P. Bastin, et ux, the southeast corner of the tract herein described, the place of beginning; thence along line of other lands now or formerly of George P. Bastin, et ux, North 39° 13' 46" East, a distance of 357.60 feet to a point on line of other lands now or formerly of George P. Bastin, the Northeast corner of the tract herein described; thence continuing along other lands now or formerly of George P. Bastin, North 37° 48' 14" West, a distance of 125 feet to a point on line of other lands of now or formerly George P. Bastin, the northerly corner of the tract herein described; thence South 39° 13' 46" West along line of lands of now or formerly of George P. Bastin a distance of 357.60 feet to a point in the center line of Legislative Route 10024 aforementioned; thence South 37° 48' 14" East along the center line of Legislative Route 10024 aforementioned, a distance of 125 feet to a point, the place of beginning.

BEING KNOWN AS: 621 FLEMING ROAD, SARVER, PA 16055

BEING THE SAME PREMISES which

Samuel L. Fenn and Lisa M. Fenn, his wife, by Deed dated February 24, 2003 and recorded February 27, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200302270008027, granted and conveyed unto RONALD L. PETRIKOVIC and KIMBERLY L. PETRIKOVIC, his wife.

PARCEL NO.: 040-1F77-9EB-0000

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30021
C.P. 2021-20140
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **DEBORAH A. RICHARDS AND GREGORY C. RICHARDS** at the suit of **TOWD POINT MORTGAGE TRUST 2018-5, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**, Being:-

All That Certain Property Situated In The Borough of Harmony In The County of Butler and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 10/17/1995 and Recorded 10/25/1995, Among The Land Records of the County and State Set Forth Above, In Deed Volume 2570 and Page 855. Tax Map or Parcel ID No.: S2-1B24

ALSO DESCRIBED AS:

ALL that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, known as lot no. 24 in Seneca Heights plan 2, as recorded in the Recorder's office of Butler county, Pennsylvania, in rack file 52, page 20, A & B and being more particularly described as follows:

BEGINNING at a point said point being at the southwest corner of land herein described and being formed by the intersection of the dividing line between lots 24 and 25 in said plan with the north line of a 50 foot right of way known as Seneca Drive; thence along said dividing line north 21° 52' 10" west a distance of 150 feet to a point; thence along the dividing line between lots 4 and 24 u\ said plan north 68° 07' 50" east a distance of 90 feet to a point; thence along the dividing line between lots 23 and 24 in said plan south 21° 52' 10" east a distance of 150 feet to a point on the northern line of Seneca Drive,

thence along the northern line of Seneca Drive south 68° 07' 50" west a distance of 90 feet to a point being the place of beginning.

BEING KNOWN AS: 1109 SENECA DRIVE, HARMONY, PA 16037

PROPERTY ED NUMBER: 420-S2-1B24

BEING THE SAME PREMISES WHICH BURTON O. WHITE AND SHARON L. WHITE, HUSBAND AND WIFE BY DEED DATED 10/17/1995 AND RECORDED 10/25/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2570 AT PAGE 855, GRANTED AND CONVEYED UNTO GREGORY C. RICHARDS AND DEBORAH A. RICHARDS, HUSBAND AND WIFE.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30049
C.P. 2021-20141**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **KOREY L. RIPPER EXTR AND GEORGE R. DECEASED BY EXTR** at the suit of KEY BANK S/B/M FIRST NIAGARA BANK, Being:-

All that certain piece, parcel or tract of land situate in Evansburg (now Borough of Evans City), Butler County, Pennsylvania, bounded and described as follows, to wit:

On the North by a twenty-five (25) foot alley; on the East by Railroad Street; on the South by Lot# 10 in the same plan, now or formerly of Hartman Marburger; and on the West by a twenty (20) foot alley. Being Lot # 11 in the J.N. Ifft Plan of Lots in the Borough of Evansburg (now Evans City), having thereon erected a frame dwelling.

BEING KNOWN AS: 221 RAILROAD STREET, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400-S1-H12
BEING THE SAME PREMISES WHICH GEORGE K. RIPPER, JR. AND ROBERT J. RIPPER BY DEED DATED 5/12/2006 AND RECORDED 5/15/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED DOCUMENT NUMBER 200605150011593, GRANTED AND CONVEYED UNTO GEORGE R. RIPPER, UNMARRIED, NOW DECEASED

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30019

C.P. 2021-20146

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **LOIS SIMMER HEIR, RAYMOND HERROCK, JR HEIR, CHRISTINE L. HODGKISS, HEIR, CINDY LEE HERROCK, HEIR, JOHN HEROCK, HEIR, GRETCHEN HERROCK, HEIR, SHARON HERROCK, HEIR, EDWARD KISIEL JR HEIR, MARY FELKER, HEIR, LAWRENCE KISIEL HEIR, KNOWN & UNKNOWN HEIRS, GRACE M. HERROCK AND GRACE HERROCK DECD** at the suit of CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, Being:-

All those certain pieces or lots of land situate in the Township of Butler, County of Butler and State of Pennsylvania, bounded and described as follows, to-wit:

ON THE North by High Street; on the East by Ewing Street; On the South by lands of now or formerly of John Komar; and on the West by Lot No. 176. Being eighty (80) feet fronting on said High Street, and extending back, preserving parallel lines, to said southern boundary, a distance of one hundred forty (140) feet, and being Lots Nos. 177 and 178 in the Joseph Bredin Plan of Lots in said Butler Township.

BEING KNOWN AS: 12 HIGH STREET, LINDORA, PA 16045

PROPERTY ID NUMBER: 052-3 8-A177-0000

BEING THE SAME PREMISES WHICH JULIA ZAVACKY HERROCK, WIDOW LADY BY DEED DATED 3/5/1977 AND RECORDED 3/7/1977 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1039 AT PAGE 60, GRANTED AND CONVEYED UNTO GRACE HERROCK, SINGLE LADY, NOW DECEASED.

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30016

C.P. 2021-20166

ATTY KIMBERLY BONNER

Seized and taken in Execution as the property of **GERALD W. WATTS** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, Being:-

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

BEGINNING at a point where the center line of Legislative Route 10090 intersects the center line of Legislative Route 387, also known as Travel Route 356; thence by a line through the center of Legislative Route 387, also known as Travel Route 356, the following four courses and distances: North 18° 30' West, 188.00 feet to a point; thence North 19° 31' West, 148.94 feet to point; North 23° 00' West, 75.00 feet to a point; thence North 63° 19' East 192.00 feet, more or less, to a point in the center of Legislative Route 10090; thence by a line through the center of Legislative Route 10090, the following courses and distances; South 10° 00' East, 85.00 feet to a point, South 2°52' East, 61.32 feet to a point; South 4° 00' West, 255.00 feet to a point, due South, 142.00 feet to a point in the center of Legislative Route 387 above mentioned, the place of beginning.

TOGETHER WITH AND SUBJECT to a right of way 14 feet wide being 7 feet wide on each side of the fifth course in this deed (which runs North 63° 19' East, 92 feet from the center of legislative Route 387) extending from the middle of said Legislative Route 387, a distance of 120 feet, to be used by the grantees of the lot herein described, their heirs and assigns, in common with former grantors hereof, their heirs and assigns as owners of the property adjoining and adjacent to the lot herein described on the northwest, as more particularly described in deeds of record in the Recorder's Office of said County in Deed Book Volume 669, Page 513 and Deed Book Volume 648, Page 165, hereinafter recited, as a means of ingress and egress to and from the said lots, and to be appurtenant to said lots.

HAVING erected thereon a one-story brick dwelling.

BEING the same premises conveyed to the grantors herein by the deed dated December 4, 1981 and recorded in the Office of the Recorder of Deeds of Butler county on December 4, 1981 in Mortgage Book 1142, Page 473.

BEING Tax Parcel 040-1F05-1BA1

BCLJ: June 11, 18, 25, 2021

E.D. 2019-30312
C.P. 2019-22242
ATTY ANDREW MARKOWITZ

Seized and taken in Execution as the property of **GINA M. WOLF FKA GINA M. SZEGHO** at the suit of **BANK OF AMERICA, N.A.**, Being:-

TAX I.D.#: 270-3F49-14-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE VILLAGE OF RENFREW, PENN TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER LINE OF L.R. 10015 AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT OF BEGINNING IS INTERSECTED BY THE CENTER LINE OF T-450; THENCE BY SAME, NORTH 66° 05' 40" WEST A DISTANCE OF 274.61 FEET; THENCE CONTINUING BY SAME, NORTH 69° 57' 20" WEST A DISTANCE OF 20.42 FEET TO A POINT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF K.L. DONALDSON; THENCE BY SAME, NORTH 40° 13' 40" EAST A DISTANCE OF 191.17 FEET TO A POINT IN THE CENTER OF LINE OF L.R. 1015; THENCE BY SAME THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 26° 06'00" EAST A DISTANCE OF 112.05 FEET; THENCE SOUTH 30° 47' 10" EAST A DISTANCE OF 190.46 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

BEING PARCEL NUMBER: 270-3F49-14-0000

BEING THE SAME PREMISES CONVEYED TO GINA SZEGHO FROM LOYAL J. MCCORMICK, JR. AND MARCIA A. MCCORMICK BY DEED DATED 11/30/1994 AND RECORDED 12/5/1994 IN BOOK 2488 PAGE 348

BCLJ: June 11, 18, 25, 2021

Sheriff of Butler County, Michael T. Slupe