

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: Patricia E Abadie**

Late of: Cranberry Township PA
 Executor: Christine M Cristallino
 223 West Jefferson Road
 Butler PA 16002
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

**Estate of: Beau Barclay
a/k/a: Beau David Barclay**

Late of: Cranberry Township PA
 Executor: George Mezey
 2005 Woodland Road
 Mars PA 16046
 Attorney: Kenneth M Ventresca
 Ventresca & Ventresca LLP
 5500 Brooktree Road Suite 101
 Wexford PA 15090
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Patricia J Brody

Late of: East Butler PA
 Executor: Linda Turco
 221 Cedar Drive
 Kittanning PA 16201
 Executor: Patrica Brody
 909 Madison Ave
 East Butler PA 16029
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

**Estate of: Wayne Brumagin
a/k/a: Wayne P Brumagin**

Late of: Butler Township PA
 Executor: Gayle A Brumagin
 494 Maple Ridge Lane
 Chicora PA 16025
 Attorney: Lynn M Patterson
 Stock & Patterson

1202 Oakridge Dr
 Butler PA 16001
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Joyce A Dickman

Late of: Cranberry Township PA
 Administrator C.T.A.: Margaret A Garvin
 1655 Scrubgrass Road
 Mercer PA 16137
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd Po Box 67
 Slippery Rock PA 16057
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Maria E Dowd

Late of: Jackson Township PA
 Executor: Thomas W Dowd
 177 Fanker Road
 Harmony PA 16037
 Attorney: John T Richards III
 Richards & Richards LLP
 101 Bradford Rd Ste 100
 Wexford PA 15090
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Mary M Green

Late of: Center Township PA
 Executor: Joyce A Cully
 245 Beacon Light Road
 Renfrew PA 16053
 Attorney: James P Coulter
 Dillon McCandless King Coulter & Graham
 LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: George T Hensel

Late of: Mars PA
 Executor: Brian D Hensel
 305 N Second St Pike
 Churchville PA 18966
 Attorney: Paula J Willyard
 Willyard Law Firm Pc
 382 N Pike Road
 Sarver PA 16055
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Belinda Dinan Koontz

Late of: Adams Township PA

Executor: Theodore W Koontz II
 678 East Village Green Blvd
 Mars PA 16046
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Patsy V Martino

a/k/a: Patsy Victor Martino
 Late of: Harrisville PA
 Executor: Mary A Martino

136 Black Road
Harrisville PA 16038
Attorney: Michael J Damico
Damico Law Offices LLC
310 Grant St Suite 825
Pittsburgh PA 15219
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Tyler Allen Pulpan

Late of: Cranberry Township PA
Administrator: Shawn F Pulpan
389 Cobblestone Cir
McKees Rocks PA 15136
BCLJ: Jan. 24, 31 & Feb. 7, 2025

**Estate of: Adam Francis Rodgers
a/k/a: Adam Rodgers**

Late of: Slippery Rock PA
Executor: Francis S Rodgers Jr
113 Breese Ln
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King Coulter & Graham
LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: John L Schmeider

a/k/a: John L Schmeider Sr
Late of: Winfield Township PA
Administrator: John L Schmeider Jr
611 Winfield Rd
Cabot PA 16023
Attorney: Michael S Lazaroff Esquire
277 West Main St
Po Box 216
Saxonburg PA 16056
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Gerald Sheppeck

Late of: Chicora PA
Executor: Deborah L Bresnehan
117 Sople Lane
Chicora PA 16025
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Dorothy L Soule

a/k/a: Dorothy Louise Soule
Late of: Center Township PA
Executor: Brian D Soule
234 East Muntz Avenue
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202

Butler PA 16001
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Patricia M Sutton

Late of: Butler Township PA
Executor: Karen E Rumin
1139 Premier St
Pittsburgh PA 15201
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Virginia E Sylvester

Late of: Zelenople PA
Executor: Elisabeth A Broussard
10500 Lakeline Mall Drive
Apt 3401
Austin Tx 78717
Attorney: J Philip Colavincenzo
255 College Ave
Beaver PA 15009
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Victor Thomas Zakowski Jr

a/k/a: Victor Thomas Zakowski
Late of: Harmony PA
Executor: Carol Ann Zakowski
108 Seneca Farm Drive
Harmony PA 16037
BCLJ: Jan. 24, 31 & Feb. 7, 2025

SECOND PUBLICATION

Estate of: Bernadette Athanasiou

Late of: Evans City PA
Administrator: Theresia Chevallier
138 Harrison Street
Evans City PA 16033
Attorney: Jennifer R Pullar
Paragon Legal Inc
228 South Main Street
Butler PA 16001
BCLJ: Jan 17, 24 & 31, 2025

Estate of: Clarence W Bishop Jr

Late of: Fairview PA
Executor: Lori K Martin
153 South Fairview Main St
Petrolia PA 16050
Executor: Matthew S Bishop
107 Oak Drive
Chicora PA 16025
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: Jan 17, 24 & 31, 2025

Estate of: Dianne M Duffy

Late of: Valencia PA
 Executor: Karen Pennell
 519 O'block Avenue
 Pittsburgh PA 15239
 Attorney: Mary Jo Corsetti
 Williams Coulson
 420 Ft Duquesne Blvd 16th Floor
 Pittsburgh PA 15222
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Lois A Dunbar

a/k/a: Lois M Dunbar

Late of: Penn Township PA
 Admr. D.B.N. C.T.A.: Sherrie E
 Grottenthaler
 11 Grange Road
 McDonald PA 15057
 Admr. D.B.N. C.T.A.: Lauren C Somple
 Box 806
 Bath OH 44210
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Cynthia Roxanne Elder

a/k/a: Cindy Elder

Late of: West Sunbury PA
 Administrator: Jamie Dale Elder
 200 Hooker Road
 West Sunbury PA 16061
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Regis W Harrington Jr

Late of: Evans City PA
 Executor: Kelly Harrington
 309 Woodbridge Drive
 Pittsburgh PA 15237
 Attorney: Amanda C Cook
 Cook Law & Mediation Services
 9380 McKnight Rd Suite
 106 Arcadia Court
 Pittsburgh PA 15237
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Mike Howryla

a/k/a: Michael Howryla

Late of: Zelenople PA
 Executor: Richard M Howryla
 993 Whitestown Road
 Butler PA 16001
 Executor: Joyce Sheakley
 160 Silvertown Drive
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King

Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Carol A Liebold

Late of: Sarver PA
 Executor: Linda Liebold
 114 Jefferson Street
 Paden City WV 26159
 Attorney: Kelton Merrill Burgess
 Law Offices Of Kelton M Burgess
 1300 Fifth Avenue Suite 201
 Pittsburgh PA 15219
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Victor P McKinney Jr

a/k/a: Chip McKinney

a/k/a: Victor Paul McKinney Jr

Late of: Clay Township PA
 Executor: Kay L McKinney
 182 Queen Junction Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Todd Anthony Nussbaumer

Late of: Buffalo Township PA
 Administrator: April Nussbaumer
 2175 Garden Way
 Freeport PA 16229
 Attorney: Branden A Fulciniti
 Jones Gregg Creehan & Gerace LLP
 20 Stanwix Street Suite 1100
 Pittsburgh PA 15222
 BCLJ: Jan 17, 24 & 31, 2025

Estate of: Shawn M Phillips

Late of: Adams Township PA
 Executor: Michael D Phillips
 107 Aspen Road
 Butler PA 16001

Estate of: Michael T Rapach

Late of: Cranberry Township PA
 Administrator: Luke Michael Rapach
 152 Tidewater Way
 Charleston Sc 29492
 Attorney: Wendy Denton Heleen
 Goehring Rutter & Boehm
 2100 Georgetown Drive Suite 3110
 Sewickley PA 15143
 BCLJ: Jan 17, 24 & 31, 2025

**Estate of: Robert W Seiling
a/k/a: Robert Walter Seiling**
Late of: Cranberry Township PA
Executor: Jill Rene Welch
75 Winterbrook Dr
Cranberry Twp PA 16066
Attorney: Nora C Peace
1501 Mt Royal Blvd
Glenshaw PA 15116
BCLJ: Jan 17, 24 & 31, 2025

**Estate of: Patricia L Ebert Skander
a/k/a: Patricia L Skander**
Late of: Seven Fields PA
Administrator: Brenda Mazinski
807 Brookfield Dr
Seven Fields PA 16046
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: Jan 17, 24 & 31, 2025

THIRD PUBLICATION

Estate of: Evelyn Leach Allman
Late of: Mars PA
Administrator C.T.A: Todd Allman
507 Cathys Ct
Cranberry Twp PA 16066
BCLJ: Jan. 10, 17 & 24, 2025

Estate of: Ira E Baumgartel
Late of: Mars PA
Executor: Michele M Baumgartel
1615 Three Degree Road
Mars PA 16046
Attorney: Gabrielle N Morella
Morella & Associates PC
706 Rochester Road
Pittsburgh Pa 15237
BCLJ: Jan. 10, 17 & 24, 2025

Estate of: Nicholas Samuel Crea
Late of: Valencia PA
Executer: Matthew J Crea
9300 Almar Place
Pittsburgh PA 15237
BCLJ: Jan. 10, 17 & 24, 2025

**Estate of: Dolores A Griwatz
a/k/a: Dolores Amelia Griwatz**
Late of: Zelienople PA
Executor: Gary G Griwatz
205 Bentbrooke Circle
Cranberry Twp PA 16066
BCLJ: Jan. 10, 17 & 24, 2025

**Estate of: Aaron M Hogg
a/k/a: Aaron Hogg**
Late of: Slippery Rock PA
Administrator: Charles A Hogg
368 Barron Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: Jan. 10, 17 & 24, 2025

**Estate of: Oneta W Perry
a/k/a: Oneta S Perry
a/k/a: Oneta Perry**
Late of: Middlesex Township PA
Executor: Clifford M Perry
110 Woodhaven Dr
Baden PA 15005
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: Jan. 10, 17 & 24, 2025

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH
November 26 - December 5, 2024**

A C G S Group LLC; Acgs Group LLC--PEOPLES SECURITY BK & TR CO--
Adams Twp Sub/Condo:Adams Corners
B Parcel B Godda Lot:B Parcel:010-3F57-
A25C:\$4,266,000.00

Abbott, Donna S; Abbott, Mark--PNC
BK NATL ASSN--Saxonburg Boro
Sub/Condo:Saxonburg Village Ph IV
Unit:508 Street:508 Willow Ct Parcel:500-
S3-C508:\$150,000.00

**Abrahamsen, Christopher Erik;
Abrahamsen, Gabrielle Christina--**UNITED WHOLESAL MTG LLC--
Cranberry Twp Sub/Condo:E H Shouse
Plan No 10 Lot:1007 Street:3257 Unionville
Road Parcel:130-S9-E1007:\$532,950.00

**Adam Heath Group LP a/k/a; Adams Health
Group LP a/k/a; Myoma Assoc LLC--**
S&T BK--Adams Twp Street:518 Myoma
Road Parcel:010-4F35-28F:\$200,000.00

**Adams Health Group LP; Myoma Assoc
LLC--**S&T BK--Adams Twp Street:518
Myoma Road Parcel:010-4F35-
28F:\$2,000,000.00

Amet Holdings LLC--UNITED
WHOLESAL MTG LLC--Butler City
Ward:3 Sub/Condo:Schenck Plan Lot:2
Street:424 W Cunningham St Parcel:563-
8-42A:\$58,500.00

Malinowski :202500006
Michael Alexander Crawford and Lauren
Michelle Pakanich :202500008
Kevin Anthony Williams and Whitney Lee
Rathfon :202500009
Connor Devon Shinsky and Madison
Emmeline Semler :202500007

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Geiger Family Trust dated February 9, 2001. Thomas L. Geiger, Grantor of the trust, of Valencia, Butler County, Pennsylvania, died on November 6, 2024. All persons having claims against Thomas L. Geiger are requested to make known the same to the trustee or attorney named below. All persons indebted to Thomas L. Geiger are requested to make payment without delay to the trustee or attorney named below.

**Daniel C. Geiger, Stephen C. Geiger,
Garrett T. Geiger, and
Arthur J. Geiger, Trustees
c/o Emily N. Masotto, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066**

BCLJ: Jan 24, 31 & Feb 7, 2025

NOTICE OF VOLUNTARY DISSOLUTION

Notice to Creditors and Claimants:

NOTICE IS HEREBY GIVEN, pursuant to and in accordance with section 1975(b) of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, as amended (the "BCL"), you are hereby given notice that **VM Parent, Inc.**, a Pennsylvania corporation (the "Corporation"), with an office and mailing address located at 210 W. Kensinger Dr., Suite 500, Cranberry Township, PA 16066, have duly adopted the plan of dissolution, dated December 31, 2024, to voluntarily dissolve the Corporation and wind up and settle its affairs in the manner prescribed by BCL, Section 1975, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: Jan 24, 2025

**ARTICLES OF INCORPORATION
NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on January 11, 2025 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Seneca Valley Boys Volleyball Boosters**. The corporation is formed exclusively to raise funds and provide support for the Seneca Valley Boys Volleyball program, by organizing fundraising events and volunteer efforts which enhance the students' educational experience and to support the school district in covering the cost of the extracurricular component of its educational program, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Steven T. Casker, Esq.
Lope Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: Jan 24, 2025

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 21st day of March, 2025** 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 18, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

January 24, 31 & February 7, 2025

No. 2024-30198

KEYBANK NA S/B/M FIRST NIAGARA BANK, N.A. vs

JOHN WILLIAM BARBATI, AS CO-ADMINISTRATOR CIA OF THE ESTATE JOJHN ALAN BARBATI, BRIAN JOSEPH BARBATI, AS CO-ADMINISTRATOR CTA OF THE ESTATE JOHN ALAN BARBATI

PROPERTY ADDRESS: 201 WILTSHIRE AVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 561 -35-81E-0000

All that certain land situate in the first ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 43 in the Revised Boyd Heights Plan of Lots as recorded in Rack File 14 page 15. Subject to the building line and any easements and servitudes as shown by instruments of record. Being the same granted to the grantors recorded at the Recorder of Deeds office of Butler County, Pennsylvania by Deed dated June 28, 1976, Deed Book 1026,

Page 158. Subject to restrictions, reservations, easements covenants, oil, gas or mineral rights of record, if any.

BEING known and numbered as 201 Wiltshire Avenue, Butler, PA 16001

Being the same property conveyed to John

Alan Barbati who acquired title by virtue of a deed from John Alan Barbati and Kathryn M. Barbati, his ife, dated December 23, 1993, recorded December 29, 1993, at Document ID 031089, and recorded in Book 2391, Page 922, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-35-81E-0000

BCLJ: January 24, 31 & February 7, 2025

No. 2023-30030

WILMINGTON SAVINGS FUND SOCIETY FSB vs

JEFFREY M. BARBER, JULIANE M. BARBER

PROPERTY ADDRESS: 181 Brinker Rd, Butler, PA 16002 UPI / TAX PARCEL NUMBER: 290-1 FI 51-25.0000

ALL THAT CERTAIN lot or parcel of land situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of T-588 at the Southeast corner of the parcel herein described, said point being common to the Northeast corner of lands of now or formerly L. Wager; thence by the Northern line of Wagner, North 84° 50' 53" West, a distance of 202.3 feet to a point on the line of lands of now or formerly Heasely Nurseries, Inc.; thence by same the following courses and distances: North 17° 6' 00" West, a distance of 183.67 feet to a point; thence North 2° 53' 33" East, 578.37 feet to a point on the line of the railroad right of way; thence by same the following five courses and distances: North 75° 37' 26" East, a distance of 68.58 feet; thence South 71° 7' 34" East. A distance of 600 feet; thence South 62° 18' 34" East, a distance of 750.00 feet; thence South 68° 23' 37" East, a distance of 596.89 feet; thence South 72° 26' 23" East, a distance of 343.75 feet to a point in the center line of T-588; thence by same, South 3° 44' 20" West, 407.32 feet to a point, the place of beginning.

CONTAINING 23.39 acres and having thereon erected a dwelling house and outbuildings.

BEING THE SAME PREMISES which Jeffrey M. Barber, by Deed dated March

27, 2007 and recorded on March 30, 2007, in the Butler County Recorder of Deeds as Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Wemer-Barber, husband and wife.

Being Known as 181 Brinker Road, Butler, PA 16002 Parcel I.D. No. 290-1 F151-25.0000

BCLJ: January 24, 31 & February 7, 2025

No. 2017-30207

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs

BERNARD D CREEDON, NATALI A CREEDON

PROPERTY ADDRESS: 210 CRESCENT CT, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S20-C210000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 21 in the Ravenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvanian, in Plan Book Volume 160, pages 46 and 47.

UNDER AND SUBJECT, nevertheless, to certain covenants, conditions and restrictions as set forth in the Protective Covenants affecting Ravenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2246, page 1.

AND the Grantees, for themselves, their heirs and assigns, by acceptance of this Deed agree with the Grantor, his heirs and assigns, that such the covenants, conditions and restrictions shall be covenants running with the land.

UNDERAND SUBJECT to all matters as shown on the Ravenwood Plan of Lots.

UNDER AND SUBJECT to all prior grants and reservations of coal, oil, gas, mining rights, rights of way, easements, covenants and restrictions, as the same may be and appear in prior instruments of record.

BEING THE SAME PREMISES which Robert

C. Sinewe and Michelle M. Sokolowski, his wife, by Deed dated July 17, 1998 and recorded on July 20, 1998, in the Butler County Recorder of Deeds Office at Deed Book Volume 2888 at Page 694, as Instrument No. 199807200020117, granted and conveyed unto Bernard D. Creedon and Natali A. Creedon, husband and wife.

Being Known as 210 Crescent Court, Cranberry Township, PA 16066

Parcel I.D. No. 130 S20 C210000

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30203

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 vs

RYAN DAVID EARLY, LINDA CAMPBELL, ERICA EARLY AKA EARLY, ERICA L. AKA EARLY, ERICA LINNAE

PROPERTY ADDRESS: 106 MORRIS ROAD, PETROLIA, PA 16050 UPI / TAX PARCEL NUMBER: 310-3F10-4J0000

ALL THAT CERTAIN piece, parcel or tract of land situate in Washington Township, Butler County, Commonwealth of Pennsylvania, bounded and described in accordance with survey of R.B. Shannon & Associates, Inc. dated August 6,1990, as follows:

BEGINNING at a point on the center line at the intersection of Old Route 38 and Township Road T-633, being the Northeast corner of the parcel herein conveyed;

THENCE South 12 degrees 00' 00" West along the center line of Old Route 38, a distance of 778.63 feet to a point;

THENCE North 56 degrees 25' 55" West along lands of now or formerly Charles W. Gladd, a distance of 270.52 feet to a point;

THENCE North 18 degrees 38' 16" East along lands of now or formerly Salvatore Muscatelo, a distance of 648.86 feet to a point on the center line of T-633;

THENCE South 89 degrees 06' 43" East along said center line, a distance of 179.95 feet to a point, the place of beginning

TAX PARCEL: 310-3F10-4J0000

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30221

LAKEVIEW LOAN SERVICING, LLC vs

CHRISTINE L. GETNER

PROPERTY ADDRESS: 119 MCCONNELL DRIVE, BULTER, PA 16001 UPI / TAX PARCEL NUMBER: 170-S2-A21-0000

ALL that certain piece, parcel or tract of land situate in the Township of Franklin, County of Butler and State of Pennsylvania, being known and numbered as Lot No. 21 in the Andrews Realty Company of New Castle Plan of Lots, known as Mount Chestnut springs, as the same is recorded in the Recorder's Office of Butler County at Plot Book 4, Page 24, said lot being bounded and described as follows: Bounded on the North by Lot No. 51 in said plot of Moun Chestnut Springs; on the East by Lot No. 24 in said plot; on the South by Lot No. 22 in said plot and on the West by McConnell Drive, and extending back of even width a distance of two hundred (200) feet. SAID property being more specifically described as follows:

BEGINNING at a point in the center line of McConnell Drive, said point being the Northwest comer of the parcel herein described and common to the Southwest corner of Lot No. 51; thence by Lot 51, North 81° 57' 45" East, 200 feet co an existing monument at the Northwest corner of Lot 24; thence by Lot 24, South 2° 2' 15" East, 115 feet to an existing iron pin at the Northeast corner of Lot 22; thence by Lot 22, Souch 87° 57' 45" West, 200 feet to a point in the center line of McConnell Drive; thence by same, North 2° 2' 15" West, 115 feet to a point the place of beginning.

PROPERTY KNOWN AS 119 McConnell Drive, Butler, PA 16001

Parcel Number: 170-S2-A21-0000

Property Address: 119 McConnell Drive, Butler, PA 16001

BEING the same premises which Clifford P. Boyer a/k/a Clifford R. Boyer and Bobbie L. Boyer by Deed dated May 7, 2004 and recorded in the Office of Recorder of Deeds of Butler County on May 10, 2004

Instrument#200405100014714 granted and conveyed unto Christine L. Getner.

BCLJ: January 24, 31 & February 7, 2025

No. 2023-30114

WILMINGTON SAVINGS FUND SOCIETY FSB vs

DARLENE J. KISER

PROPERTY ADDRESS: 226 HAVENHILL DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 056-20-J950000

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

HAVING ERECTED THEREON A DWELLING HOUSE.

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

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

PARCEL NO. 056 20 1950000

BCLJ: January 24, 31 & February 7, 2025

No. 2020-30071

21 ST MORTGAGE CORPORATION, ASSIGNEE OF MERS AS NOMINEE FOR CIT GROUP/CONSUMER FINANCE INC. vs

KATHLEEN LAURIA, STEVEN LAURIA

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051 UPI / TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to s point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppingor, South 88 degrees West, a distance of 641 feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30230

PHH MORTGAGE CORPORATION vs

JEAN LUMLEY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF RALPH R. DAY, DECEASED, PATTY NAGY,

SOLELY IN HER CAPACITY AS KNOWN HEIR OF RALPH R. DAY, DECEASED, NANCY NEFF, SOLELY IN HER CAPACITY AS KNOWN HEIR OF RALPH R. DAY, DECEASED, UNKNOWN HEIRS OF RALPH R. DAY

PROPERTY ADDRESS: 901 BROADWAY AVE, EAST BUTLER, PA 16029 UPI / TAX PARCEL NUMBER: 380-S4-A804-0000

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN THE BOROUGH OF EAST BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY BROADWAY STREET; ON THE EAST BY NINTH STREET; ON THE SOUTH BY AN ALLEY; AND ON THE WEST BY LOT NO. 805 IN PLAN OF LOTS LAID OUT BY THE BUTLER LAND AND IMPROVEMENT COMPANY AT EAST BUTLER, AND BEING IN SIZE SIXTY (60) FEET ON SAID BROADWAY STREET AND RUNNING BACK BY PARALLEL LINES ONE HUNDRED TWENTY-FIVE (125) FEET TO AN ALLEY, AND BEING KNOWN AS LOTS NOS. 803 AND 804 IN THE ABOVE MENTIONED PLAN OF LOTS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 380-54-A804; SOURCE OF TITLE IS BOOK 1113, PAGE 21 (RECORDED 05/05/80)

Parcel Number: 380-S4-A804-0000

Property Address: 901 Broadway Avenue, East Butler, PA 16029

BEING the same premises which George J. Schnur and Marcella F. Schnur, His Wife by Deed dated April 28, 1980 and recorded in the Office of Recorder of Deeds of Butler County on May 5, 1980 at Book 1113, Page 21 granted and conveyed unto Ralph R. Day And Dorothy M. Day, His Wife.

THE SAID Ralph R. Day having departed this life on November 18, 2023.

THE SAID Dorothy M. Day having departed this life on July 6, 2017.

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30220

WELLS FARGO BANK, N.A. vs

DON W. OSBORNE, JESSICA K OSBORNE

PROPERTY ADDRESS: 340 MARS VALENCIA ROAD, MARS, PA 16046 UPI / TAX PARCEL NUMBER: 10-3F66-56D1A

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of the tract herein conveyed at a point on the West line of the Mars-Valencia Road at the corner of lands now or formerly of Rosebaugh; thence South 140 25' West along the West line of the Mars-Valencia Road, a distance of 120.00 feet to a point by lands now or formerly of Adams; thence North 75 0 35' West along lands now or formerly of Adams, a distance of 140.00 feet to a point at other lands now or formerly of Sample A. Kennedy and Marvel L. Kennedy, his wife; thence North 140 25' East along other lands now or formerly of Sample A. Kennedy, et ux. a distance of 120.00 feet to a point by lands now or formerly of Rosebaugh; thence South 75 0 35' East along lands now or formerly of Rosebaugh, a distance of 140.00 feet to a point at the place of BEGINNING.

TAX PARCEL NO. 10-3F66-56D1A

UNDER AND SUBJECT to a right of way of 16 feet in width for the purpose of ingress, egress and for a lot of land lying directly west of the above described property and formerly a part of the same tract, which right of way runs from the East side of the above described property, being the Mars-Valencia Road, to the West side of the above described property and more fully shown on a survey of Lucas Engineering Co., dated December 9,1969.

BEING the same premises which Robert C. Lambert and Robyn L. Lambert, husband and wife, by Deed dated December 16, 2011, and recorded December 21, 2011, in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania, as Instrument No. 201112210031704, granted and conveyed unto Don W. Osborne and Jessica K. Osborne, husband and wife, in fee.

Tax Parcel: 10-3F66-56-D1A

Premises Being: 340 Mars Valencia Road, Mars, PA 16046

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30219

CARRINGTON MORTGAGE SERVICES, LLC vs

JUSTIN MARCUS PERKINS, JOYCE ILLEEN PERKINS A/K/A JOYCE ILLEEN PERKINS

PROPERTY ADDRESS: 185 ALDERSON ROAD, SAXONBURG, PA 16056 UPI / TAX PARCEL NUMBER: 230-2F75-9D-0000

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

BEGINNING at a point on the centerline of Township Road T-484 a/k/a Alderson Road, having a 33 foot right of way, said point being common to line of Parcel 1 in the Hay Subdivision No 1 ; thence following the centerline of Township Road T-484 the following courses and distances; South 53° 57' 24" East, 82.51 feet; South 58° 25' 03" East, 117.49 feet to a point; thence leaving the centerline of Township Road T-484, South 16° 05' 11" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 228.00 feet to a point; thence North 65° 06' 12" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 164.76 feet to a point; thence North 23° 27' 28" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 83.58 feet to a point; thence North 23 ° 2T 39" East along line of Parcel 1 in the aforesaid Subdivision, a distance of 199.47 feet to a point at the place of beginning.

BEING known as Parcel 3 in the Hay Subdivision No. 1 as prepared by W. J. McGarvey of Butler, Pennsylvania, dated January 26, 1983, revised March 04, 1983, and January 19, 1984, and recorded in the Butler County Recorder's Office in Rack File 103, Page 22.

PARCEL NO. 230-2F75-9D-0000

Being the same premises which Thomas Barthel, by Deed dated 02/19/2021 and

recorded 03/16/2021, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202103160007373, granted and conveyed unto Justin Marcus Perkins and Joyce Illeen Persons, in fee.

Tax Parcel: 230 2F75 900000

Premises Being: 185 Alderson Rd, Saxonburg, PA 16056

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30223

CARRINGTON MORTGAGE SERVICES, LLC vs

WILLIAM POTTS

PROPERTY ADDRESS: 182 GLADE RUN ROAD, RENFREW, PA 16053 UPI / TAX PARCEL NUMBER: 160-3F70-6A1AA-0000

ALL THAT CERTAIN TRACT OF LAND SITUATE FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING DESIGNATED AS LOT NUMBER 1 OF THE JAMES BANEY PLAN 2 RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 138, PAGE 31.

SUBJECT TO A FIFTY (50) FOOT BUILDING LINE.

SUBJECT TO INGRESS AND EGRESS ACROSS LOT TO EXISTING DRIVEWAY AS SHOWN ON RECORDED PLAN.

UNDER AND SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS RECORDED IN PRIOR INSTRUMENTS OF RECORD.

PARCEL NO. 160-3F70-6A1AA-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 182 Glade Run Road, Renfrew, PA 16053

BEING THE SAME PREMISES which James E. Baney and carol E. Baney, husband and wife, by Deed dated June 29, 1990 and recorded July 5, 1990 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Book 1612, Page 295 granted and conveyed unto William Potts

and Eileen Potts, husband and wife, in fee.

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30232

WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE GREEN TREE MORTGAGE LOAN TRUST 2005-HE1 vs

DEBRA L RUSSELL

PROPERTY ADDRESS: 607 CASSANDRA DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S24-D6-0000

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being specifically described as Lot NO. 6 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on the 20th day of December, 19S6 at Plan Book Volume 198, pages 36-38.

TITLE VESTED IN Debra L. Russell from Christopher P. Wiesen and Brenda K. Wiesen by Deed dated October 13, 199, recorded on October 26,199, at the Butler County Recorder of Deeds Office, in Deed Book 3064, page 0556.

The improvements thereon being known as 607 Cassandra Drive, Cranberry Township, PA 16066.

Tax Map No. I30-S24-D6-0000

BCLJ: January 24, 31 & February 7, 2025

No. 2022-30089

FREEDOM MORTGAGE CORPORATION vs

TYLER A. SLEPSKI

PROPERTY ADDRESS: 308 WEST BOYD AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 561-31-130

All that certain piece, parcel or lot of land situate in the First Ward of the city of Butler, Butler County, Pennsylvania, being known

and designated as Lot 15 in the Plan of Lots in Purpart 5 of the W.S. Boyd Plan of Springdale as recorded in the Recorder's Office of Butler County, PA, at Plan Book 2 page 22, and being more specifically bounded and described as follows:

Commencing at a point on the Northerly line of West Boyd Avenue at a point in common to Lot 14 of the same Plan, said point being the Southeast corner of the premises herein described; thence along the Northerly line of West Boyd Avenue, North 88 degrees 45 minutes 00 seconds West a distance of 40.0 feet to a point on Lot 16; thence by line of same, North 01 degree 15 minutes 00 seconds East a distance of 107.60 feet to Tacoma Avenue; thence by line of same North 54 degrees 00 minutes 00 seconds East a distance of 3.97 feet to a point on Shady Avenue; thence by line of same South 88 degrees 45 minutes 00 seconds East a distance of 36.84 feet to a point on line of Lot 14; thence by line of same South 01 degree 15 minutes 00 seconds West a distance of 110.0 feet to a point, the place of the beginning.

Having thereon erected a two-story frame dwelling.

Being Tax Parcel No.: 561-31-130

BEING THE SAME PREMISES which Ralph D. Slepiski and Tonya M. Snyder n/k/a Tonya M. Slepiski, husband and wife, by Deed dated 10/30/2018 and recorded 10/31/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810310022311, granted and conveyed unto Tyler A. Slepiski, a single man, in fee.

Tax Parcel: 561-31-130

Premises Being: 308 West Boyd Avenue, Butler, PA 16001

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30207

FIRST COMMONWEALTH BANK vs

COREY A STEWART, CANDACE E CORVI

PROPERTY ADDRESS: 135 RIMP ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-S4-C2-0000

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

COMMENCING at a point in the center line of T-628, at a point in common to Lot No. 1 of the same Plan; thence along the center line of T-628, North 1 1 degrees 19 minutes West, a distance of 128.21 feet to a point; thence continuing along the center line of T-628, North 4 degrees 41 minutes West, a distance of 21.79 feet to a point on line of Lot No. 3 of the same Plan; thence along line of Lot No. 3, North 85 degrees 53 minutes 10 seconds West, a distance of 484.69 feet to a point on line of lands of now or formerly M.C. Geibel; thence along line of lands of now or formerly M.C. Geibel, North 7 degrees 7 minutes East, a distance of 145.32 feet to a point on line of Lot No. 1; thence along line of Lot No. 1, South 85 degrees 53 minutes 10 seconds East, a distance of 439.64 feet to a point in the center line of T-628, the place of beginning.

CONTAINING 1.54 acres in accordance with survey of Greenough & Greenough, Inc. dated September 20,1976.

BEING Lot No. 2 in the Property Subdivision of Regis R. Shuler and Betty J. Shuler as recorded in the Recorder's Office of Butler County, PA at Plan Book 68, Page 31.

HAVING erected thereon a dwelling known as 135 Rimp Road, Butler, PA 16002 and designated as Assessment No. 290-S4-C2-0000.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same property which Debra L. Smith, now known as Debra L. Fair and Dawn S. Finucan, by Deed dated September 23, 2015 and recorded with the Recorder of Deeds of Butler County, Pennsylvania on September 25, 2015 at Instrument No. 201509250021236, granted and conveyed unto Corey A. Stewart and Candace E. Corvi, as joint tenants with the right of survivorship in the survivor.

BCLJ: January 24, 31 & February 7, 2025

No. 2022-30069

FREEDOM MORTGAGE CORPORATION
vs

RYAN J. TODD, KRISTEN D. RUGG

PROPERTY ADDRESS: 1957 Oneida Valley Rd, Karns City, PA 16041 UPI/ TAX PARCEL NUMBER: 110-3F08-15E

ALL that certain piece, parcel or lot of land situate in Concord Township, Butler County, Pennsylvania, known as Lot No. 2-A in the Schmoll Subdivision No. 2 as filed at Plan Book 165, Page 21, more particularly described as follows:

BEGINNING at the Northeastern corner of Lot No. 2-A and being a point in the center of State Route 28;

THENCE South 26° 35' 00' West along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 27° 31' 00' West continuing along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 28° 10' 30" West continuing along the center line of State Route 38 a distance of 100 feet to a point, being the Southeast corner of Lot No. 2-A;

THENCE North 62° 29' 00' West leaving the center line and along other lands, now or formerly, of Richard C. Schmoll, a distance of 289.40 feet to an iron pin;

THENCE North 27° 25' 30' East along lands now or formerly of Richard C. Schmoll a distance of 299.98 feet to an iron pin;

THENCE South 62° 29' 00' East along lands now or formerly of Richard C. Schmoll a distance of 289.40 feet to a point in the center line of State Route 38, the place of beginning.

CONTAINING 2 acres, more or less, and a dwelling house. BEING designated as Tax Parcel ID No. 110-3F08-15E.

BEING THE SAME PREMISES which Kevin J. Campbell and Janet E. Campbell, husband and wife, by Deed dated 10/10/2018 and recorded 10/15/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810150020827, granted and conveyed

unto Ryan J. Todd and Kristen Rugg, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, in fee.

Tax Parcel: 110-3F08-15E

Premises Being: 1957 Oneida Valley Road, Karns City, PA 16041

BCLJ: January 24, 31 & February 7, 2025

Sheriff of Butler County, Michael T. Slupe