

**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: Alexander Barna  
a/k/a: Alex Barna**

Late of: Cranberry Township PA  
 Executor: Juanita Barna  
 8605 Peters Road  
 Cranberry Twp PA 16066  
 Attorney: Kristen L Behrens  
 Dilworth Paxson LLP  
 457 Haddonfield Rd Suite 700  
 Cherry Hill NJ 08002

BCLJ: October 14, 21, 28, 2022

**Estate of: Richard G Brown  
a/k/a: Richard Brown**

Late of: Zelienople PA  
 Executor: Jeffrey Brown  
 321 Hutchman Road  
 Mars PA 16046  
 Executor: Jennifer Mittereder  
 208 Summit Drive  
 PO Box 213  
 Buck Hill Falls PA 18323  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: October 14, 21, 28, 2022

**Estate of: Joseph Green**

Late of: Clearfield Township PA  
 Executor: Shirley K Green  
 277 Spiker Road  
 Cabot PA 16023  
 Attorney: Andrew J Cypher  
 Mechling & Heller LLP  
 216 N Jefferson Street  
 Kittanning PA 16201

BCLJ: October 14, 21, 28, 2022

**Estate of: Roberta Lee Hartman  
a/k/a: Roberta L Hartman**

Late of: Penn Township PA  
 Executor: Jeanette Lynn Lester  
 224 Wahl Ave  
 Evans City PA 16033  
 Attorney: Darla J Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

BCLJ: October 14, 21, 28, 2022

**Estate of: Barbara Jean Kelly  
a/k/a: Barbara J Kelly**

Late of: Slippery Rock Township PA  
 Administrator: Colleen Anne Dyback  
 523 Grove City Road  
 Slippery Rock PA 16057  
 Administrator: Sheryl A Kelly  
 615 N Liberty Road  
 Grove City PA 16127  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: October 14, 21, 28, 2022

**Estate of: Kerin A LaCoe**

Late of: Valencia PA  
 Administrator: Lauri A Pass  
 3271 State Route 106  
 Clifford Twp PA 18470  
 Attorney: Richard A Fanucci PC  
 1711 Main Street  
 Blakely PA 18447

BCLJ: October 14, 21, 28, 2022

**Estate of: Marilyn Edith Smedley**

Late of: Connoquenessing PA  
 Administrator: Sharon S Schaming  
 898 A Evans City Road  
 Renfrew PA 16053  
 Attorney: David A Crissman  
 Montgomery Crissman and Kubit LLP  
 518 North Main Street  
 Butler PA 16001

BCLJ: October 14, 21, 28, 2022

**Estate of: John M Thomas**

Late of: Butler Township PA  
 Executor: Albert P Thomas  
 516 Muddy Creek Drive  
 Slippery Rock PA 16057  
 Attorney: Megan E Loftis  
 1650 Broadway Avenue  
 Pittsburgh PA 15216

BCLJ: October 14, 21, 28, 2022

**Estate of: Agnes M Watson**

Late of: Zelenople PA  
 Executor: Dennis A Watson  
 Wellington Drive  
 Pittsburgh PA 15229  
 Attorney: Samantha R Cavalier  
 Dickie McCamey & Chilcote PC  
 2 Ppg Place Suite 400  
 Pittsburgh PA 15222

BCLJ: October 14, 21, 28, 2022

**Estate of: Sharon Kay Winterhalter**

Late of: Connoquenessing Township PA  
 Administrator: Cheryl Moore  
 290 Boy Scout Road  
 Evans City PA 16033  
 Attorney: Nathan L Bible Esq  
 NBMS Law PC  
 650 Corporation St Suite 304  
 Beaver PA 15009

BCLJ: October 14, 21, 28, 2022

**Estate of: Hiroko Zang**

Late of: Butler PA  
 Executor: Robert A Zang  
 119 Sumner Avenue  
 Butler PA 16001

BCLJ: October 14, 21, 28, 2022

---

**SECOND PUBLICATION**

**Estate of: Frank Agostino Jr****a/k/a: Frank Agostino**

Late of: Slippery Rock PA  
 Administrator: Tiffany L Agostino  
 204 Roenigk Road  
 Boyers PA 16020  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: October 7, 14, 21, 2022

**Estate of: Norman L Bush**

Late of: Adams Township PA  
 Executor: Laurie U Bush  
 1789 Overlook Drive  
 Ambridge PA 15003  
 Attorney: John F Morris Esq  
 Voelker Kairys & Morris LLC  
 1220 Grant Building 310 Grant Street  
 Pittsburgh PA 15219

BCLJ: October 7, 14, 21, 2022

**Estate of: James T Carver****a/k/a: James Thomas Carver**

Late of: Zelenople PA  
 Executor: Diane C Sims  
 145 Hi-View Drive  
 Fombell PA 16123  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063

BCLJ: October 7, 14, 21, 2022

**Estate of: Henry B Franz****a/k/a: Henry Benedict Franz**

Late of: Slippery Rock PA  
 Executor: Mark G Franz  
 206 London Down Circle  
 Stephens City VA 22655  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: October 7, 14, 21, 2022

**Estate of: William G Hansmann****a/k/a: William George Hansmann**

Late of: Cranberry Township PA  
 Executor: Norma J Hansmann  
 255 Norman Drive  
 Cranberry Twp PA 16066  
 Attorney: Wendy Denton Heleen  
 Goehring Rutter & Boehm  
 437 Grant St Suite 1424  
 Pittsburgh PA 15219

BCLJ: October 7, 14, 21, 2022

**Estate of: George J Latkey**

Late of: Jefferson Township PA  
 Executor: Valerie A McGee  
 131 Williams Point  
 Evans City PA 16033  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelienople PA 16063

BCLJ: October 7, 14, 21, 2022

**Estate of: Marjorie L Long****a/k/a: Marjorie Long**

Late of: Cranberry Township PA  
 Executor: John M Bornyas  
 1208 Palo Alto St  
 Pittsburgh PA 15212

BCLJ: October 7, 14, 21, 2022

**Estate of: William Maynard Mackay**

Late of: Pawleys Island  
 Georgetown County South Carolina  
 Ancillary Ancillary Executor:  
 William M Mackay Jr  
 418 Goldsmith Road  
 Pittsburgh PA 15237  
 Attorney: Christopher M Swart  
 1151 Old Freeport Road  
 Pittsburgh PA 15238

BCLJ: October 7, 14, 21, 2022

**Estate of: William F Mertens**

Late of: Clay Township PA  
 Administrator: Paul E Mertens  
 301 Five Acres Drive  
 Pittsburgh PA 15238  
 Attorney: Howard S Auld Jr  
 Howard S Auld & Associates  
 5018 William Flynn Highway  
 Gibsonia PA 15044

BCLJ: October 7, 14, 21, 2022

**Estate of: Richard A Morledge**

Late of: Valencia PA  
 Executor: Richard Charles Michaelian  
 1537 High Meadow Lane  
 Mechanicsburg PA 17055  
 Attorney: Michael K Parrish Esq  
 Goehring Rutter and Boehm  
 2100 Georgetown Drive Suite 300  
 Sewickley PA 15143

BCLJ: October 7, 14, 21, 2022

**Estate of: John Charles Mulzet****a/k/a: John C Mulzet**

Late of: Cranberry Township PA  
 Executor: Sean C Mulzet  
 4408 Spruce Road  
 Gibsonia PA 15044  
 Attorney: Michael S Lazaroff Esquire  
 277 West Main St  
 PO Box 216  
 Saxonburg PA 16056

BCLJ: October 7, 14, 21, 2022

**Estate of: Catherine B Pearsick****a/k/a: Catherine Pearsick**

Late of: Cranberry Township PA  
 Executor: Geraldine A Kerna  
 339 Green Fields Drive  
 Cranberry Twp PA 16066  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelienople PA 16063

BCLJ: October 7, 14, 21, 2022

**Estate of: Linda M Rihel****a/k/a: Linda Rihel****a/k/a: Linda Mae Rihel**

Late of: Slippery Rock Township PA  
 Administrator: Tiffany L Agostino  
 204 Roenigk Road  
 Boyers PA 16020  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: October 7, 14, 21, 2022

**Estate of: James Kenneth Sines**

Late of: Stillwater  
 Payne County Oklahoma  
 Ancillary Ancillary Administrator:  
 John Daniel Sines  
 5205 Snowmass Cove  
 Austin TX 78749  
 Attorney: Nicholas Longinotti  
 Sechler Law Firm LLC  
 20206 Route 19 Suite 300  
 Cranberry Twp PA 16066

BCLJ: October 7, 14, 21, 2022

**Estate of: Emma C Walter****a/k/a: Emma Walter**

Late of: Harrisville PA  
 Executor: Deborah K Barr  
 151 Jones Road  
 Harrisville PA 16038  
 Attorney: Timothy R Bonner  
 McNickle & Bonner LLP  
 209 West Pine Street  
 Grove City PA 16127

BCLJ: October 7, 14, 21, 2022

**Estate of: Linda B Wilkes****a/k/a: Linda Wilkes**

Late of: Cranberry Township PA  
 Executor: Lindsey Lopresti  
 4724 Coleridge Street  
 Pittsburgh PA 15201  
 Attorney: Ashley E Sharek  
 Sharek Law Office LLC  
 Box 130  
 Bradford Woods PA 15015

BCLJ: October 7, 14, 21, 2022

**THIRD PUBLICATION****Estate of: Lois B Ellis**

Late of: Center Township PA  
 Administrator: Jacque L Book  
 112 Weckerly Road  
 Butler PA 16002

BCLJ: September 30 &amp; October 7, 14, 2022

**Estate of: Betty Jean Fischer****a/k/a: Betty J Fischer**

Late of: Connoquenessing Township PA  
 Executor: Lisa Lynn Shimko  
 114 Art-Lin Drive  
 Butler PA 16001  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

BCLJ: September 30 &amp; October 7, 14, 2022

**Estate of: Kimberly L Kelly**

Late of: Jefferson Township PA  
 Administrator C.T.A.: Jennifer N Laurenson  
 251 Cobblestone Drive  
 Pittsburgh PA 15237  
 Attorney: Matthew E Fischer  
 114 West Cunningham Street  
 Butler PA 16001

BCLJ: September 30 &amp; October 7, 14, 2022

**Estate of: Carolyn Marie Malinak****a/k/a: Carolyn M Malinak**

Late of: Butler PA  
 Executor: Christopher R Malinak  
 205 Columbia Street  
 Butler PA 16001  
 Attorney: Elizabeth A Gribik  
 328 South Main Street  
 Butler PA 16001

BCLJ: September 30 &amp; October 7, 14, 2022

**Estate of: Paul M Newell**

Late of: Allegheny Twp  
 Westmoreland County PA  
 Ancillary Administrator C.T.A.:  
 James P Henderson  
 1212 S Vine Ave Apt 3A  
 Park Ridge IL 60068  
 Ancillary Administrator C.T.A.:  
 Iris N Henderson  
 1212 S Vine Ave Apt 3A  
 Park Ridge IL 60068  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchyk LLP  
 222 South Main St  
 Butler PA 16001

BCLJ: September 30 &amp; October 7, 14, 2022

**Estate of: Rebecca H Newell**

Late of: Buffalo Township PA  
 Executor: Iris N Henderson  
 1212 S Vine Ave Apt 3A  
 Park Ridge IL 60068  
 Executor: James Paul Henderson  
 1215 S Vine Ave Apt 3A  
 Park Ridge IL 60068  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchyk LLP  
 222 South Main St  
 Butler PA 16001

BCLJ: September 30 &amp; October 7, 14, 2022

**Estate of: Thomas L Petty****a/k/a: Thomas Lee Petty**

Late of: Forward Township PA  
 Executor: Jeffrey Lee Petty  
 208 Ledge Rock Lane  
 Mars PA 16046  
 Attorney: Karen Hennon McConnell  
 Cafardi Ferguson Wyrick Weis & Gabriel  
 2605 Nicholson Road Suite 2201  
 Sewickley PA 15143

BCLJ: September 30 &amp; October 7, 14, 2022

**Estate of: Walter F Pfeifer**

Late of: Summit Township PA  
 Executor: Michael F Pfeifer  
 308 Evans City Road  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: James T Roush**

Late of: Concord Township PA  
 Executor: Cynthia J Joswiak  
 221 Joswiak Road  
 West Sunbury PA 16061

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Martha M Schlereth**

Late of: Valencia PA  
 Executor: Dolores S Strunk  
 901 Timbercrest Trail  
 Valencia PA 16059  
 Attorney: Addison L Walter  
 SutterWilliams LLC  
 850 Ridge Ave Suite 300  
 Pittsburgh PA 15212

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Georgia M Schmelzer****a/k/a: Georgia Mae Schmelzer**

Late of: Brady Township PA  
 Executor: Janice L Hinchberger  
 120 Hall Road  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Harry L Surrena****a/k/a: Harry Leonard Surrena**

Late of: Butler PA  
 Executor: Teresa J Gilbert  
 301 School Street  
 Mercer PA 16137  
 Attorney: Edward F Twomey  
 The Lynch Law Group LLC  
 501 Smith Drive Suite 3  
 Cranberry Twp PA 16066

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Alfred D Swartzlander****a/k/a: Alfred Dale Swartzlander**

Late of: Clearfield Township PA  
 Executor: Agnes M Neupert  
 167 Old Route 422  
 Worthington PA 16262  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Charles George Wagner****a/k/a: Charles Wagner****a/k/a: Charles G Wagner**

Late of: Summit Township PA  
 Administrator: Amy L Schwab  
 729 Heathergate Drive  
 Pittsburgh PA 15238  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**NOTICE OF TRUST**

**RE: Jane E. Page a/k/a Evelyn Page –Evelyn Page Revocable Trust dated August 1, 2012 (Revocable Trust)**

Notice is hereby given that Jennifer E. Willetts is the Trustee of the above-named Trust. All persons indebted to Jane E. Page or Evelyn Page are requested to make payment and all those having claims against Jane E. Page or Evelyn Page are directed to present the same without delay to:

Evelyn Page Revocable Trust  
Jennifer E. Willetts, Trustee  
c/o 8282 Brittany Place  
Pittsburgh, PA 15237  
Or to:  
Rebecca A. Winge, Esquire  
Houston Harbaugh, P.C.  
Three Gateway Center  
401 Liberty Avenue, 22nd Floor  
Pittsburgh, PA 15222-1005

BCLJ: September 30 & October 7, 14, 2022

\_\_\_\_\_  
**NOTICE**

**Scott's Plumbing Heating & Air Conditioning** hereby gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444 , NO. 177, effective October 1 1989, as amended. Registration of Fictitious Name, Filed on 07/13/2022. The Purpose for which the corporation is to be organized is Hvac and plumbing.

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

BCLJ: October 14, 2022

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION**

IN RE: Adoption of C.R.L.M.  
O.C. No. 22 of 2022

TO: UNKNOWN FATHER

A petition has been filed asking the court to put an end to all rights you have to your child **C.R.L.M.** The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 1 of the Butler County Courthouse on October 28, 2022 at 8:45 A.M. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Butler County Bar Association  
240 S. Main Street  
Butler, PA 16001  
724.841.0130

Sarah E. Edwards, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284.5348

Elizabeth A. Gribik, Esquire  
328 South Main Street  
Butler, PA 16001  
724-841-6297

BCLJ: October 14, 2022

**LEGAL NOTICE  
NOTICE OF JUDICIAL SALE**

Pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, as amended, and by Order of the Court of the Common Pleas of the County of Butler for the purposes set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. § 5860.512 et. seq.), NOTICE IS HEREBY GIVEN that the following properties listed shall be sold by the Tax Claim Bureau of Butler County on the 2nd day of December 2022, at 10:00 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center, Butler, Pennsylvania, free and clear of all tax and municipal liens, mortgages, charges, and estates, except separately taxed ground rents, to the highest bidder at or above the amount set by the Court, and to the extent that such tax and municipal claims, liens, mortgages, charges, and estates can be properly discharged.

**THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF  
PROPERTIES BY THE BUTLER COUNTY TAX CLAIM BUREAU AT THE PUBLIC SALE**

1. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all titles transferred by the Tax Claim Bureau are made under and subject to the said Act, specifically, § 612.1 thereof, which states in part: "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed."
2. The Tax Claim Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau, and said Tax Claim Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold. The Butler County Tax Claim Bureau does not convey title by general warranty deed and is held harmless for any defects in title. **The conveyance from the Butler County Tax Claim Bureau will not guarantee transfer of any oil, gas, coal interests, or any other mineral rights or the divestiture of any prior conveyance of any interest in same** or divestiture of any Inheritance Tax lien to the extent that the prior owner(s) is/are deceased.
3. The bid shall not be less than the Tax Claim Bureau total costs, including recording fees and transfer taxes, incurred to bring the parcel to judicial sale. An itemization of such costs can be obtained from the Tax Claim Bureau; however, the total costs for each property will be disclosed at the time of sale.
4. The Tax Claim Bureau will issue a deed to the purchaser or nominee. Said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. The Judicial Sale will begin promptly at 10:00 a.m.; all funds must be paid in full by the closing of the sale at 12:00 p.m. on the date of the sale. The bid price, including transfer taxes, recording fees and all costs, must be paid in **SECURED FUNDS** in a form acceptable to the Tax Claim Bureau.
5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price by 12:00 p.m. on the date of the sale, the subject property will be re-exposed for Judicial Sale the same day at 3:00 p.m. The defaulting purchaser may not bid at the later sale. These deadlines may be extended only by Order of Court.
6. The Judicial Sale will be subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee, or warranty of occupancy for the property sold.
7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
8. The purchaser will be responsible for the **current year taxes, if due, and thereafter**. It is the purchaser's responsibility to immediately notify the tax collector of their purchase.
9. The property owner, or any member of the owner's immediate family, shall have no right to purchase his/her own property at this sale.
10. Parties who currently have real estate taxes turned in for collection to the Butler County

Tax Claim Bureau shall have no right to purchase property at this sale.

11. All purchasers of property are hereby advised that the parcel purchased may have a Pennsylvania Inheritance Tax lien on the parcel. It is the position of the Pennsylvania Department of Revenue that this lien is not divested by a judicial sale under the Real Estate Tax Sale Law of 1947. Any conveyance from the Butler County Tax Claim Bureau does not guarantee divestiture of any such lien.

All purchasers of property at this judicial sale should contact the PA Department of Revenue Office of Chief Counsel to determine whether or not this is applicable to the parcel that they have purchased, and if so, what the release of lien process is. The phone number is 717-787-1382. The email contact address is [ra-rvocc-itx-rol-inq@pa.gov](mailto:ra-rvocc-itx-rol-inq@pa.gov).

**BIDDER REGISTRATION WILL BE REQUIRED 10 DAYS PRIOR TO THE SALE  
INCLUDING A FEE OF \$20.00 DUE AT THE TIME OF REGISTRATION**

MSD No.	Tax Parcel ID Number	Owner(s)	Advertisement Date	
			Butler Eagle	ButlerCounty LegalJournal
2022-40158	052-37-A443-0000	Brian M. Foley	8/3/2011	N/A
2022-40159	120-S3-A71-0000	Sara and Edward O'Hara	8/4/2004	8/6/2004
2022-40160	120-S3-A72-0000	Mary C. and Robert H. Kirkpatrick	8/7/2002	8/9/2002
2022-40161	120-S5-A1144-0000	Samuel S. Hollenberger IV	7/29/2020	7/31/2020
2022-40162	120-S6-A776-0000	Heinrich F. and Helga M. Fentross	7/31/2019	8/2/2019
2022-40163	150-1F55-A10G-0000	Levi Detrie Estate	8/11/2010	8/6/2010
2022-40164	160-S2-F29-0000	Mary L. Valko	7/29/2020	7/31/2020
2022-40165	160-S2-137-0000	William R and Patricia A Eckenrode	8/5/2009	8/14/2009
2022-40166	220-3F96-30C-0000	Daniel B. and Susan L. (Estate) Frampton	7/29/2020	7/31/2020
2022-40191	220-S1-B50-0000	Melissa A. Humes	7/29/2020	7/31/2020
2022-40192	561-3-78-0000	Pete J. Keffalas, Inc.	8/11/2010	8/6/2010
2022-40193	561-3-74-0000	Robert H. Bruno	8/7/2015	8/7/2015
2022-40194	160-S2-F30-0000	William M. Heshler	8/2/2017	8/4/2017

BCLJ: October 14, 2022



**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 18th day of November 2022** 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 16, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 30 & October 7, 14, 2022

**No. 2019-30071**

PNC BANK NATL ASSN  
vs  
**GERALD B MCNALLY, PATRICIA MCNALLY**

PROPERTY ADDRESS: 2084 SILVERVILLE ROAD, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-1F05-17BE-0000

All that certain parcel or tract of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being particularly described as follows:

To arrive at the true point of beginning, begin at a point which is the intersection of the Saxonburg to Freeport Road and a public road known as the Silverville Road; thence along the center of said Silverville Road, South 2° 53' West, a distance of 797.43 feet to a point in the center of said Silverville Road, also being the true point of beginning; thence continuing along the center line of the aforesaid Silverville road, South 2° 53' West, a distance of 109 feet to a point in the center line of the aforesaid Silverville Road; thence through other lands of Steve Behrik and Mary Behrik, his wife, North 87° 54\* 30" West, a distance of 303.16 feet to a point; thence through other lands of the aforesaid Behriks, North 2° 53' East, a distance of 109 feet to a point, said point being common to the

aforesaid Behriks and lands simultaneously conveyed by them to Stephen Behrik, Jr., et ux., thence through land being conveyed to Stephen Behrik, Jr., et ux., and the within described tract, South 87° 54' 30" East, a distance of 303.16 feet to a point in the center line of the aforesaid Silverville Road and the true point of beginning. Under and subject to coal and mining rights; rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Silverville Road; reservation of gas, coal and rights incident thereto as set forth in deed from Peter G. Doyle et ux. and Kerr Coal Company and in deed from Robert Joseph Behrik et ux. to Robert Joseph Behrik et ux.; and right of way; as all appear in prior instruments of record.

BEING known and numbered as 2084 Silverville Road, Freeport, PA 16229»

BCLJ: September 30 & October 7, 14, 2022

Sheriff of Butler County, Michael T. Slupe